

Summer Village of Sunrise Beach **Municipal Development Plan**

Virtual Engagement Session



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Project Background

- In 2017 work commenced to review and update the Municipal Development Plans (MDPs) in:
 - The Summer Villages of Nakamun Park, Silver Sands, South View, Sunrise Beach, West Cove, Yellowstone, and
 - The Town of Onoway
- Work was primarily conducted in the summer months over the past few years to capture feedback from permanent and seasonal residents in the participating municipalities
- This approach allowed for the planning consultants to engage a wider range of residents and gain efficiencies in developing local policies



Public Engagement

- Each MDP was developed in consultation with stakeholders, the general public, and Council and Administration via a series of engagement events that included:
 - **Stakeholder Workshops (May 18, 2017)** with Council and Administration to provide an overview of the project and gather feedback on short-term and long-term growth issues.
 - **Public Open Houses (on June 3 and 6, 2017)** in Darwell and Onoway to gather public input on a 20-year vision for each community and local challenges and opportunities in four key areas:
 - Built Form/Land Use,
 - Environmental Management,
 - Infrastructure/Utilities, and
 - Intermunicipal Relationships.
 - **Online survey (May 31, 2017 to July 4, 2017)** to gather further public feedback from residents that were unable to attend the June 6 Open Houses.
 - **Public Open Houses (August 24 and September 4, 2019)** in Darwell and Onoway to gather feedback on draft MDP policies.
 - **Public Hearing (September 22, 2020)** where the MDP was tabled by Council so that edits could be made to the MDP to reflect resident feedback.
 - This **REVISED DRAFT** is the version we are reviewing together this evening.

Planning Framework

- An MDP is a key policy plan that communicates the long-term desired land use for your community. It is a high-level blueprint that shows how your community is expected to change over time and the shape it will take in the future.
- Much like a blueprint that guides the construction of a house, an MDP helps decision makers collectively address long-term community development, land use, and growth in a responsible way.
- Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher



Our Vision



The Summer Village of Sunrise Beach continues to be a quiet and safe place to live and recreate, and provides opportunities for residential growth in a controlled and sustainable manner while retaining its small village character.

Local Policy

- **Future Development Goals**

- To maintain Sunrise Beach as a recreation focused, residential lakeside community.
- To be supportive of new development and infill that is sensitive to the surrounding community.
- To minimize incompatibility between adjacent land uses.

- 3.1.1** Opportunities for new residential and commercial development are encouraged in the lands identified in **Figure 4**.
- 3.1.2** Residential infill should respect or complement the existing built form, including, height, size and architectural detailing of existing development.
- 3.1.3** Development of lakeside lots should be limited to single-family residential dwellings.
- 3.1.4** Non-residential development shall be appropriately buffered from existing residential dwellings.
- 3.1.5** Natural vegetation and tree cover should be retained when development occurs, where possible.
- 3.1.6** Servicing requirements and off-site upgrades shall be at the expense of the developer.
- 3.1.7** Buildings shall be setback from the high-water mark of Sandy Lake.
- 3.1.8** The maximum Municipal Reserve as indicated by the MGA shall be required for all subdivision. These reserves may be in the form of land, cash-in-lieu or a combination thereof.



Local Policy



- 3.1.9 Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
- 3.1.10 Development along the lakefront shall be required to provide an Environmental Reserve strip.
- 3.1.11 A Conceptual Scheme shall be required for all proposed developments resulting in four (4) or more new parcels in currently undeveloped portions of the Summer Village. The Conceptual Scheme should include:
 - a) The land uses proposed for the development;
 - b) How access to the site will be provided;
 - c) How the lots will be serviced; and
 - d) Interface conditions with adjacent parcels.
- 3.1.12 Any development over ~~8.16~~ hectares (**±20 acres**) in size shall require an Area Structure Plan (ASP) that is prepared in compliance with the MGA.
- 3.1.13 The following studies may be required to support a Conceptual Scheme or ASP:
 - a) A Traffic Impact Assessment (TIA);
 - b) A Stormwater Management Plan;
 - c) A Biophysical Impact Assessment (BIA) completed by a Professional Biologist where environmentally sensitive areas have been identified; and
 - d) A Grading Plan.

Local Policy



- **Parks, Open Space and Recreation Goals**

- To develop and maintain green spaces and recreational areas for Sunrise Beach residents.
- To provide additional recreational opportunities and facilities.

3.2.1 Parks and Open Spaces shall be preserved and maintained for the use and enjoyment of residents and visitors.

3.2.2 The development of new recreation facilities for both active and passive uses is encouraged.

Local Policy

- **Mobility Goals**

- To maintain a well-connected, walkable community.
- To provide a safe and efficient road network that meets residents' current and future needs.

3.3.1 Trails and pathways shall be maintained and enhanced to link parks and open spaces and provide lake access.

3.3.2 Opportunities to improve safety and connectivity for pedestrians and cyclists, such as separate walkways are encouraged.

3.3.3 Explore a potential future connection of ~~connecting~~ the roadway network to Township Road 554 to create a southern access point into Sunrise Beach.

3.3.4 The roadway network shall be maintained to meet current and future needs.

- **Current MDP Content (Bylaw No 132-13)**

- **Objective 3.1.1.2:** 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.
- **Policy 3.1.2.7:** Seek opportunities to create second accesses to the southern portions of Shedden Drive adjacent to Sandy Lake.



Local Policy



- **Municipal Servicing and Utilities Goals**

- To provide services and utilities to residents.
- To minimize negative impacts on the water quality of Sandy Lake as a result of development.

3.4.1 Sunrise Beach shall only approve development that does not require the municipality to provide piped water.

3.4.2 Low Impact Development (LID) stormwater management practices are encouraged.

Local Policy



- **Environmental Management Goals**

- To protect and preserve vegetation, wildlife habitat and environmentally significant areas.
- To enhance the water quality and natural habitat of Sandy Lake.

3.5.1 Impacts to the natural environment as a result of future development shall be minimized to the greatest extent possible.

3.5.2 No permanent structures shall be permitted within the 1:100 year flood plain.

3.5.3 Practices which minimize nutrients entering the lake from adjacent development are encouraged.

Intermunicipal Policy



- **Collaboration Goals**

- To work with nearby municipalities to provide enhanced services and amenities to residents.
- To work with Lac Ste. Anne County **and Sandy Beach** to develop land use policies which are mutually beneficial.
- To explore opportunities to connect to a regional water system over time.

- 4.1.1** Work with the County **and Sandy Beach** to prepare an Intermunicipal Development Plan for the lands which border Sunrise Beach.
- 4.1.2** Work with local municipalities to identify and support initiatives to provide enhanced services and amenities to residents.
- 4.1.3** Work with municipalities and stakeholders along the shore of Sandy Lake to promote and implement lake management best practices.
- 4.1.4** Work with the County to identify **potential future emergency access/egress road connections into Sunrise Beach** ~~a secondary emergency access/egress road into the Summer Village.~~
- 4.1.5** Explore opportunities to connect to a regional water line.

Plan Implementation



- **Implementation Goals**

- To implement to policies of this Municipal Development Plan..

5.1.1 The MDP shall be reviewed and updated approximately every ten (10) years to ensure that development continues to reflect the vision and goals herein. A review may also be necessary to reflect:

- a) Shifts in economic, social and development opportunities and constraints;
- b) Changes in federal and provincial legislation and regulations; and
- c) Changes to Council's strategic priorities.

5.1.2 Council shall review and update the Land Use Bylaw to implement the policies of this MDP.