

# **SUMMER VILLAGE OF YELLOWSTONE PUBLIC HEARING**

## **HEARING WITH RESPECT TO BYLAW 216-2020 MUNICIPAL DEVELOPMENT PLAN**

### **A G E N D A**

**DATE:** Friday, September 18<sup>th</sup>, 2020

**TIME:** 9:30 am

**PLACE:** Onoway Heritage Centre

1. Call to Order and Opening Remarks
2. Adoption of Agenda
3. Introductions
4. Public Hearing

p11-27 Hearing with respect to the adoption of Bylaw 216-2020 which proposes to implement a Municipal Development Plan for the Summer Village of Yellowstone.

5. Review of written submissions, for and against the proposed Bylaw 216-2020, received by the Municipality prior to midnight on Tuesday, September 8, 2020. (none)
6. Oral presentations in favour of the proposed Bylaw 216-2020.
7. Oral Presentations opposed to the proposed Bylaw 216-2020.
8. Adjourn the Public Hearing

# Summer Village of Yellowstone

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August 13<sup>th</sup>, 2020

**Date of Mailing: August 13<sup>th</sup>, 2020 / Date of Notice: August 21<sup>st</sup>, 2020**

## **NOTICE OF PUBLIC HEARING MUNICIPAL DEVELOPMENT PLAN - BYLAW 216-2020**

Dear Resident:

**Re: Municipal Development Plan (MDP) – Bylaw 216-2020 – Public Hearing**

**TAKE NOTICE** that pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, the Council of the Summer Village of Yellowstone proposes to pass a Bylaw providing for the adoption of a new Municipal Development Plan (MDP). As required under the Act, a Public Hearing is required as part of this process. The purpose of this Notice is to provide details on the Public Hearing and invite your participation in the process.

As part of the Bylaw and Policy Review Project, a joint project with other municipal partners which began in 2017, Council has reviewed several elements of the legislative framework for the municipality. Council began their review of the MDP in 2018; working with our project consultant, public open houses were completed later that year and, along with the comments received through additional community survey, a final draft of the new MDP has been prepared. Bylaw 216-2020, to which this new MDP is a schedule and forms a part of, has been reviewed by Council and was given first reading during the July 17<sup>th</sup>, 2020 Council meeting. A Public Hearing is required before Council can consider further readings of the Bylaw.

A copy of the proposed Bylaw 216-2020, along with a copy of the new MDP and additional background, is available on the Summer Village's website at [www.summervillageofyellowstone.com](http://www.summervillageofyellowstone.com). A copy may also be obtained by contacting the administration office and requesting either a paper or electronic copy. The documents may also be viewed by appointment at 4808-51<sup>st</sup>, Onoway, AB (the administration office).

### **THE REQUIRED PUBLIC HEARING HAS BEEN SCHEDULED AS FOLLOWS:**

**Date:** Friday, September 18<sup>th</sup>, 2020  
**Time:** 9:30 a.m.  
**Location:** Onoway Heritage Centre, Gymnasium Room  
4708 Lac Ste. Anne Trail North  
Onoway, AB, Canada, T0E 1V0

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Anyone wishing to make verbal representation may do so at this time. As a property owner in the Summer Village of Yellowstone you may also make a written submission to Council for their consideration. Details on how/when to provide comments are outlined below.

Any written submission must be provided within fourteen (14) days of the date of notice which is **September 8<sup>th</sup>, 2020** (*takes into account the weekend and stat holiday*). If you wish to make a submission, your submission should contain:

1. your name and address;
2. the location of your land; and
3. your comments.

**Submissions** can be provided to:  
Administration Office, Summer Village of Yellowstone  
Mail: Box 8, Alberta Beach, AB T0E 0A0  
Fax: 780-967-0431  
Email: [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

**Questions** can be directed to:  
Summer Village of Yellowstone Administration Office  
Via Email: [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

If you do plan on attending the Public Hearing, please confirm this by contacting the administration office. The ability to hold public meetings may change with evolving COVID-19 guidelines, and regardless we will want to make sure we have the facility set up appropriately for the expected attendance. Thank you for your cooperation on the matter.

Regards,

Wendy Wildman  
Chief Administrative Officer  
Summer Village of Yellowstone

*Dated at Onoway, Alberta this 13<sup>th</sup> day of August 2020*

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**BEING A BYLAW OF THE SUMMER VILLAGE OF YELLOWSTONE TO  
ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY**

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**WHEREAS** the Municipal Government Act, as amended from time to time, requires each municipality to adopt a Municipal Development Plan; and

**WHEREAS** Section 632(1) of the Municipal Government Act requires that the Municipal Development Plan be adopted by bylaw and Section 632 (3) of the Municipal Government Act establishes the requirements of what must be contained within the Municipal Development Plan; and

**WHEREAS** the Municipal Development Plan has been advertised by the Summer Village of Yellowstone in accordance with Section 606 of the Municipal Government Act, and the required Public Hearing has been held in accordance with Section 230 of the Municipal Government Act;

**NOW THEREFORE** Council for the Summer Village of Yellowstone, duly assembled, enacts the following:

**1. TITLE**

1.1 THAT this bylaw may be cited as the "Municipal Development Plan Bylaw."

**2. ADOPTION**

2.1 THAT this bylaw, including the Summer Village of Yellowstone Municipal Development Plan that is hereto attached and forms part of this bylaw, is adopted.

**3. SEVERABILITY**

3.1 THAT each provision of this Bylaw is independent of all other provisions. If any provision of the Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable

**4. COMING INTO FORCE**

4.1 THAT Bylaw shall come into effect upon the third and final reading and signing of this Bylaw.

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Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632

READ A FIRST TIME this 17<sup>th</sup> day of July, A.D., 2020.

\_\_\_\_\_  
Mayor, Brenda Shewaga

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

\_\_\_\_\_  
Mayor, Russ Purdy

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

\_\_\_\_\_  
Mayor, Russ Purdy

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

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Summer Village of Yellowstone

# Municipal Development Plan

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FINAL DRAFT  
FOR COUNCIL  
CONSIDERATION  
April 2020



Engineering  
and Land Services

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# SECTION ONE

## Welcome

# 1

*This Section introduces the community vision and local demographics which underpin policies within the MDP.*

### 1-1 OUR COMMUNITY

The Summer Village of Yellowstone is home to permanent and seasonal residents in a recreational lakeside setting. As shown on **Figure 1**, Yellowstone is located approximately 80 km northwest of Edmonton on the northern shore of Lac Ste. Anne within Lac Ste. Anne County. Yellowstone was incorporated on January 1st, 1965 and has a total land area of 25 hectares.

Unique to Yellowstone, on November 1, 2005, a 25-year lease was granted by the province for a public park on the lands adjacent to the west end of the Summer Village, as shown on **Figure 4**. Centennial Park is 10.2-hectares in size and maintained by the Summer Village.

### 1-2 OUR VISION

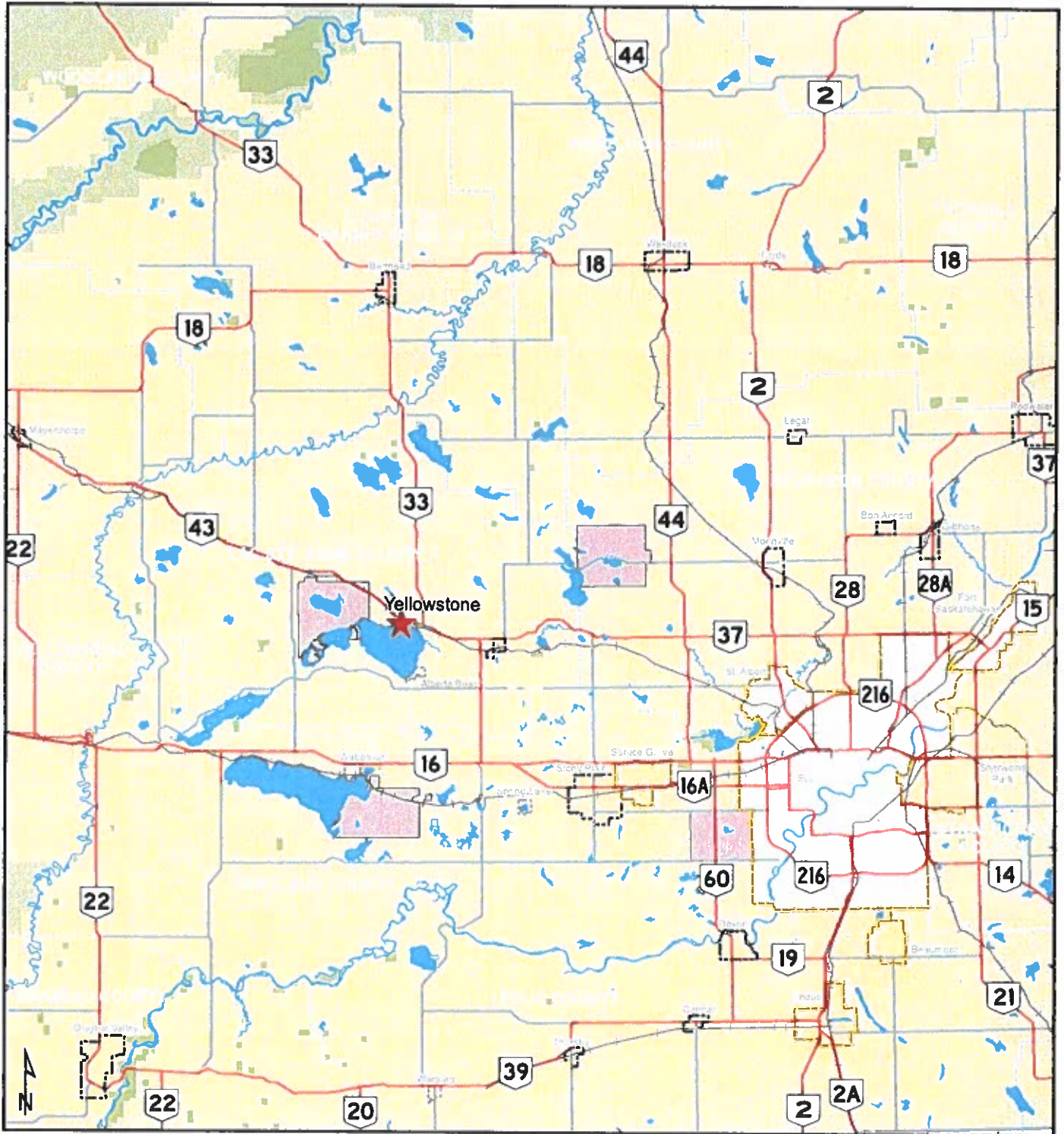
Our 20 Year Vision is:

*The Summer Village of Yellowstone continues to be a quiet and safe place to live and recreate, maintains and enhances the quality of the lake and green spaces while retaining its small village character.*

(17)







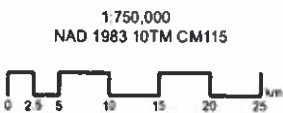
**ISL** Engineering  
and Land Services

- Highway, 1-216 Series
- Highway, 500-986 Series
- Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ Yellowknife
- City
- Urban Service Area
- Town
- Village
- Indian Reserve
- Rural Municipality

**YELLOWSTONE  
MUNICIPAL  
DEVELOPMENT  
PLAN**



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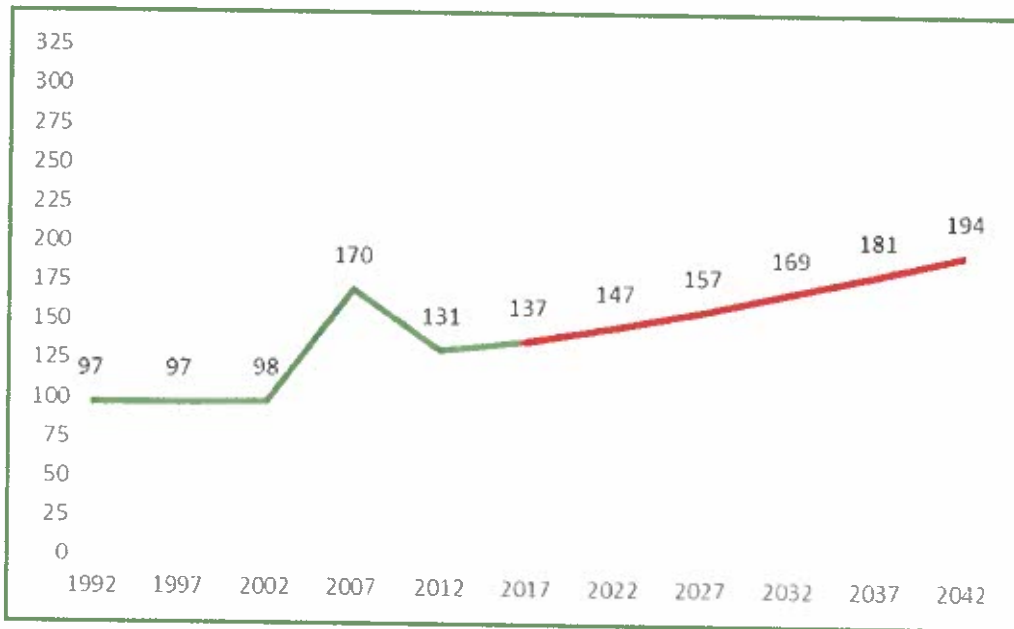
**FIGURE 1:  
CONTEXT MAP**

### 1-3 DEMOGRAPHICS

Growth in Yellowstone was effectively flat up until the large jump from 2002 to 2007. Between 2007 and 2012 population dropped as seen in all but eight of Alberta's 51 summer villages, likely due to enumeration errors. Growth has returned between the 2012 and 2017 as shown on **Figure 2**. Using Yellowstone's Average Annual Growth Rate of 1.4% and projecting it out to 2042 would result in an increase from 137 to 194 residents.

However, Yellowstone is currently built out, meaning that for the purposes of policy development, population growth is assumed to be of negligible affect.

Figure 2 – Population Growth in Yellowstone



Source: Alberta Municipal Affairs.

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# SECTION TWO

# Planning Framework

# 2

*This Section introduces the purpose, scope and limitations of the MDP.*

## 2-1 PURPOSE & SCOPE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA). MDPs are a tool that articulates a municipality's vision for the future, outlining strategic goals and priorities for land use and infrastructure to support long-term growth.

MDPs are prepared and adopted in accordance with the requirements of Section 632 of the MGA, which provides the parameters on MDP content:

### **632(3) A municipal development plan**

#### **(a) must address**

- (i) the future land use within the municipality,**
- (ii) the manner of and the proposals for future development in the municipality,**
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,**
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and**
- (v) the provision of municipal services and facilities either generally or specifically,**

#### **(b) may address**

- (i) proposals for the financing and programming of municipal infrastructure,**
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,**
- (iii) environmental matters within the municipality,**
- (iv) the financial resources of the municipality,**
- (v) the economic development of the municipality, and**
- (vi) any other matter relating to the physical, social or economic development of the municipality,**

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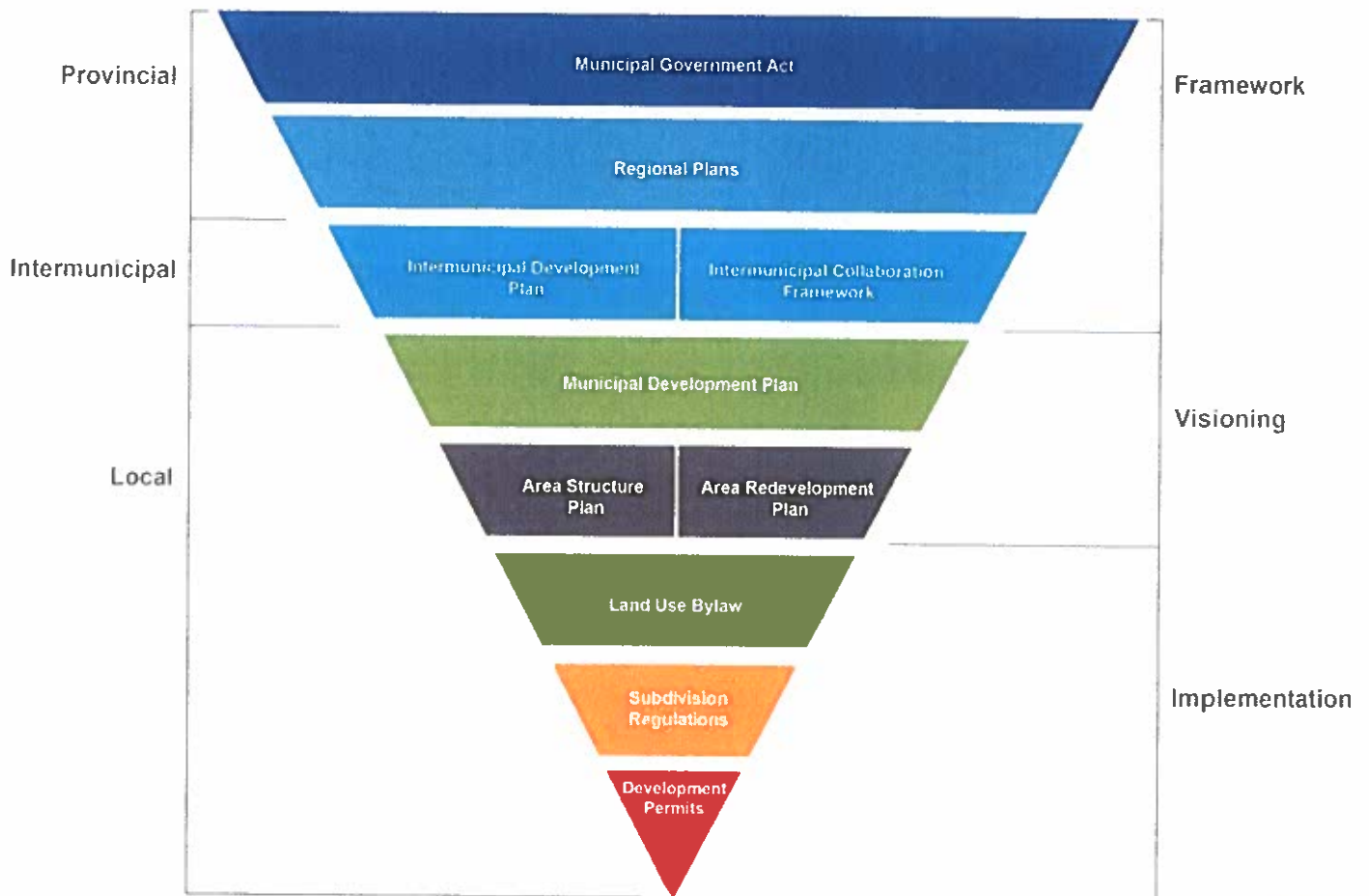


- (c) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*
- (d) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
- (e) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,*
- (f) *must contain policies respecting the protection of agricultural operations, and*
- (g) *may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).*

## 2-2 LEGISLATIVE FRAMEWORK

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, as illustrated below:

Figure 3 – Planning Hierarchy in Alberta



## 2-3 INTERPRETATION

Where “shall” is used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Summer Village, that the policy is not reasonable, practical and feasible in a given situation.



# SECTION THREE

## Local Policies

# 3

*This Section outlines local land use planning policies.*

### 3-1 FUTURE DEVELOPMENT

#### *Goals*

- a) To maintain Yellowstone as a recreation focused, residential lakeside community.
- b) To be supportive of new development and infill that is sensitive to the surrounding community.
- c) To enhance lake access.

#### *Policies*

- 3.1.1** Residential infill should respect or complement the existing built form, including, height, size and architectural detailing of existing development.
- 3.1.3** Natural vegetation and tree cover should be retained when development occurs, where possible.
- 3.1.4** Buildings shall be setback from the high-water mark of Lac Ste. Anne.
- 3.1.5** 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.
- 3.1.6** Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
- 3.1.7** Future Area Structure Plans shall conform to the MGA.
- 3.1.8** Secondary dwelling units, including guest houses and garage suites, are encouraged provided they are in accordance with the Summer Village's Land Use Bylaw and Alberta Safety Codes Act.

dd



### 3-2 PARKS, OPEN SPACE AND RECREATION

#### *Goals*

- a) To maintain green spaces and recreational areas for Yellowstone residents.
- b) To provide additional recreational opportunities and facilities.

#### *Policies*

- 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.
- 3.2.3 The Summer Village shall continue to maintain the adjacent Centennial Park.

### 3-3 MOBILITY

#### *Goals*

- a) To maintain a well-connected, walkable community.

#### *Policies*

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

### 3-4 MUNICIPAL SERVICING AND UTILITIES

#### *Goals*

- a) To provide services and utilities to residents.
- b) To implement an affordable municipal water system.

#### *Policies*

- 3.4.1 New development and infill shall hook up to the North 43 Lagoon Commission lines that have extended to parcel boundaries.
- 3.4.2 Low impact development (LID) stormwater management practices are encouraged.
- 3.4.3 Opportunities to improve local telecommunications capacity are supported.

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### 3-5 ENVIRONMENTAL MANAGEMENT

#### *Goals*

- a) To protect and preserve vegetation, wildlife habitat and environmentally significant areas.
- b) To enhance the water quality and natural habitat of Lac Ste. Anne.

#### *Policies*

- 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.

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 Water Body

 Residential



 Railway

 Parks and Open Space

 Municipal Boundary

 Centennial Park

**YELLOWSTONE  
MUNICIPAL  
DEVELOPMENT  
PLAN**



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1:10,000  
CAN83-10TM115



**FIGURE 4  
FUTURE  
DEVELOPMENT MAP**



# SECTION FOUR

# Intermunicipal Policies

# 4

*This Section outlines policies designed to support collaboration between the Summer Village and neighbouring municipalities..*

## 4-1 COLLABORATION

### *Goals*

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

### *Policies*

- 4.1.1 Work with the County to prepare an Intermunicipal Development Plan for the lands which border the Summer Village.
- 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 Lac Ste. Anne to promote and implement lake management best practices.
- 4.1.4 Work with the County and Alberta Environment on addressing community concerns about the Lac Ste. Anne Lake Level and Sturgeon River Weir.
- 4.1.5 Review the benefits and costs of tying into the West Inter Lake District (WILD) water line.
- 4.1.6 Work with the County to identify a secondary emergency access/egress road into the Summer Village.
- 4.1.7 Explore opportunities for annexation with the County.
- 4.1.8 Explore opportunities for amalgamation with adjacent municipalities.

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# SECTION FIVE

# Implementation Policies

# 5

*This Section outlines policies designed to implement MDP policies and measure progress made towards achieving them.*

## 5-1 IMPLEMENTATION

### *Goals*

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

### *Policies*

- 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.

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