

# MUNICIPAL DEVELOPMENT PLAN

BYLAW - 122/2019



July 2019

**SUMMER VILLAGE OF HORSESHOE BAY  
PROVINCE OF ALBERTA**

**BY-LAW NO. 122/2019**

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**Being a Bylaw of the Summer Village of Horseshoe Bay in the Province of Alberta to Adopt a Municipal Development Plan for the Summer Village of Horseshoe Bay.**

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**WHEREAS** under Section 632(1) of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 (“the Act”) all municipalities are required to adopt a Municipal Development Plan; and

**WHEREAS** a new Municipal Development Plan has been prepared in accordance with section 631(1) of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 under direction of Council; and

**WHEREAS**, public hearing will be held in accordance with section 692(1) of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26;

**NOW THEREFORE**, the Council of the Summer Village of Horseshoe Bay, duly assembled, enacts as follows:

1. **THAT** the Summer Village of Horseshoe Bay Municipal Development Plan, being Schedule “A” attached hereto, is hereby adopted.

Read a first time in Council this 6<sup>th</sup> day of July, 2019.

Read a second time in Council this 17<sup>th</sup> day of August, 2019.

Read a third time and finally passed on this 17<sup>th</sup> day of August, 2019.

Original signed by \_\_\_\_\_  
Gary Burns, Mayor

Original signed by \_\_\_\_\_  
Norman Briscoe, CAO

**SUMMER VILLAGE OF HORSESHOE BAY**  
**Municipal Development Plan**

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Certificate of Designated Office certifying that Bylaw No.122/2019 was advertised in accordance with Section 606 of the Municipal Government Act Revised Statutes of Alberta, 2000 Chapter M-26

---

I, Norman Briscoe, designated officer of the Summer Village of Horseshoe Bay certifies that Bylaw No.122/2019, established pursuant to the Municipal Government Act under the provisions of Section 632, being a bylaw to establish a Municipal Development Plan for the Summer Village of Horseshoe Bay, was advertised in accordance with Section 606 of the Municipal Government Act using one or more methods provided for under the Summer Village of Horseshoe Bay Advertising Bylaw No.116/2018, a bylaw established pursuant to Section 606.1 of the Municipal Government Act Revised Statutes of Alberta, 2000 Chapter M-26.

---

Norman Briscoe, CAO  
Signed August 17, 2019



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## ACKNOWLEDGEMENTS

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The Summer Village of Horseshoe Bay Municipal Development Plan (MDP) would not have been accomplished without the support of Village residents, Council and administration who have provided their perspectives, passion and commitment to creating a vision and direction for the Summer Village.

The project team would like to acknowledge the following individuals who shared their time, expertise, knowledge and support to discuss strategies and aspirations in the Summer Village of Horseshoe Bay.



**Summer Village of Horseshoe Bay**  
PO Box 1778  
St. Paul, AB T0A 3A0

**Council**

Mayor Gary Burns  
Deputy Mayor Eli Gushaty  
Councillor Dave Amyotte

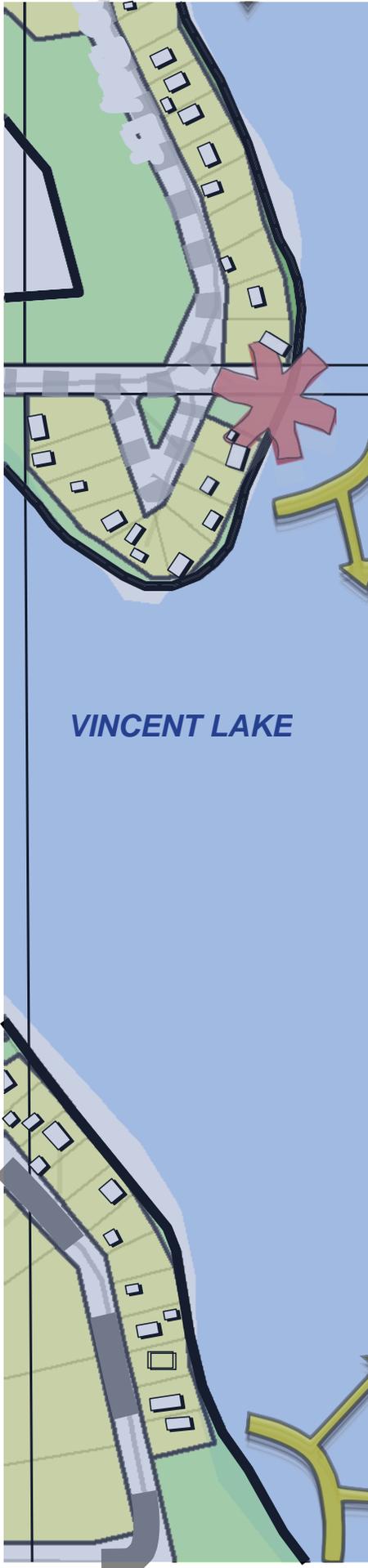
**Administration**

Norman Briscoe - Chief Administrative Officer



**In Partnership with:**

ISL Engineering and Land Services Ltd.  
7909 - 51 Avenue NW  
Edmonton, AB T6E 5L9



# TABLE OF CONTENTS

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<b>1 INTRODUCTION</b>	<b>01</b>
1.1 Preamble	01
1.2 Plan Purpose	01
1.3 Interpretation	02
1.4 Context	02
<b>2 PROCESS, CURRENT POLICY AND CONDITIONS</b>	<b>07</b>
2.1 Planning Process	07
2.2 Current Policy Context	08
2.3 Existing Conditions	10
<b>3 LONG RANGE VISION</b>	<b>13</b>
3.1 Guiding Principles	13
3.2 Vision and Strategic Direction	13
<b>4 GENERAL DEVELOPMENT POLICIES</b>	<b>15</b>
4.1 Policies	15
<b>5 RESIDENTIAL DEVELOPMENT POLICIES</b>	<b>19</b>
5.1 Objectives	19
5.2 Residential	20
5.3 Infill and Redevelopment	21
<b>6 PARKS, OPEN SPACE AND RECREATION</b>	<b>23</b>
6.1 Objectives	23
6.2 Environmental Protection	23
6.3 Environmental and Conservation Reserves and Easements	24
6.4 Municipal and School Reserve	26
6.5 FireSmart	27
6.6 Recreation	27
<b>7 CROWN LANDS</b>	<b>31</b>
7.1 Objectives	31
7.2 Crown Land Development	31
<b>8 TRANSPORTATION AND UTILITIES</b>	<b>33</b>
8.1 Objectives	33
8.2 Road Network, Trails and Access	33
8.3 Utilities and Servicing	34
8.4 Waste Management	35
8.5 Linear Facilities	35
<b>9 INTERMUNICIPAL COLLABORATION</b>	<b>37</b>
9.1 Objectives	37
9.2 Policies	37
<b>10 MONITORING, REVIEW AND IMPLEMENTATION</b>	<b>41</b>
10.1 Monitoring and Review	41
10.2 Plan Consistency	41
10.3 Amendments to this Plan	42
<b>APPENDIX A - Definitions</b>	<b>45</b>

## LIST OF FIGURES

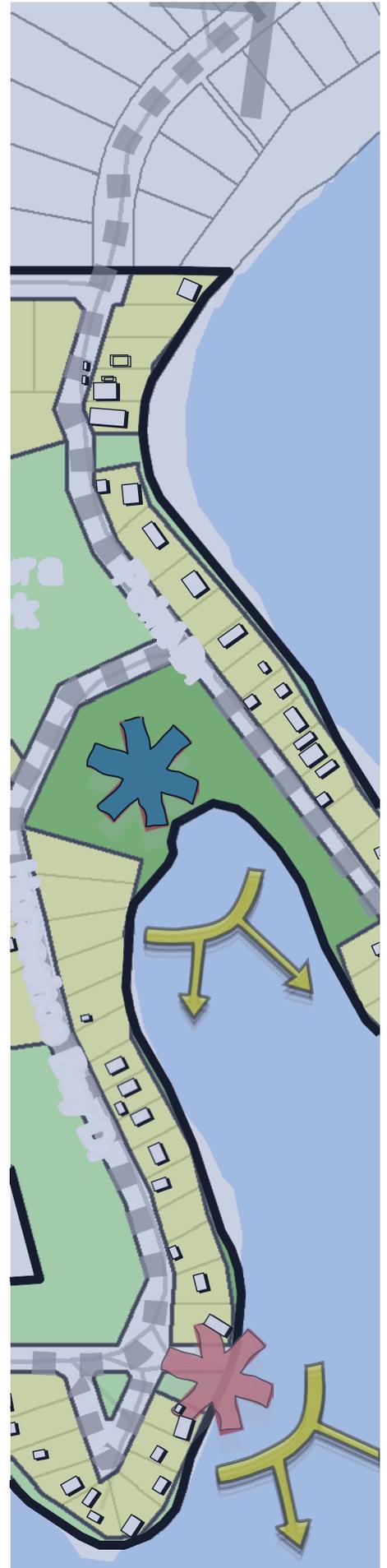
<b>Figure 1:</b> Planning Process	07
<b>Figure 2:</b> Planning Framework	08

## LIST OF MAPS

<b>Map 1:</b> Location	04
<b>Map 2:</b> Future Land Use Concept	16

## LIST OF TABLES

<b>Table 1:</b> Historical Population Growth, 1981-2017.	03
<b>Table 2:</b> Existing Land Supply	10
<b>Table 3:</b> Population Estimates	11



# INTRODUCTION

## 1.0 Introduction

### 1.1 Preamble

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the ongoing development of the Summer Village of Horseshoe Bay. The preparation of this MDP has been motivated by a number of factors:

- The Municipal Government Act requires every municipality to prepare a MDP. The MDP has been prepared in accordance with s. 632 of the MGA;
- The Summer Village has experienced population growth, increasing from a population of 46 to 73 (58.7%) between 2001 and 2017. Policies to manage residential growth and address the demand for recreational amenities are required. The issue of accommodating growth and retaining the current Village lifestyle is a significant part in this Plan;
- 36 hectares (ha) of the Summer Village's 98.9 ha consists of low areas, natural areas and reserve lands, and lands adjacent to the bed and shore of Vincent Lake. The MDP should recognize and ensure the preservation of these areas through the use of municipal and environmental reserve, and potentially conservation reserve, while still accommodating new residential development and recreational opportunities;
- New development trends and current best land use planning and engineering practices, recent changes to provincial regulations, and direction from Council, Administration, and ratepayers; and
- The new Intermunicipal Development Plan between the County of St. Paul No. 19 and the Summer Village of Horseshoe Bay, which promotes regional partnership, intermunicipal agreement, and coordination in land use planning. Policy direction from the Intermunicipal Development Plan provides direction to the MDP.

### 1.2 Plan Purpose

The purpose of this MDP, in addition to applicable Provincial legislation, is to inform residents and developers of the Summer Village's future land use strategy, and provide clear direction to Council, the Development and Subdivision Authority, and the Subdivision and Development Appeal Board in making land use decisions. The MDP is intended to guide the future growth and development of the Summer Village by:

- Identifying land use designations, and transportation and servicing networks; and
- Providing support and direction for the administration of the LUB, and the review of subdivision and development applications.

### 1.3 Interpretation

For the purpose of interpreting this MDP, the following shall apply:

- 1.3.1 The definitions provided in [Appendix A](#) shall apply.
- 1.3.2 All other words or expressions shall have the meanings respectively assigned to them in the Municipal Government Act (MGA), the Subdivision and Development Regulation (Regulation), and the Summer Village's Land Use Bylaw (LUB).
- 1.3.3 The policies in this MDP apply to all lands contained within the corporate boundaries of the Summer Village of Horseshoe Bay.
- 1.3.4 The land use boundaries identified in this MDP are considered approximate and not absolute. Any minor adjustments or variances that may be necessary to land use policy areas shall not require an amendment to this MDP.

### 1.4 Context

#### 1.4.1 *Location*

The Summer Village of Horseshoe Bay is bordered by Vincent Lake to the east and the County of St. Paul No. 19 to the west and north, as shown on [Map 1](#). Horseshoe Bay is located approximately 21 kilometres to the north of the Town of St. Paul, occupies a total area of 98.9 hectares, consists primarily of residential development and contains no commercial or industrial development.

#### 1.4.2 *Municipal Designation*

The Summer Village of Horseshoe Bay was founded by Armand Martin in 1966, and was incorporated in 1985 (Ministerial Order O.C. 475/84).



### 1.4.3 Historical Population Growth

In 2017, the municipal population of the Summer Village was 73 (see Table 1)<sup>1</sup> and consisted of 88 private dwellings, as reported in the 2016 Federal Census,<sup>2</sup> and has experienced modest population growth in recent years.

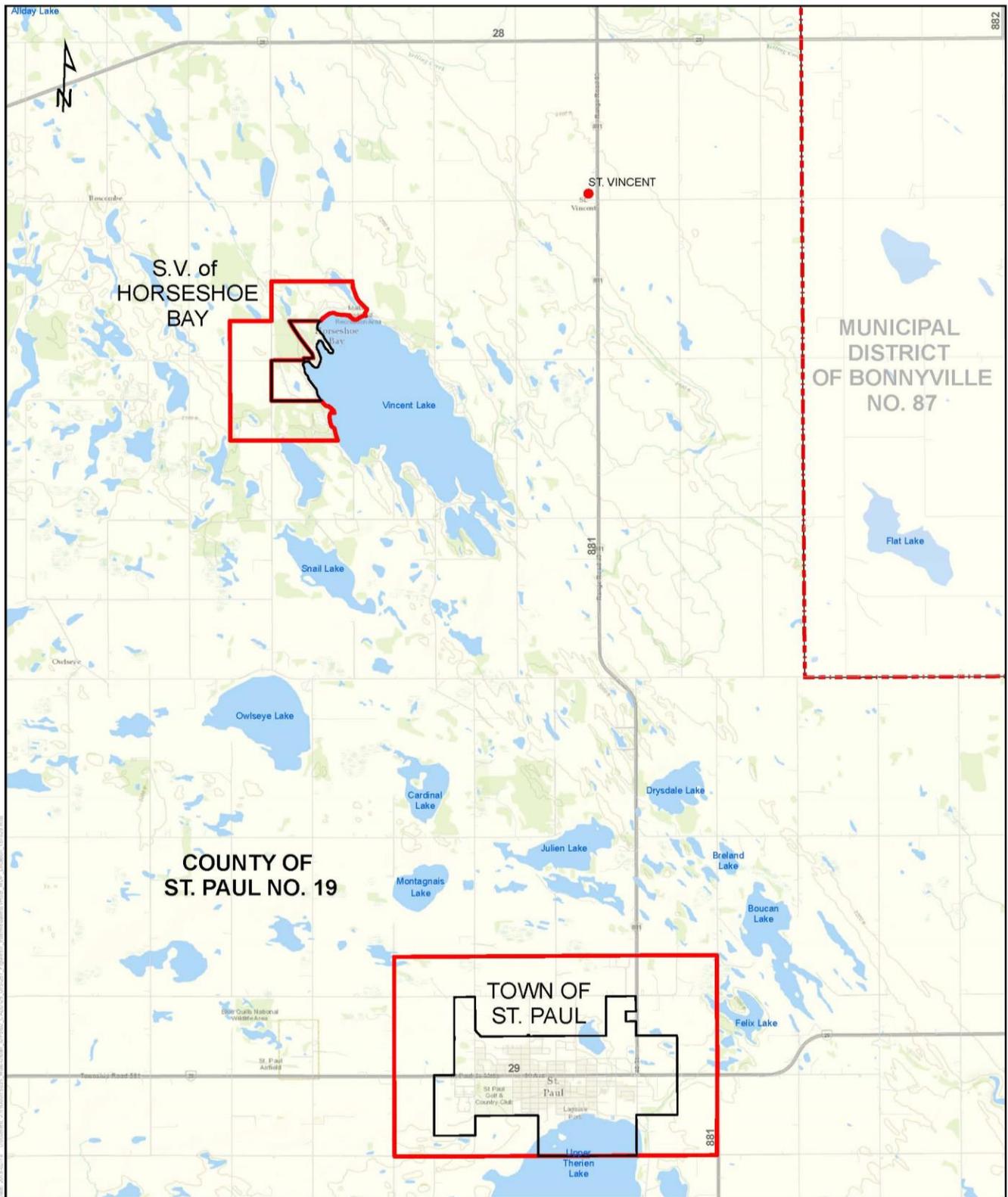
Table 1: Summer Village of Horseshoe Bay Historical Population Growth, 1981-2017.

Year	Federal Census				Municipal Census		
	Original Population	Adjusted Population†	Percentage Change	Avg. Annual Growth Rate	Population	Percentage Change	Avg. Annual Growth Rate
1981	8	—	—	—	—	—	—
1985	—	—	—	—	10	—	—
1986	14	—	75.0%	11.8%	13	30.0%	30.0%
1987	—	—	—	—	20	53.8%	53.8%
1988	—	—	—	—	13	-35.0%	-35.0%
1989	—	—	—	—	13	0.0%	0.0%
1990	—	—	—	—	14	7.7%	7.7%
1991	18	—	28.6%	5.2%	24	71.4%	71.4%
1992	—	—	—	—	24	0.0%	0.0%
1993	—	—	—	—	28	16.7%	16.7%
1994	—	—	—	—	29	3.6%	3.6%
1996	37	—	105.6%	15.5%	—	—	—
1998	—	—	—	—	39	34.5%	7.7%
2001	52	—	40.5%	7.0%	46	17.9%	5.7%
2006	214	—	311.5%	32.7%	—	—	—
2011	37	—	-82.7%	-29.6%	—	—	—
2016	49	—	32.4%	5.8%	—	—	—
2017	—	—	—	—	73	58.7%	2.9%

† Adjusted to municipal boundary changes.

<sup>1</sup> Source: Statistics Canada (1906-2016) & Alberta Municipal Affairs (1960-2017).

<sup>2</sup> Source: Statistics Canada. 2017. Population and dwelling counts, for Canada, provinces and territories, and census subdivisions (municipalities), 2016 and 2011 censuses (table). Population and Dwelling Count Highlight Tables. 2016 Census.



- Hamlet
- Major Highways
- Intermunicipal Boundary
- Municipal Boundary
- County of St. Paul
- Hydrology



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**SUMMER VILLAGE OF  
HORSESHOE BAY:  
MUNICIPAL  
DEVELOPMENT PLAN**

**MAP 1:  
LOCATION**

## 2 PROCESS, CURRENT POLICY AND CONDITIONS

### 2.0 Process, Current Policy and Conditions

#### 2.1 Planning Process

The Summer Village of Horseshoe Bay Council and Administration initiated the Municipal Development Plan process in December of 2017, as illustrated in [Figure 1](#), and provided the following opportunities for the public and other stakeholders to make suggestions and provide feedback:

- A project kick-off meeting on January 23, 2018 with the Summer Village Council and Administration was held to provide an overview of the project phasing and delivery;
- An issue identification discussion with the Summer Village’s Chief Administrative Officer was held on February 9, 2018. A summary of the discussion was presented to Council for their consideration;
- The project was officially announced on social media on February 22, 2018, and solicited comment from interested individuals;
- A public open house was held at Reunion Station in the Town of St. Paul on April 18, 2018 to obtain feedback from landowners and the public about the future growth and development of the Summer Village;
- A meeting with Administration on May 16, 2018 to discuss a draft land use concept;
- A community open house in the Summer Village was held on June 30, 2018 to discuss the provision of a recreational vehicle parking area and overnight camping facilities on lands adjacent and to the north of the Martin Recreation Centre; and
- A final open house was held on June 10, 2019 at Reunion Station in St. Paul to review the future land use concept and draft policies of the MDP.



Figure 1: Planning Process

## 2.2 Current Policy Context

### *Municipal Government Act*

2.2.1 The Municipal Government Act (Act) requires all municipalities to adopt a MDP by April 1, 2021. At the time of adoption of this MDP, s.632 of the Act contained the following requirements with respect to a MDP.

According to the Act, a MDP must address:

- Future land use;
- The manner of and the proposals for future development;
- Co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- The provision of required transportation systems; and
- The provision of municipal services and facilities.

It must contain policies for:

- Land uses adjacent to sour gas facilities;
- The provision of municipal and school reserves;
- The protection of agricultural operations;

It may also address:

- Financing and programming of municipal infrastructure;
- Physical, social, and economic development;
- Environmental matters; and
- The financial resources of the municipality.

Beyond this mandated content, the MDP is intended to be a living document representing the desire of the residents in the Summer Village to achieve a future vision for Horseshoe Bay. It is intended to provide information for all stakeholders to help realize this vision.

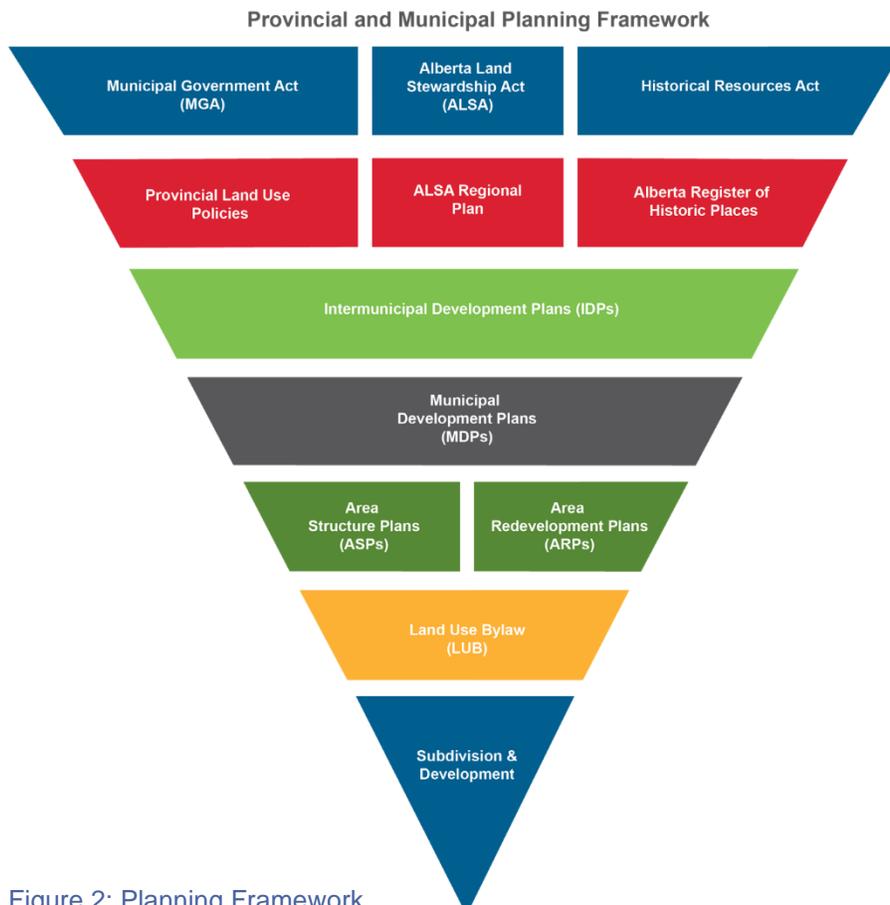


Figure 2: Planning Framework

Figure 2 provides an overview of the Alberta Planning Framework, where the MDP is located within the Framework, and how it is integrated with provincial Acts and policies, and municipal plans, regulations and the approval process.

Under the Act, all statutory municipal land use plans must align with the MDP. Accordingly, the MDP will influence other municipal plans and regulations, including:

- Area Structure Plans (ASPs), which provide a policy framework for land uses and infrastructure in areas with new development;
- Area Redevelopment Plans (ARPs), which outline redevelopment and intensification policies in areas with existing development;
- The Land Use Bylaw (LUB), which provides municipal regulation of the use and development of parcels of land.

The MDP also relates to higher levels of the Framework:

- The recently adopted County of St. Paul No. 19 and Summer Village of Horseshoe Bay Intermunicipal Development Plan (IDP) outlines a framework for planning and dispute resolution in boundary areas where development may impact both jurisdictions. The IDP provides direction to the policies of the MDP.
- Provincial initiatives under the Alberta Land Stewardship Act (ALSA), such as the forthcoming completion of the North Saskatchewan Regional Plan, will set high-level policies for land uses and development across central Alberta, and provide further direction to the MDP.

Altogether, these plans and policies provide a consistent structure and framework to guide land use and development in the Summer Village.

## 2.3 Existing Conditions

### 2.3.1 *Agricultural*

The Summer Village does not intend to develop any lands for large-scale agricultural uses, however, private gardens and public markets are encouraged.

### 2.3.2 *Environmental*

The Summer Village is surrounded by natural features including a total of 19.4 hectares of wetlands and remnant forests that support the natural watercourses and environmentally sensitive areas that slope and drain toward Vincent Lake.

### 2.3.3 *Existing Land Use*

The Summer Village consists primarily of residential land uses, particularly lake-oriented residential development adjacent to Vincent Lake, parks and natural areas. The Summer Village currently has no commercial or industrial uses nor does the LUB provide for such uses. An undeveloped lot, located at Lot 1, Block A, Plan 754TR, is owned by the Province. [Table 2](#) identifies the land uses within the Summer Village and their corresponding land areas.

Table 2: Existing Land Supply

Land Use	Land Area (ha)
<b>Gross Area</b>	<b>98.9</b>
Environmental reserve	19.4
<b>Developable Area</b>	<b>79.5</b>
Residential	48.4
Municipal reserve	16.6
Circulation	12.6
Crown Land	1.9
<b>Total</b>	<b>79.5</b>

### 2.3.4 *Transportation*

Access to the Summer Village is provided by Township Road 594, and Range Roads 101, 100 and 99, which originate from Highways 29, 881, and 28.

### 2.3.5 *Servicing*

Water and wastewater servicing for the Summer Village is privately implemented by each lot-owner (septic tanks, cisterns). Stormwater management is provided by overland drainage. The Summer Village may prepare and implement a stormwater management plan to reduce seasonal flooding.

### 2.3.6 *Utilities*

The Summer Village contains the following energy and utilities infrastructure:

- A low-pressure natural gas pipeline system (AltaGas)
- One abandoned oil and gas well (Canadian Natural Resources Ltd.)
- One suspended gas well (Canadian Natural Resources Ltd.)

Additional oil and gas infrastructure exists outside the Summer Village, including:

- A flowing gas well; and
- Natural gas pipelines (AltaGas Utilities Inc.)

2.3.7 *Projected Growth*

Table 3 provides 30-year and 50-year population estimates based on the historical population growth. A base year of 2018 and two horizon years of 2048 (30 years) and 2068 (50 years) was used to inform the estimates based on the most recent municipal census population count for the Summer Village.

A low, medium, and high growth scenario has been prepared based on observations from the various average annual growth rates over selected time frames. For the Summer Village, the observations from the various rates were deemed unreliable due to the small size of the municipality and its fluctuations between seasonal (non-permanent) and permanent residents. In consultation with Summer Village Administration, the same growth rates used for the nearby municipalities, such as Town of Elk Point and Town of St. Paul were applied to the Summer Village.

Table 3: Population Estimates

Year	Horseshoe Bay		
	Low	Medium	High
2018	69	70	71
2048	80	94	111
2068	89	115	149

2.3.8 *Growth Management*

The Summer Village has a current land base that amounts to 98.9 hectares, less environmental reserve. 79.5 ha (100%) of its gross developable land base is absorbed as of 2017. This includes 48.4 ha (60.9%) consumed for residential purposes with the remaining 31.1 ha (39.1%) set aside for open space and circulation (roads). The Summer Village has no unabsorbed land supply available to facilitate new growth and limited land for redevelopment.

The Summer Village has advised there is no intention for a municipal boundary adjustment to accommodate future residential growth in the short-term. As a result, there are no future residential land supply requirements, and all population growth would have to occur through:

- Infill (developing the +/- 34 vacant lots with no residences for occupancy in the Summer Village);
- Intensification (splitting large lots into two lots to build a second dwelling);
- Accommodating more than one dwelling on a lot;
- Redevelopment (demolishing an accessory building on a lot to replace with a dwelling); and/or
- Changes in permanency status of dwellings (season homes becoming permanent homes).

The Summer Village has a total of 144 residential lots and does not currently accommodate commercial or industrial development, and advised there are no known aspirations to accommodate future non-residential development. Population growth in the low (2048) and medium (2068) scenarios could be accommodated through development of the +/- 34 lots with no residences for occupancy in addition to intensification through splitting of larger lots in the Summer Village.

## 3 LONG RANGE VISION

### 3.0 Long Range Vision

#### 3.1 Guiding Principles

During the Plan preparation and engagement activities the following major themes and guiding principles for the Summer Village of Horseshoe Bay were identified.

Major Themes	3.1.1	Participants in the planning process described that maintaining the Summer Village's current lifestyle is important. This means: <ol style="list-style-type: none"> <li>1. Living in a low density residential community;</li> <li>2. Participating in outdoor recreational activities;</li> <li>3. Enjoying nature; and</li> <li>4. Drinking clean water.</li> </ol>
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In the future, the Summer Village will need to balance population growth with the desire for amenities, yet still maintain its current lifestyle.

Four Core Principles	3.1.2	If the Summer Village is going to succeed in maintaining its lifestyle, then any decision made by Council, Administration or stakeholders about growth must recognize the following four principles, which were identified in the plan preparation process: <ol style="list-style-type: none"> <li>1. Provide opportunities for residential growth;</li> <li>2. Identify recreational areas;</li> <li>3. Protect the integrity and beauty of natural areas; and</li> <li>4. Allow private servicing, or extend public services economically and efficiently.</li> </ol>
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These principles are the core values that: reflect the character of the Summer Village as identified in the planning process; will provide a consistent set of principles for every decision made by Council or Administration; and shall provide a foundation for the vision, objectives and policies of the MDP.

#### 3.2 Vision and Strategic Direction

Any plan for the future land use and development of the Summer Village of Horseshoe Bay must be based on a clear understanding of existing conditions, a vision of the future, and what must be done to achieve that vision. Section 2 described the existing conditions in the Summer Village, and this section describes the Summer Village's land use vision, which is intended to inspire and to articulate where the Summer Village is headed.

<b>Vision Statement:</b>	Future growth within the Summer Village accommodates new residential development and recreational amenities, while protecting the environment and maintaining a lakeside lifestyle.
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The following sections describe the policies that implement this vision.

# 4 GENERAL DEVELOPMENT

## 4.0 General Development Policies

The general development strategy focuses on the Summer Village's quality of life and describes a pattern of strategic growth and development. In general, the MDP reflects the Summer Village's past land use patterns, current community values, and desired future.

### 4.1 Policies

<i>Conform with Legislation</i>	4.1.1	The policies of the MDP shall conform to the land use policies of the Province of Alberta, the Provincial Land Use Framework (LUF), Alberta Land Stewardship Act (ALSA), and any subsequent Regional Plan when considering MDP updates, MDP amendments, LUB amendments, and subdivision or development proposals.
<i>Policy Areas Map</i>	4.1.2	Future development in the Summer Village shall conform to the Policy Areas, shown on <a href="#">Map 2</a> . The map is designed to provide the Summer Village with a broad framework for development.
<i>Development Agreement</i>	4.1.3	When land is subdivided, developed or redeveloped, the Summer Village may require developers to enter into a development agreement as a condition of approval.
<i>Costs of Development</i>	4.1.4	The developer shall be responsible for the costs incurred for the construction of infrastructure required to serve or accommodate a proposed subdivision or development.
<i>Infill Scale and Design</i>	4.1.5	Infill development or intensification of any land use type should be of similar scale and design to the surrounding properties to integrate the proposed development into the existing areas.



# 5 RESIDENTIAL DEVELOPMENT



*Russel Drive - Looking South*

## 5.0 Residential Development

The demand for recreational properties and lakeside development adjacent to Vincent Lake goes beyond traditional weekend or seasonal use of the Summer Village, as more people are making the Summer Village their permanent residence and commuting to employment areas or retiring to live at their lake property. The majority of privately held land within the Summer Village is developed or ready for development. As of 2017, the Summer Village consists of 73 residents on 144 residential lots. 110 residential lots are currently developed with residences, while 34 residential lots have been subdivided but do not have residences. As such, redevelopment of existing residential lots, infill of vacant lots, or increased density on existing lots within the Summer Village offers some limited growth potential.

Given the demand for lakeside development, policies are required to ensure that future development occurs in suitable locations at appropriate densities that do not create land use conflicts, on-site stormwater is addressed, and sewage infrastructure is provided, watersheds are protected, and Environmentally Sensitive Areas are preserved or integrated into the design of the development.

### 5.1 Objectives

- To recognize low density residential development is the primary land use in the Summer Village.
- To provide for a limited variety of low density residential development forms.
- Minimizing potential conflicts with non-residential uses.

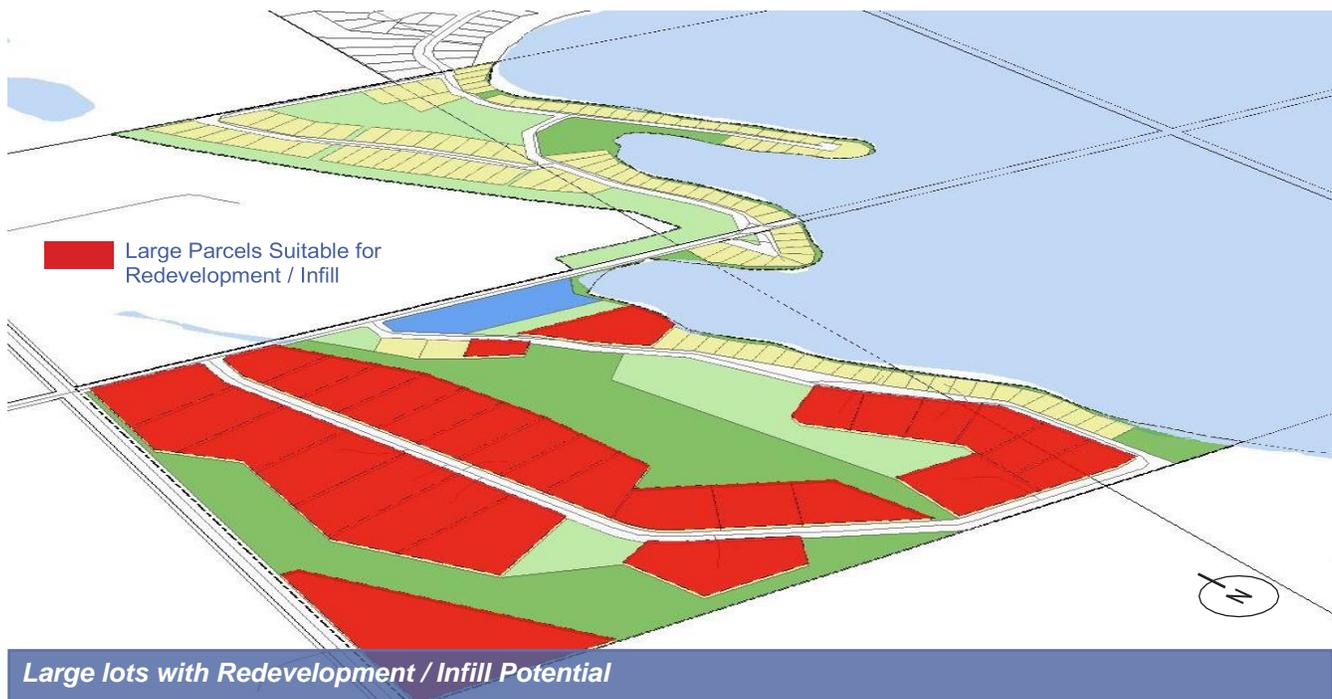


**5.2 Residential**

Subdivision and Development Proposals	5.2.1	All residential subdivision and development proposals will be evaluated according to the following: <ol style="list-style-type: none"> <li>a. conformity to the Summer Village’s MDP and LUB;</li> <li>b. compatibility with adjacent land uses and Environmentally Sensitive Areas;</li> <li>c. the site’s potential for flooding, erosion, or subsidence;</li> <li>d. the site’s ability to provide and accommodate a private water system;</li> <li>e. the site’s ability to provide and accommodate a private wastewater system;</li> <li>f. the adequacy of proposed site drainage;</li> <li>g. the provision of solid waste disposal systems;</li> <li>h. the location of a site access or accesses;</li> <li>i. the impacts on the road system; and</li> <li>j. the conservation of any vegetation.</li> </ol>
Subdivision and Development Proposals	5.2.2	All residential subdivision and development proposals may be required to submit, but not limited to, the following assessments prepared by a qualified professional Engineer: <ol style="list-style-type: none"> <li>a. groundwater supply assessment, prepared in accordance with Alberta Environment and Parks guidelines; and</li> <li>b. a geotechnical assessment indicating the suitability of the subject lands to accommodate sanitary systems.</li> </ol>
Refused Proposals	5.2.3	Subdivision proposals that do not meet Policy 5.2.1 and Policy 5.2.2 to the satisfaction of the Summer Village should be refused.
Incompatible Land Uses	5.2.4	The Summer Village shall direct new residential subdivision and development away from surface resource extraction areas to minimize the potential for conflict between incompatible land uses.
Reserve Lands	5.2.5	The Summer Village shall encourage that residential developments incorporate municipal and environmental reserves into their design in order to form part of a lined and integrated parks and open space system, including retention of forests, wildlife corridors, muskeg areas, and the provision of stormwater ponds and parks to form continuous open space areas.
Non-Residential Uses	5.2.6	No commercial or industrial development, including Cannabis Stores, Cannabis Facilities, or wind energy systems are permitted within the Summer Village.

### 5.3 Infill and Redevelopment

Lot Density	5.3.1	To recognize growth within municipal boundaries residential lots may accommodate a dwelling unit and a suite, in accordance with the Land Use Bylaw.
RV Density	5.3.2	To recognize the recreational nature of the Summer Village, all residential lots may accommodate multiple recreational vehicles, in accordance with the Land Use Bylaw.
Lot Splitting	5.3.3	Lots greater than 3,000 m <sup>2</sup> may be subdivided to a minimum area of 1,500 m <sup>2</sup> and a minimum lot width of 30 m, in accordance with the Land Use Bylaw.
Developed Residential Areas	5.3.4	Subdivision or redevelopment within developed residential areas shall ensure: a. Residential infill should offer an acceptable transition to existing residential development by introducing a building form that respects the height, size and architectural design of the surrounding residential community.
Residential Design	5.3.5	New residential dwellings, or additions to existing dwellings, shall be encouraged to provide an acceptable transition to the adjacent, existing dwellings by creating a building form that is similar in height, size, and architectural character.



# 6 PARKS, OPEN SPACE AND RECREATION



Martin Recreation Centre - Playgrounds

## 6.0 Parks, Open Space and Recreation

The Summer Village of Horseshoe Bay possesses parks and open spaces that include a rich ecological network that consists of landscapes consisting of rolling topography, low areas and wetlands including numerous water bodies such as Vincent Lake, swamp and marshes. These areas provide the Summer Village with a picturesque environment. It is important that these areas be managed and protected and/or restored in order to maintain ecological connectivity and local biodiversity, and serve as a source of recreation and aesthetic value. These areas can also pose hazards to development in terms of flooding, erosion, and subsidence, the potential effects of which need to be mitigated.

### 6.1 Objectives

- To ensure that Environmentally Sensitive Areas are protected.
- Recognize Vincent Lake as an important natural feature.
- Outline the requirements for the planning and development of land within or adjacent to ESAs and hazard lands.
- To encourage and promote the development of outdoor recreational opportunities.
- Reduce the risk of wildlife loss, of property or loss of life from wildfires.

### 6.2 Environmental Protection

<i>Park and Open Space Policy Area</i>	6.2.1	Development in or adjacent to those lands identified as Parks and Open Space Policy Areas on <a href="#">Map 2</a> , shall be circulated to Alberta Environment and Parks for review and comment.
<i>Referrals adjacent to Vincent Lake</i>	6.2.2	All applications for development that are located adjacent to Vincent Lake, as shown on <a href="#">Map 2</a> , shall be circulated to Alberta Environment and Parks for review and comment.
<i>Environmental Monitoring</i>	6.2.3	The Summer Village may develop targets or thresholds for air and water quality to monitor changes to the environment, and may develop methods to mitigate or eliminate a local or regional effect, in accordance with guidelines provided by a Regional Plan.
<i>Hazard lands</i>	6.2.4	The Summer Village shall work with the Province to ensure that Crown interests in hazard lands, crown-owned resources, and Environmentally Sensitive Areas are addressed as early as possible in the planning process. Although Federal and Provincial agencies are the ultimate authority concerning the minimum protections that must be put in place around water bodies, the Act grants broad authority to municipalities to provide additional setback and/or requirements.
<i>Development Setbacks</i>	6.2.5	A minimum strip of land not less than 6 m in width, abutting the bed and shore of Vincent Lake, stream or other body of water shall be provided as environmental reserve by the landowner at the time of subdivision.

- Summer Village Watershed Protection* 6.2.6 To enhance the quality of the Summer Village’s watershed, developers may be required to prepare a Biological Impact Assessment. The Assessment will delineate the extent of the Environmentally Sensitive Area and present erosion mitigation methods, water quality protection strategies, methods to preserve wetlands and protect flora and fauna and determine appropriate water body setbacks from hazard lands, Crown-owned resources, and Environmentally Sensitive Areas. The setbacks are designed to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to nature features.
- a. All setbacks will be measured from the upper break of a coulée, ravine or valley, with or without a watercourse. The top of bank will be identified during the subdivision and development process to the satisfaction of the Summer Village.
  - b. Lands subject to the water body setback shall be dedicated or provided as environmental reserve, municipal reserve, conservation reserve, environmental reserve easements, or conservation easements, or by other statutory means as defined by the Act, or the ALSA.
- Wetland Assessment* 6.2.7 The Summer Village shall require the developer to provide a wetland assessment, prepared by a qualified professional, for any development that involves the disturbance of a wetland and requires Provincial approval under the Water Act.
- Steep Slopes* 6.2.8 Permanent development shall not be permitted on slopes exceeding 15% or on land that is subject to erosion. Development on such lands may only be considered after sufficient geotechnical investigation, prepared by a qualified professional, has demonstrated that the site in question is suitable for development.

### 6.3 Environmental and Conservation Reserves and Easements

- Environmental Reserve Required* 6.3.1 Where applicable, the Summer Village shall require the dedication of environmental reserve (ER) lands at the time of subdivision in accordance with the Act. ER may be dedicated in parcel form or by way of environmental reserve easements (ERE).
- Environmental Reserve to Protect Crown Interests* 6.3.2 The Summer Village shall work with the Province to ensure that Crown interests in water bodies are addressed as early as possible in the planning process. The Summer Village may use ER to protect water bodies that meet the definition of ER but are not claimed by the Province.
- Environmentally Sensitive Areas* 6.3.3 Lake shores shall be preserved as Environmentally Sensitive Areas, wildlife corridors and habitat, and may include recreational uses.
- Groundwater Recharge Areas* 6.3.4 The Summer Village may:
- a. Require developers to identify groundwater recharge areas as part of their subdivision applications; and
  - b. Negotiate conservation easements (CE), or require municipal reserve (MR) or ER and/or ERE covering groundwater recharge areas. If necessary these instruments may be implemented to protect tree cover surrounding groundwater recharge areas.
- Conservation Reserve* 6.3.5 The Summer Village may, as a condition of subdivision approval require the preservation of Environmentally Sensitive Areas or other sites of ecological value through the dedication of conservation reserve (CR).

- Conservation Reserve Dedication* 6.3.6 The Summer Village may require the dedication of CR land where in the opinion of the Summer Village the land has environmentally significant features, but is not eligible for dedication as ER. CR compensation shall be in accordance with the Act.
- No Disposal of Conservation Reserve* 6.3.7 The purpose of dedicating CR is to enable the Summer Village to protect and conserve the land in question. The Summer Village shall not sell, lease or dispose of CR and must ensure that the land remains in its natural state.
- Conservation Easements* 6.3.8 The Summer Village shall encourage and promote the use of CE as a means of protecting environmentally sensitive features on private lands outside the subdivision process. The use and control of these feature areas shall be clearly stated in the easement agreement.



*Point Drive - 1984*



**6.4 Municipal and School Reserve**

*Municipal Reserve Required*      6.4.1      As a condition of subdivision as per the MGA, the Summer Village may require that ten percent (10%) of the developable lands be dedicated as municipal reserve (MR) in accordance with the Act.

*Municipal Reserve Dedication*      6.4.2      In the event that MR is to be dedicated, it shall be acquired as follows:  
 a. Where the subdivision results in the creation of multi-lot residential development, MR may be dedicated in parcel form for community open space;  
 b. MR for a non-residential subdivision may be dedicated in parcel form to serve as buffers from incompatible land uses;  
 c. MR requirements may be deferred regardless of the nature of the proposed subdivision if required to assemble schools or recreation sites, or if the amount owing is relatively small; or  
 d. Dedicated as money-in-place in accordance with the Act.

*Municipal Reserve Connectivity*      6.4.3      Subdivisions may be designed in such as manner that MR parcels can connect to Crown Lands, Environmentally Sensitive Areas and with MR parcels in adjoining subdivisions.

*Municipal Reserve Land Quality*      6.4.4      Land dedicated as MR shall be of similar quality as the land that is the subject of development. Land that is deemed undevelopable in its natural state or is otherwise more suited as ER will not be accepted as MR in accordance with the Act.

*Municipal Reserve Funds*      6.4.5      The Summer Village may use the funds generated through MR dedication to acquire or develop lands for recreational purposes.

*Disposal of Municipal Reserve*      6.4.6      Prior to the disposing of any MR, Council shall review the applicability and effect of such disposition on surrounding land uses and the area’s recreation potential. Disposal of MR lands shall be in accordance with the Act.

*School Reserve*      6.4.7      The dedication of school reserve (SR) shall be allocated in accordance with the Act.



*Martin Recreation Facilities*

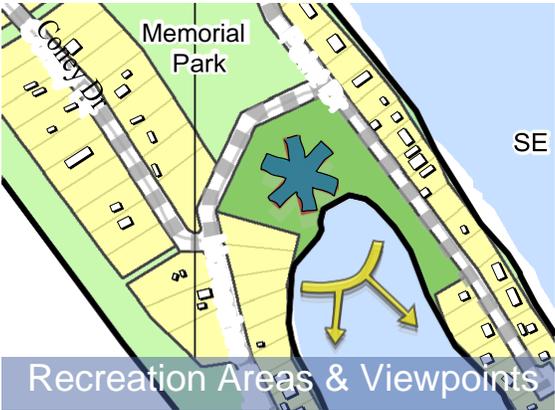
## 6.5 FireSmart

- FireSmart Design Principles*      6.5.1      The Summer Village shall encourage developers to recognize *FireSmart: Protecting Your Community from Wildfire* design principles at the subdivision stage when preparing multi-lot subdivisions to minimize the potential for wildfire damage through:
- a. the provision of recreational amenity spaces along the outer perimeter of the development so that the developed portions may be separated from ESAs;
  - b. the provision of a fireguard by harvesting, mulching, mowing or participating in prescribed burning programs, which will serve as a buffer between development and the surrounding ESAs. Gravel or concrete pads can also be used as fuel breaks; and
  - c. the development of trails and removal of vegetation between developments and surrounding forested lands which may be used in an emergency for fire prevention purposes for fuel breaks.
- Development Practices*      6.5.2      The Summer Village shall encourage FireSmart practices as outlined below for all development, and may be requested at the time of either subdivision or development approval:
- a. the provision of adequate on-site water supplies for firefighting purposes;
  - b. the use of fire resistant building methods and materials;
  - c. the installation of spark arresters on all chimneys;
  - d. the provision of an emergency access to developments to help prevent property damage and the potential for loss of life; and
  - e. modifications to road design, including width and length, grade, curves, layout, design and weight limits to provide adequate and safe emergency access, and roads to function as a potential fire and fuel break.

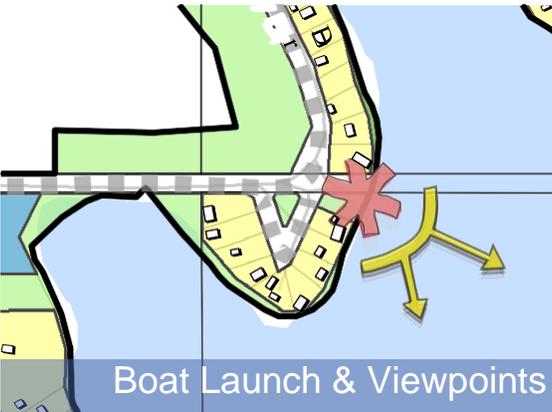
## 6.6 Recreation

- Recreation Policy Area*      6.6.1      The Summer Village will support the ongoing recreational needs of Village residents through the maintenance of lands identified in the Recreation Policy Area, as shown in [Map 2](#).
- Passive Recreation*      6.6.2      The Summer Village supports the use of lake shores, and other ESAs for recreational purposes and the creation of formalized trails that do not require extensive facility development and will not negatively impact the environment.
- Access to Shorelines and Viewpoints*      6.6.3      Through the subdivision process, public access to shoreline areas shall be accommodated through the dedication of ER and/or MR, and will provide opportunities for future viewpoints, as shown in the following figures and [Map 2](#).
- Recreation Vehicle Area*      6.6.4      The Summer Village supports a Recreational Vehicle area north of the Martin Recreation Centre and adjacent to the Recreation Policy Area, as shown in [Map 2](#).

# PARKS, OPEN SPACE AND RECREATION



Future viewpoints from the Martin Recreation Centre can be improved with future investment into upgrading recreational facilities. This can include future soccer fields, open space areas for festivals or Summer Village events, and areas that may be used as a temporary vehicle and/or recreational vehicle areas that are adjacent to the recreation center.



Passive recreational trails and open spaces can be improved with maintenance of walking trails adjacent to Vincent Lake, and in proximity to the Summer Village boat launch. Improvements to the boat launch can provide opportunities for residents and visitors to enjoy scenic views of the lake and wildlife.



The Summer Village can plan to create connected trail systems for passive recreation and areas for public open spaces on reserve lands. Recreational activities could include future viewpoints to enjoy lake scenery, public picnic areas, and unpaved/non-invasive walking trails.

# 7 CROWN LANDS

## 7.0 Crown Lands

Provincially owned lands, or Crown Lands, comprise 1.9 hectares of developable land in the Summer Village and are located on Lot A, Block 1, Plan 754TR. These lands are currently undeveloped, and are managed by several provincial departments, non-government organizations, and boards that set and/or administer the rules for land use, and include but are not limited to, Alberta Environment and Parks.

### 7.1 Objectives

- Encourage the appropriate use of Crown Lands.
- Facilitate public access to Crown Land areas where deemed suitable and desirable.
- Facilitate communication and collaboration with the Province to ensure the local interests are considered when reviewing activities on Crown Lands through the referral process.

### 7.2 Crown Land Development

<i>Crown Land Development</i>	7.2.1	The Summer Village shall: <ol style="list-style-type: none"> <li>a. Pursue discussions with relevant government agencies to ensure that it is fully informed on any proposed use of Crown Lands; and</li> <li>b. Work with the Province to ensure that Crown interests in water bodies are addressed prior to development.</li> </ol>
<i>Coordination with the Province</i>	7.2.2	As a means of ensuring that the interests of the Summer Village are recognized and reflected in the development of Crown Lands, the following measures are supported and encouraged: <ol style="list-style-type: none"> <li>a. Involvement and cooperation in Provincial approval processes for proposed leases and other dispositions, serving as a means for conveying the concerns of residents to the appropriate provincial agencies, and active participation in provincial review processes.</li> </ol>
<i>Referral Agency</i>	7.2.3	The Summer Village shall cooperate in provincial approval processes by serving as a referral agency on proposed leases and dispositions involving development, and convey any concerns to the appropriate provincial agency.

# 8 TRANSPORTATION AND UTILITIES

## 8.0 Transportation and Utilities

The residents of the Summer Village are served by a network of highways and local roadways, and maintaining the integrity, safety and quality of the road network is a high priority. Access from the County of St. Paul No.19 to the Summer Village is provided from Township Road 594, Range Roads 101, 100 or 99, originating from Alberta Provincial Highways 29, 881 or 28. There are no provincial highways that pass through the Summer Village. With the exception of the highway system, the local roadway network is the responsibility of the Summer Village. As a result of modest population growth and residential development activity in the Residential Policy Area, clearly defined transportation policies are required.

Municipal water and sanitary services are not provided to residential lots within in the Summer Village. Instead, water and wastewater servicing is provided privately by each lot-owner (e.g. cisterns and septic tanks). Connection to the St. Paul water system via a transmission line has been discussed; however, there are currently no plans in place to connect to the system. Given the modest population growth and limited new residential development, private servicing will continue to be the primary form of water and wastewater servicing.

Stormwater management within the Summer Village consists solely of surface drainage. As a consequence, seasonal flooding occurs in low areas in the Summer Village adjacent to wetlands, Vincent Lake, and on local roads without culverts installed. The Summer Village operates a solid waste management collection site, from which waste is transported to a nearby landfill.

This Plan includes infrastructure policies to ensure that all new developments are appropriately serviced and meet the needs of the Summer Village residents.

### 8.1 Objectives

- To ensure that the Summer Village provides an efficient and effective transportation network.
- Development provides on-site water, wastewater servicing, and manages stormwater.
- Adequate sanitary waste disposal facilities are provided to Summer Village residents.

### 8.2 Road Network, Trails and Access

<i>Road Standards</i>	8.2.1	All roads shall be developed and maintained in accordance with the Summer Village Design Standards.
<i>Alberta Transportation</i>	8.2.2	The Summer Village shall refer all statutory plans and amendments, rezoning, and subdivision and development applications that include land located within 1.6 kilometers of a highway to Alberta Transportation for review and comment.
<i>Access Required</i>	8.2.3	All proposed lots shall have direct access to a local roadway.
<i>Internal Subdivision Roads</i>	8.2.4	The Summer Village shall require that multi-lot subdivisions be developed with internal subdivision roads in order to reduce the number of direct accesses to township or range roads. Subdivisions shall also be subject to current Summer Village policy respecting road right-of-way dedication. The internal road system may require two access points to a municipal road.
<i>Traffic Impact Assessments</i>	8.2.5	The Summer Village may require that a developer provide a Traffic Impact Assessment (TIA), prepared by a qualified professional, to identify the amount and type of traffic to be generated by a development and to determine if upgrades to the municipal road network are required.



*Trails along Vincent Lake near the Martin Recreation Centre*

### 83 Utilities and Servicing

<i>Water Supply</i>	8.3.1	The Summer Village shall require developers to demonstrate proof of water supply if accessing groundwater, or identify the proposed method of water servicing for all subdivisions. Where development are to be serviced by cisterns, restrictive covenants shall be registered as a condition of subdivision approval, prohibiting the use of wells or other means of groundwater collection.
<i>Sewage Disposal System</i>	8.3.2	As part of a Subdivision or Development Permit application, the Summer Village shall require that developers submit information respecting the proposed location and type of sewage disposal system intended to serve the proposed development. The Summer Village may require soil tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems. The generally accepted rate of soil percolation shall be in the range of 4 to 12 min/cm (10 to 30 min/inch). Proposals with percolation rates faster or slower than these standards shall be required to clearly demonstrate that the proposed method of sewage disposal will not contaminate groundwater supplies.
<i>Water and Sewer Services</i>	8.3.3	All developments in the Summer Village are required to provide private water and sewer services in accordance with Provincial standards.
<i>Sewage Collection</i>	8.3.4	The Summer Village may allow developments to be serviced with central (communal) sewage collection provided such systems are constructed in accordance with Provincial requirements and maintained by the owner.
<i>System Setbacks</i>	8.3.5	When a lot containing an existing residence is subdivided from a larger parcel, the Summer Village shall determine if the setbacks for the existing sewer system comply with the Alberta Private Sewage Systems Standard of Practice. If it is determined the system is not compliant, relocation or upgrading of the system shall be identified as a condition of subdivision approval.
<i>Stormwater Servicing</i>	8.3.6	Developers shall be required to provide detailed stormwater management plans as part of the subdivision and development process.
<i>Stormwater Management</i>	8.3.7	The Summer Village may develop a stormwater management plan to manage stormwater run-off.

## 84 Waste Management

- Waste Management* 8.4.1 The Summer Village will continue to provide waste management services with the County of St. Paul No. 19.
- Recycling* 8.4.2 The Summer Village is in favour of recycling waste or discarded materials and shall support the initiatives of the County of St. Paul No. 19 and local residents in this regard.
- Development Setbacks* 8.4.3 The Summer Village shall ensure that all subdivision and development proposed within 300 m of the working area of Horseshoe Bay's operating storage site, as shown in the photo below and on [Map 2](#), shall comply with the provisions and setbacks of the Subdivision and Development Regulation.

## 85 Linear Facilities

- Use of Corridors* 8.5.1 The Summer Village encourages the creation of shared corridors where possible to minimize land fragmentation and promote efficient use of land, while planning for growth and development. Location of utility lines and facilities are encouraged to locate in a manner which:
- Integrates transportation routes and utility lines within defined corridors and, as much as possible, in government road allowances;
  - Discourages the creation of fragmented parcels of land between rights-of-way;
  - Minimizes the impact on recreational, historical and wildlife resource areas; and
  - Land uses adjacent to sour gas facilities.



# 9 INTERMUNICIPAL COLLABORATION



*Intermunicipal Planning with Municipal Neighbours - February 2018*

## 9.0 Intermunicipal Collaboration

A history of cooperative planning between the Summer Village and municipal neighbours is reflected in the preparation and completion of the Intermunicipal Development Plan (IDP) with the County of St. Paul No. 19. The IDP recognizes that each municipality has a mutual interest in planning and development proposals near their shared boundaries and ensure that each have an interdependent role in rendering decisions for such proposals.

### 9.1 Objectives

- Maintain mutually beneficial relationships with adjacent municipalities, including the County of St. Paul No.19, Town of St. Paul, and Town of Elk Point, as well as provincial and federal agencies to achieve the objective of regional cooperation and planning.
- Implementation of IDPs and Intermunicipal Collaboration Frameworks (ICFs) in accordance with the Act.
- Facilitate intermunicipal communication and the referral of planning and development applications.

### 9.2 Policies

<i>Regional Planning</i>	9.2.1	The Summer Village shall participate in the proposed North Saskatchewan Regional Plan (NSRP) preparation process.
<i>Intermunicipal Planning</i>	9.2.2	The Summer Village shall comply with the provincial Land Use Framework and the approved IDP with the County when considering MDP amendments, LUB amendments, and subdivision or development proposals.
<i>Intermunicipal Referrals</i>	9.2.3	The Summer Village shall refer applications to the County of St. Paul No. 19, in accordance with the approved IDP.

- Intermunicipal Council Committee* 9.2.4 The Summer Village will participate in an Intermunicipal Council Committee to facilitate discussion on areas of mutual interest or concern with neighbouring municipalities.
- Watershed Management* 9.2.5 In keeping with Alberta's "Water for Life" initiative, the Summer Village shall work with provincial agencies and neighbouring municipalities to protect watersheds and maintain the water quality of surface and groundwater systems.
- Master Plans* 9.2.6 The Summer Village and County of St. Paul No. 19 may prepare master plans to upgrade and expand existing utility servicing and transportation infrastructure.



# 10 MONITORING, REVIEW AND IMPLEMENTATION

## 100 Monitoring, Review and Implementation

The MDP will guide decisions about the future growth and development of the Summer Village. More detailed planning is required through subsequent stages of the planning process, including the implementation of the LUB, and the subdivision and development approval process. Conformity between the IDP, the MDP, and the LUB must be achieved.

The MDP must be reviewed on a regular basis to ensure that it adequately deals with new and evolving planning and development trends and demands on the land. The Summer Village's Council and Administration must be prepared at any time to consider proposed amendments to the MDP in order to deal with unanticipated conditions, or proposals contrary to this MDP, but deemed desirable by Council. If amendments are required, they shall be carried out through a transparent public consultation process.

### 101 Monitoring and Review

- |                                   |        |   |
|-----------------------------------|--------|---|
| <i>MDP Review</i>                 | 10.1.1 | To ensure that this MDP continues to be current and relevant, it should be reviewed at 5 year intervals unless changing conditions warrant a review prior to that time. MDP reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council direction. In undertaking such a review, consideration should be given to: <ol style="list-style-type: none"> <li>a. Reviewing annual land use changes and issues;</li> <li>b. Reviewing best practices and new development trends; and</li> <li>c. Communication and consultation with stakeholders.</li> </ol> |
| <i>MDP Amendments</i>             | 10.1.2 | If an amendment to this MDP or the LUB is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to subdivision approval taking place.  |
| <i>Key Performance Indicators</i> | 10.1.3 | On an annual basis, the Summer Village shall monitor: <ol style="list-style-type: none"> <li>a. Population growth to identify future land use needs;</li> <li>b. The amount of lots created through subdivision;</li> <li>c. The number of dwellings created through development permits;</li> <li>d. The number and area of wetlands and forests that are protected;</li> <li>e. Land developed for residential development; and</li> <li>f. Changes in permanency status.</li> </ol>  |

### 102 Plan Consistency

- |                             |        |  |
|-----------------------------|--------|--|
| <i>Consistency with MDP</i> | 10.2.1 | As the Act requires that all statutory plans be consistent, the Summer Village shall amend this Plan as required to ensure consistency with other statutory plans. In addition, all new statutory plans and amendments to the existing plan shall include a statement addressing compliance with this MDP. |
| <i>LUB Amendments</i>       | 10.2.2 | All amendments to the LUB shall be consistent with this MDP. If a proposed amendment is not consistent with the MDP, and Council wishes to approve the amendment, this MDP shall be amended coincidentally with the LUB.   |
| <i>LUB Consistency</i>      | 10.2.3 | The LUB shall be consistent with this MDP.   |

### 103 Amendments to this Plan

- |                               |        |   |
|-------------------------------|--------|---|
| <i>MDP Amendments</i>         | 10.3.1 | If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change in this Plan, it shall be amended in accordance with the Act.   |
| <i>Amendment Applications</i> | 10.3.2 | The Summer Village or a landowner may initiate an amendment to this Plan. An application to amend this Plan shall include information respecting: <ul style="list-style-type: none"><li>a. the purpose of the amendment, and proposed amendment text and/or mapping;</li><li>b. an explanation of the rationale for the amendment; and</li><li>c. a statement outlining the effect of the proposed amendment on adjacent land uses and municipal infrastructure and services.</li></ul> |

## A

“**AGRICULTURAL OPERATION**” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and, as defined by the Agricultural Operation Practices Act.

“**AREA STRUCTURE PLAN (ASP)**” means a long-range land use and servicing plan adopted by bylaw and prepared in accordance with the Act for a large land base, typically with a longer than five-year anticipated build out and covering more than two quarter sections of land. It provides a high-level framework for future land use patterns and infrastructure provision.

“**AREA REDEVELOPMENT PLAN (ARP)**” means a statutory plan that is primarily applied to developed areas and may designate an area for the purpose of preservation or improvement of land and buildings; rehabilitation of buildings; removal of buildings and/or their construction and replacement; or, the relocation and rehabilitation of utilities and services.

## C

“**CONSERVATION EASEMENT**” means a voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

“**CONSERVATION RESERVE (CR)**” means land purchased by a municipality, in accordance with the Act, for the purposes of conserving environmentally significant features (e.g. wildlife corridors, significant tree stands) which would not qualify as environmental reserve. Conservation reserve must be maintained in its natural state and any proceeds from the disposal of conservation reserve must be used for conservation and related purposes.

## E

“**ENVIRONMENTAL IMPACT ASSESSMENT**” means a study through which the environmental impacts potentially resulting from a proposed development are identified and assessed in the planning process, and identifies steps that can be taken to avoid negative environmental impacts or reduce them to acceptable levels before they occur.

“**ENVIRONMENTAL RESERVE (ER)**” means land considered, in accordance with the Act, to be undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); or, a strip of land abutting the bed and shore of a body of water or water course, that a developer may be required to dedicate at the time of subdivision. Environmental reserve must be maintained in its natural state or used as park. Environmental reserve may be dedicated to the Summer Village or secured by easement agreement satisfactory to the Summer Village.

“**ENVIRONMENTAL RESERVE EASEMENTS**” means an easement created for the purposes as defined in the Act. Instead of requiring the dedication of all or part of the lands that are classified as environmental reserve, the Summer Village and a private landowner can agree that all or part of those lands will be subject to an environmental reserve easement. An easement is registered against the land in favor of the Summer Village and is a condition or covenant that runs with the land.

“**ENVIRONMENTALLY SENSITIVE AREAS**” means an area with important and, or unique environmental characteristics essential to the long-term maintenance of biological diversity, soil, water or natural processes. This definition applies to lake shores, rivers or watercourses, river valleys, forests and vegetation, unique topographic features, environmentally hazardous lands, and important wildlife habitat and corridors.

## F

“**FRAGMENTED PARCEL**” means a parcel that is separated from the balance of a quarter section by an impassable natural feature such as a permanent watercourse or valley, or a physical feature such as a road, highway, or railway.

## H

“**HAZARD LAND**” means a natural feature or man-made facility that creates a potentially negative impediment to development, and may include poor soils, landfill sites, sewage lagoons, flood plains, high water tables, water courses susceptible to flooding, sour gas sites, high pressure pipelines, rail rights-of-way, steep slopes (e.g. over 15%), unstable slopes and others.

## I

“INFILL” means the development of vacant land within an otherwise built-up area, or the redevelopment of an existing site to a higher density than was originally accommodated on the site.

“INTERMUNICIPAL COLLABORATION FRAMEWORK (ICF)” means a framework entered into between 2 or more municipalities that have common boundaries in accordance with the Act, and includes any amendments to a framework.

“INTERMUNICIPAL DEVELOPMENT PLAN (IDP)” means a statutory plan adopted pursuant to Section 631 of the Act addressing development on lands adjacent to neighbouring municipalities where joint efforts by municipalities for cooperation, collaboration and coordination for a mutually agreed upon outcome.

## L

“LAND USE FRAMEWORK (LUF)” sets out a new approach to managing our province’s land and natural resources to achieve Alberta’s long-term economic, environmental and social goals. The LUF establishes seven new land use regions and calls for the development of a regional plan for each. It provides a blueprint for land-use management and decision-making that addresses Alberta’s growth pressures.

## M

“MULTI-LOT RESIDENTIAL SUBDIVISION” means the creation of a subdivision that exceeds five or more lots.

“MUNICIPAL RESERVE (MR)” means land (or money-in-lieu of land) required in accordance with the Act at the time of subdivision for park and/or school purposes.

## S

“SCHOOL RESERVE (SR)” means land (or money-in-lieu of land) required in accordance with the Act at the time of subdivision for school purposes.

“STATUTORY PLAN” means an Intermunicipal Development Plan, Municipal Development Plan, Area structure plan, or Area Redevelopment Plan that is adopted by bylaw in accordance with the Act.

“STORAGE SITE” means a waste management facility, where waste, other than hazardous waste, is

- (i) stored,
- (ii) sorted, compacted, shredded, ground or processed, or
- (iii) collected and held for removal to another waste management facility.

“STORMWATER MANAGEMENT” means stormwater management designed to maintain site hydrology and mitigate the adverse impacts of stormwater runoff and non-point source pollution. It manages stormwater runoff by mimicking a project site’s pre-development hydrology using design techniques that infiltrate, store, and evaporate runoff close to its source of origin. Examples include permeable pavement, bioswales, constructed wetlands, and re-use of grey water.



July 2019