



**SUMMER VILLAGE OF SUNDANCE BEACH
MUNICIPAL DEVELOPMENT PLAN BYLAW**

**A BYLAW OF THE SUMMER VILLAGE OF SUNDANCE BEACH IN THE PROVINCE
OF ALBERTA TO ADOPT A MUNICIPAL DEVELOPMENT PLAN**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, ("the Act") requires municipalities to adopt a municipal development plan;

AND WHEREAS a Municipal Development Plan has been prepared for the Summer Village of Sundance Beach based on public input, studies of land use, development and other relevant data;

AND WHEREAS, the aforesaid Municipal Development Plan describes the way in which the future development of the Summer Village of Sundance Beach may be carried out in an orderly and economic manner; and

NOW THEREFORE, the Council of the Summer Village of Sundance Beach in the Province of Alberta duly assembled and pursuant to the authority conferred on it by the Act, enacts as follows:

1. The Summer Village of Sundance Beach Municipal Development Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
2. This Bylaw may be cited as "Summer Village of Sundance Beach Municipal Development Plan Bylaw."
3. This Bylaw may be amended by Bylaw in accordance with the Act.
4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining provisions of the Bylaw shall be maintained.
5. This Bylaw shall come into force upon receipt of its third and final reading.

READ a first time this 21st day of January, 2021.

READ a second time this ___ day of _____, 2021.

READ a third and final time this ___ day of _____, 2021.

Peter Pellatt, Mayor
Summer Village of Sundance Beach

June Boyda, Chief Administrative Officer
Summer Village of Sundance Beach



Summer Village of
SUNDANCE BEACH
MUNICIPAL DEVELOPMENT PLAN

January 2021 | Bylaw No. 2020-07

ACKNOWLEDGEMENTS

The Summer Village of Sundance Beach and Municipal Planning Services would like to thank the many community members who contributed to the Municipal Development Plan by attending public meetings and open houses and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.



SUMMER VILLAGE COUNCIL

Peter Pellatt	Mayor
Brian Waterhouse	Councillor
Rich Miller	Councillor

SUMMER VILLAGE ADMINISTRATION

June Boyda	Chief Administrative Officer
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TABLE OF CONTENTS

ACKNOWLEDGEMENTS	I
TABLE OF CONTENTS	II
INTERPRETATION	1
COMMON ABBREVIATIONS/SHORT FORM	1
COMMON ACTION VERBS	1
POLICY ORIGINS	2
1 INTRODUCTION	3
1.1 PURPOSE	3
1.2 PRINCIPLES	3
1.3 VISION AND GOALS	4
2 AUTHORITY	5
2.1 LEGISLATION	5
2.2 RELATIONSHIP WITH OTHER PLANS	5
3 COMMUNITY CHARACTERISTICS	8
3.1 HISTORY AND GEOGRAPHY	8
3.2 POPULATION AND DEMOGRAPHICS	9
3.3 ENVIRONMENTAL FEATURES	10
4 INTERMUNICIPAL COOPERATION	13
5 FUTURE LAND USE	15
5.1 PLANNING AREAS	15
5.2 RESIDENTIAL AREA	16
5.3 COMMUNITY AREA	17
5.4 EASEMENT AREA AND UTILITY LOT AREA	17
5.5 GENERAL DEVELOPMENT	18
5.6 AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT	19
6 THE PIGEON LAKE WATERSHED	20
7 INFRASTRUCTURE AND SERVICING	22
7.1 ROADS	22
7.2 WATER SERVICING	22
7.3 WASTEWATER SERVICING	23
7.4 STORMWATER MANAGEMENT	23
8 IMPLEMENTATION	24
9 MAPS	25
9.1 REGIONAL LOCATION MAP	26
9.2 FUTURE LAND USE MAP	27
APPENDIX A	28
A.1 LOCAL FEATURES MAP	29

INTERPRETATION

The Summer Village of Sundance Beach Municipal Development Plan (the MDP) has been written with the purpose of being a document that can easily be read and used by Summer Village of Sundance Beach Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, common terms, actions, and the origins of key plan policies.

Common Abbreviations/Short Form

ADMINISTRATION	Administration of the Summer Village of Sundance Beach
ALSA	<i>Alberta Land Stewardship Act</i>
ALUF	Alberta Land Use Framework
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNCIL	Council of the Summer Village of Sundance Beach
EHA	Sundance Beach Easement Holders Association
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LID	Low Impact Development
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i>
NSRP	North Saskatchewan Regional Plan
PLWMP	Pigeon Lake Watershed Management Plan
SUMMER VILLAGE	Summer Village of Sundance Beach
SUNDANCE BEACH	Summer Village of Sundance Beach

Common Action Verbs

Policies in this MDP are written in the active tense using **SHALL, MUST, WILL, SHOULD, or MAY** statements and are intended to be interpreted as follows:





Where **SHALL, MUST, or WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

Policy Origins

Some policies in this MDP have been developed through the adaptation of recommendations in the Pigeon Lake Watershed Management Plan (PLWMP), the Pigeon Lake Model Land Use Bylaw (MLUB), and the Alberta Clean Runoff Action Guide. These non-statutory plans and documents have been developed by the Pigeon Lake Watershed Association (and partnering organizations) to provide Pigeon Lake municipalities with sample policies and regulations that promote land use and development activities that benefit the long term health and water quality of the Pigeon Lake Watershed. The following icons identify policies in the MDP that have been adapted from these plans and documents. Where the policy has been developed specifically for the Summer Village, the municipality's logo is utilized.

			
PIGEON LAKE WATERSHED MANAGEMENT PLAN	PIGEON LAKE MODEL LAND USE BYLAW	PIGEON LAKE CLEAN RUNOFF ACTION GUIDE	SUMMER VILLAGE OF SUNDANCE BEACH

1 INTRODUCTION

1.1 Purpose

The MDP is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Summer Village. The authority for municipal land use planning is set out in Part 17 of the MGA, which provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development and includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village's decision making authorities when considering specific issues relating to land use or development proposals.

The MDP is also a strategic document that provides the Summer Village with direction and guidelines on matters of social, economic, and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one another.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents, stakeholders, agencies, adjacent municipalities to contribute to the planning process; and
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

This MDP is organized into sections. The background information within each section is to guide policy interpretation but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes an introductory statement, goal(s), objective(s), and policies. Maps are included with the MDP to indicate the Summer Village's desired land use pattern for the future and to provide information about current conditions and features found within the Summer Village.

1.2 Principles

The MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1

Land use and development will respect and maintain the local heritage and character of the community.

PRINCIPLE 2

In fulfilling planning responsibilities, the Summer Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

Planning decisions will support the efficient use of land, infrastructure, public services, and public facilities.

PRINCIPLE 4

The Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner.

PRINCIPLE 5

Successful regional collaboration and communication between Pigeon Lake municipalities will benefit the watershed region.

1.3 Vision and Goals

The Summer Village, through developing this MDP and its principles, sets out the following vision for land management:

The Summer Village is a safe and welcoming community that respects, sustains, and enjoys the shores of Pigeon Lake.

The MGA outlines minimum requirements that the MDP must address. To achieve the vision outlined above and comply with the requirements in the MGA, the goals of the MDP are:

INTERMUNICIPAL COOPERATION Collaborative initiatives promote compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.	FUTURE LAND USE Developments and redevelopments are well-planned and designed to mitigate environmental risk, conserve significant environmental features, and maintain the character of the community.	RESIDENTIAL AREA Residential developments and redevelopments are well-maintained, low density, and support seasonal and full-time occupancy.	COMMUNITY AREA Sundance Beach is a safe, vibrant community with abundant recreational opportunities.
EASEMENT AREA & UTILITY LOT AREA Development within the Easement Area and Utility Lot Area conforms to the respective easements and licenses, the EHA guidelines for lakeshore development, and the Summer Village Land Use Bylaw.	THE PIGEON LAKE WATERSHED Excellence in environmental stewardship supports land use and municipal programs that conserve and enhance the Pigeon Lake watershed and the community's unique ecological features.	INFRASTRUCTURE & SERVICING Infrastructure is designed and maintained to efficiently meet present and future needs.	IMPLEMENTATION Responsible, transparent, and forward thinking governance processes guide decisions.

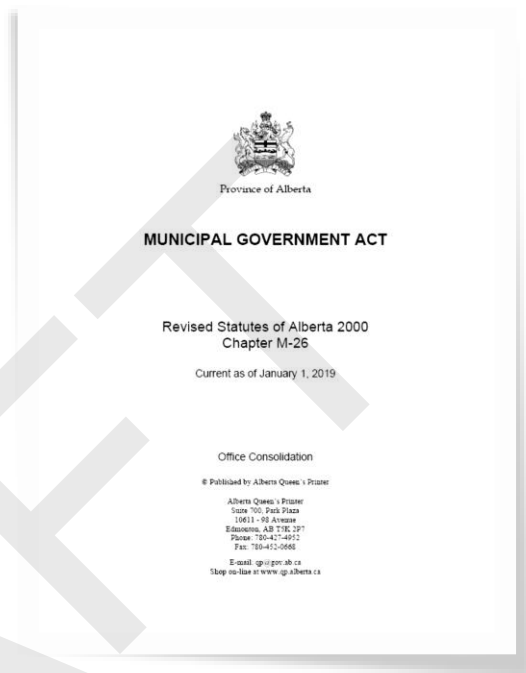
2 AUTHORITY

2.1 Legislation

MUNICIPAL GOVERNMENT ACT

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26 (the MGA). Section 632 outlines the requirements that MDPs must address including:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal (MR), school (SR), and municipal and school (MSR) reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.



This MDP satisfies the requirements for MDPs established in the MGA.

ALBERTA LAND STEWARDSHIP ACT

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

ALBERTA LAND USE FRAMEWORK

The Alberta Land Use Framework (ALUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The ALUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the ALUF.

2.2 Relationship with Other Plans

NORTH SASKATCHEWAN REGIONAL PLAN

The ALUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the North Saskatchewan Regional Plan (NSRP) area. The North Saskatchewan Region is bordered by the Upper Athabasca Region to the north and the Red Deer Region to the south.

The NSRP is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region.

Pursuant to section 13 of ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the regulatory details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments, and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

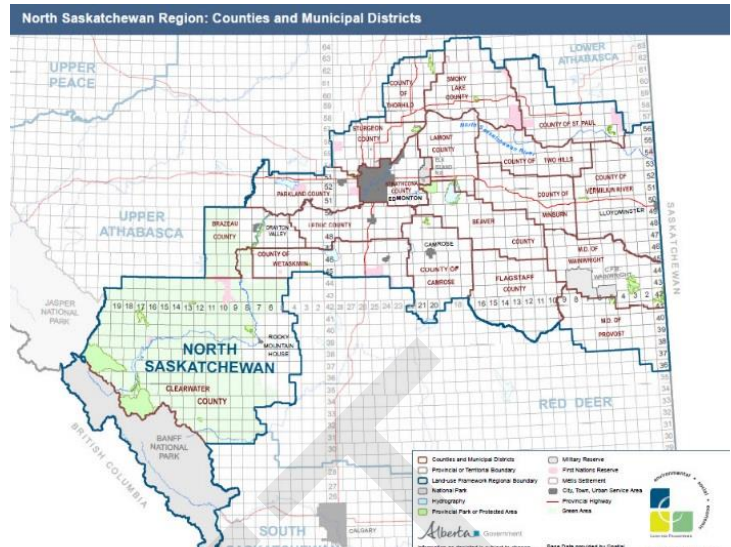


FIGURE 1: NSRP AREA
(SOURCE: ALBERTA MUNICIPAL AFFAIRS)

The MDP must be consistent with the NSRP when it comes into effect.

INTERMUNICIPAL COLLABORATION FRAMEWORKS

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two or more municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution.

The MDP must be consistent with all approved IDPs.

AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs in the Summer Village.

PLANNING HIERARCHY

The chart on the next page illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

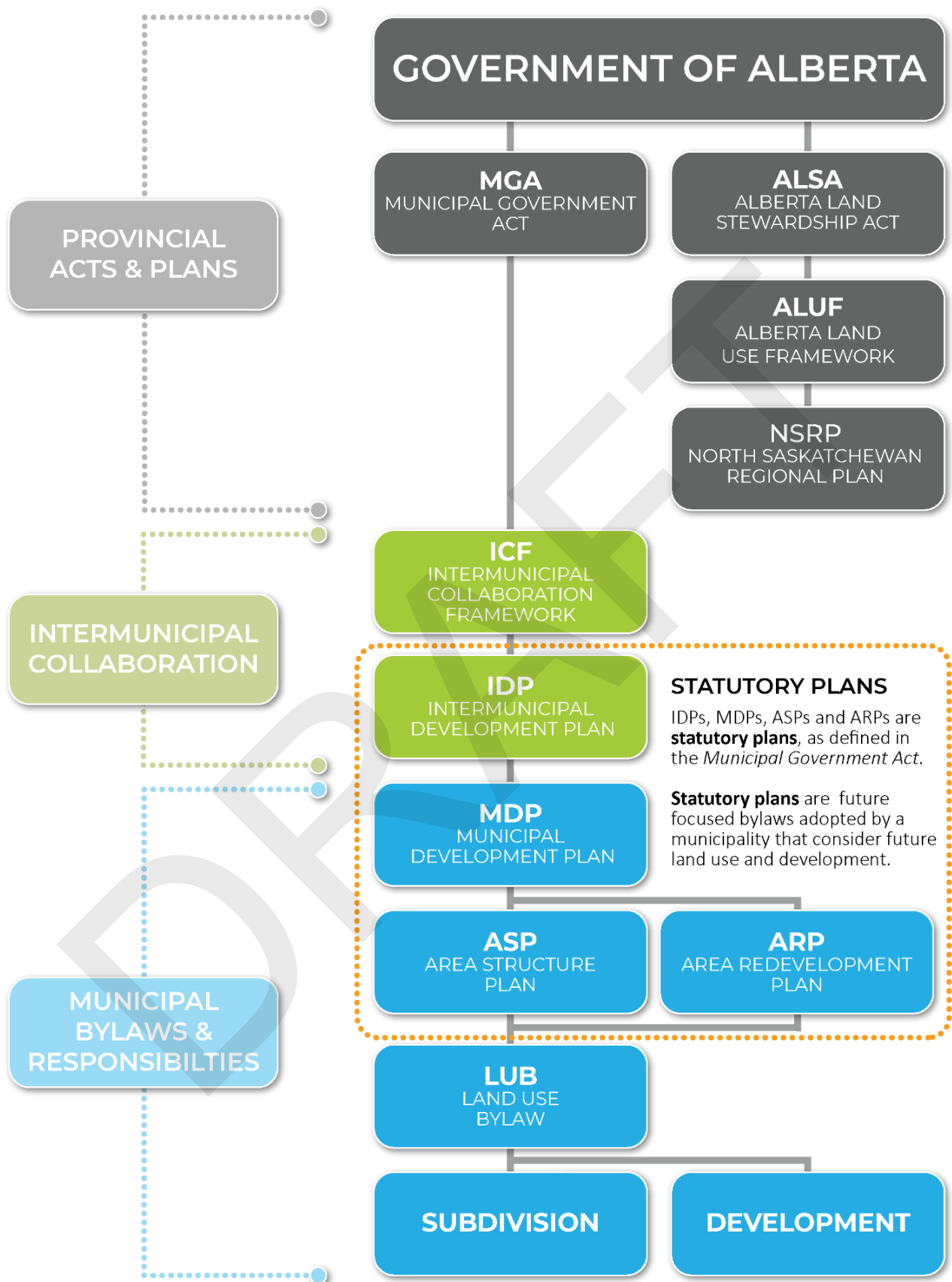


FIGURE 2: PLANNING HIERARCHY

3 COMMUNITY CHARACTERISTICS

3.1 History and Geography

The Summer Village was established as a Summer Village in 1970; previously the community was part of Leduc County. Two annexations (1973 and 1983) resulted in the Summer Village’s municipal boundaries to what they are today.

The Summer Village is bounded to the South by Pigeon Lake, and to the west, north, and east by lands within Leduc County. Lands to the east and west of the Summer Village are currently developed for year-round and seasonal residential purposes.

Lands to the north of Sundance Beach are primarily developed for agricultural purposes or remain in a naturalized state.

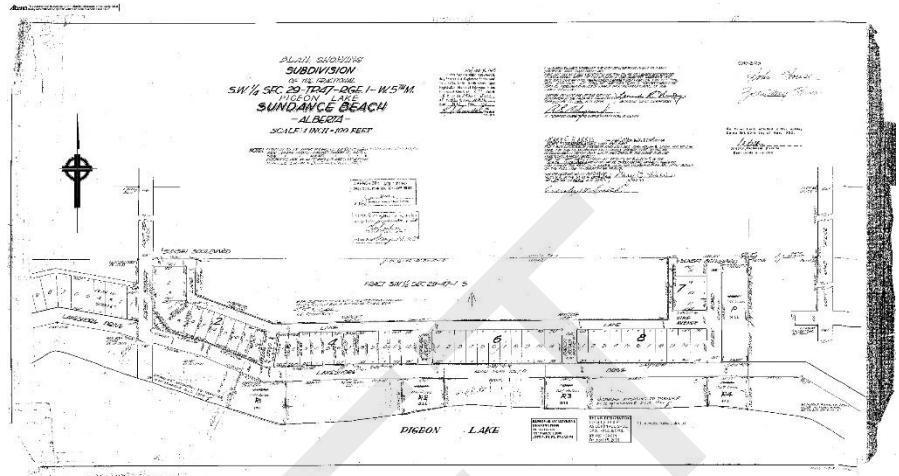


FIGURE 3: 1953 SUBDIVISION PLAN (SOURCE: ALBERTA LAND TITLES)

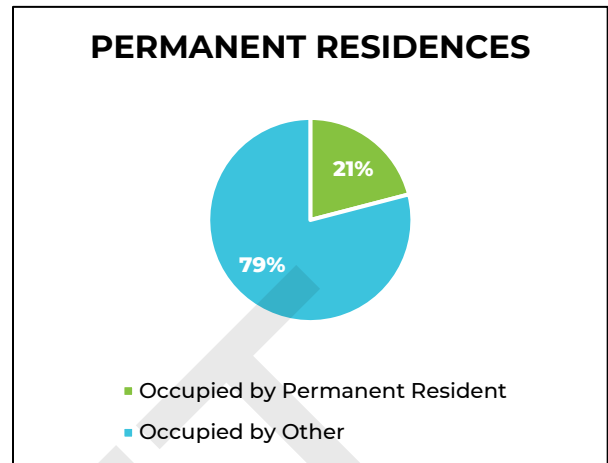
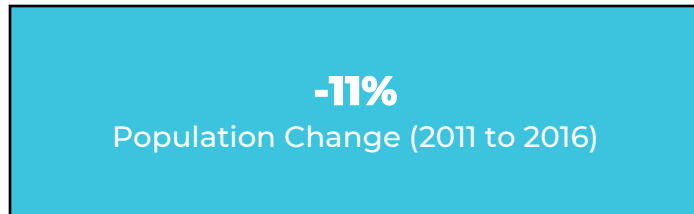
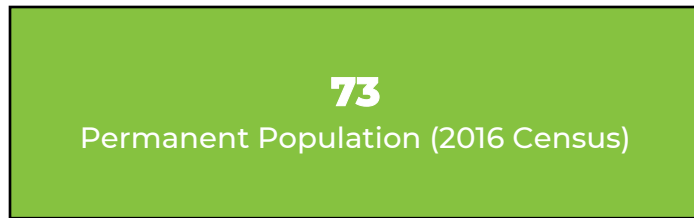


FIGURE 4: 1980 AERIAL VIEW (ALBERTA ARCHIVES)

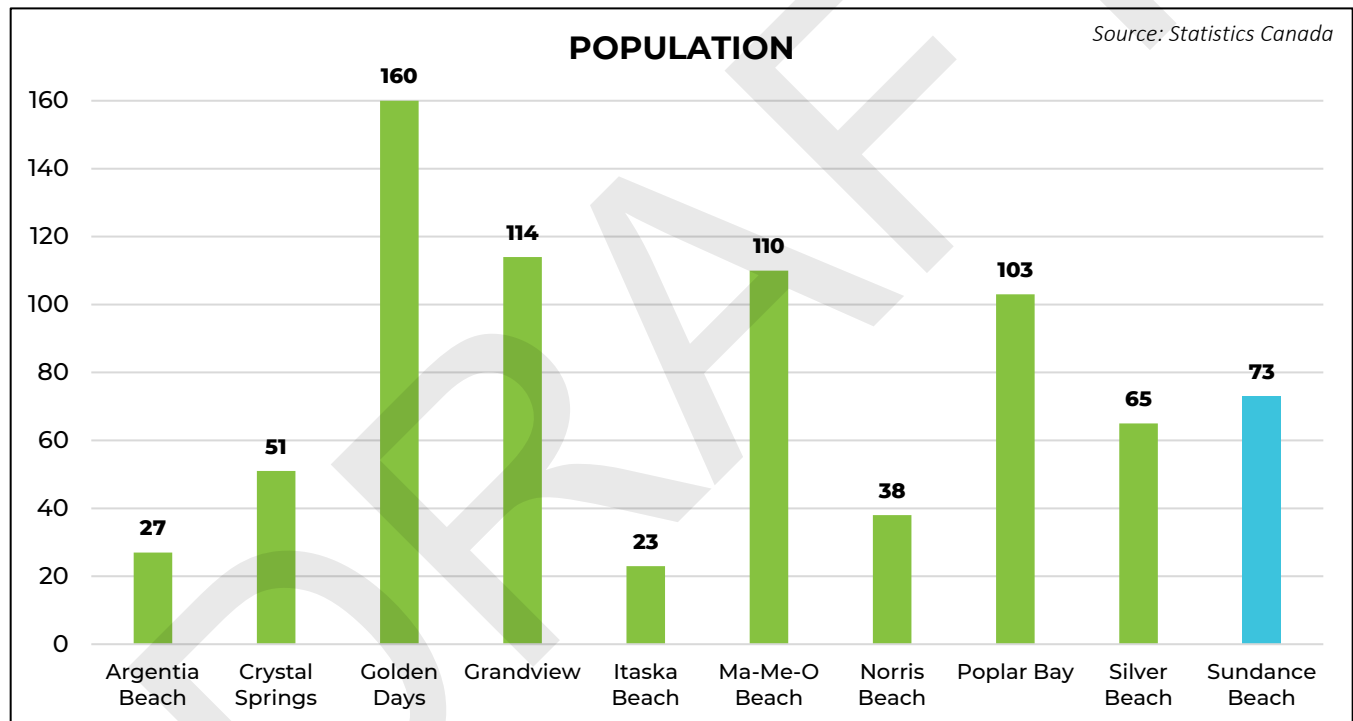
Access to the Summer Village from the wider region is provided via Highways 771 to the west, 616 to the north, and 778/616 to the east – all of which are located within 3.2 kilometres of the Summer Village. Direct access to the Summer Village from lands within Leduc County is via Range Road 15/1st Street, Range Road 14, Township Road 474A/Sunset Boulevard, and Highway 616X/Township Road 474/Lakeshore Drive. The location of the Summer Village and surrounding region is shown on **MAP 9.1 – REGIONAL LOCATION**.

Most developed lands within Sundance Beach are used for permanent and seasonal residential purposes. The John Turgeon Community Hall is centrally located in the community and provides a gathering place for local residents and special community events.

3.2 Population and Demographics



Source: Statistics Canada



Sundance Beach is the fifth largest Summer Village on Pigeon Lake by permanent population. In 2016, the Federal Census reported Sundance Beach to have a population of 73. From 2011 to 2016, the Summer Village’s reported population decreased by 11%, from 82 to 73. This census report would appear to reflect the municipality’s permanent population, not the seasonal population. In total, there are 127 private dwellings on 133 residential lots in the Summer Village; of these dwellings, 79% were occupied by non-permanent residents (e.g., seasonal residents, seasonal renters, etc.). The population of the Summer Village increases during the summer months when non-permanent residents return to the lake.

Policies within the MDP encourage future development patterns that support the needs of current and anticipated area residents today and well into the future. Ensuring community design features that support healthy lifestyle choices are also an important focus of this MDP.

3.3 Environmental Features

In October 2018, CPP Environmental conducted a terrestrial and aquatic survey of the Summer Village for the purpose of assisting the development of plan policies. The following section presents a summary of the report.

TERRESTRIAL

The Summer Village is located within the Dry Mixedwood Subregion of the Boreal Forest Natural Region.

The majority of the Summer Village is developed especially along the lake shoreline; however, some areas remain natural, which provided the opportunity for ecosystem classification. The plant community was classified as a balsam poplar/ bracted honeysuckle/fern and soils were a wet/mineral type. The ground stratum was not assessed due to extensive leaf fall that skewed total percent cover; hence the plant community was identified with tree and shrub layers.

CLASSIFICATION	DOMINATE SPECIES	SUB-DOMINATE SPECIES
Tree	Balsam Poplar	Trembling Aspen White Spruce
Shrub	Prickly Wild Rose	Balsam Poplar Bracted Honeysuckle Green Alder Lady Fern Low-Bush Cranberry Red Osier Dogwood Trembling Aspen Wild Red Raspberry

Lands within 50 metres of the shoreline are not classified as a wetland due to the presence of upland vegetation within the plant community and the absence of mottles/gleying within the soil profile. Dogwood ecosites are characteristic of hygric to mesic moisture regime and a medium to rich nutrient regime, meaning the soils contain a medium amount of moisture and a good amount of nutrients.

WATERCOURSES AND CROSSINGS

Two watercourse crossings were identified within the Summer Village on Lakeshore Drive (see **MAP A.1 – LOCAL FEATURES** for the location of watercourses, drainage paths, and crossings).

Crossing 1 is single culvert crossing located on Lakeshore Drive over a small permanent watercourse to Pigeon Lake. The watercourse had a bankfull width of 0.7 metres and was flowing at the time of assessment.

Crossing 2 is single culvert crossing located on Vine Avenue over the same small permanent watercourse to Pigeon Lake as Crossing 1.

Crossing 3 is a single culvert crossing located on Vine Avenue west of Park Road that directs water flow to the drainage ditch between the lots on the south side of Vine Avenue.

RIPARIAN AREAS

In 2002 and 2008, Alberta Sustainable Resource Development conducted riparian health assessments on Pigeon Lake. In both assessment years, results classified the majority of Pigeon Lake's shoreline (65%) as highly impaired. In 2002, 24% of the shoreline was classified as healthy and the remaining 11% was considered moderately impaired. In 2008, riparian health improved slightly, with 29% of the shoreline considered healthy and 6% moderately impaired. This improvement in shoreline quality was likely the result of land purchases by the Government of Alberta along the northwest shore of the lake, although some improvement in riparian health was offset by poorer health scores elsewhere along the lake. Pigeon Lake's riparian impairment is largely a result of extensive riparian vegetation removal and shoreline modification.

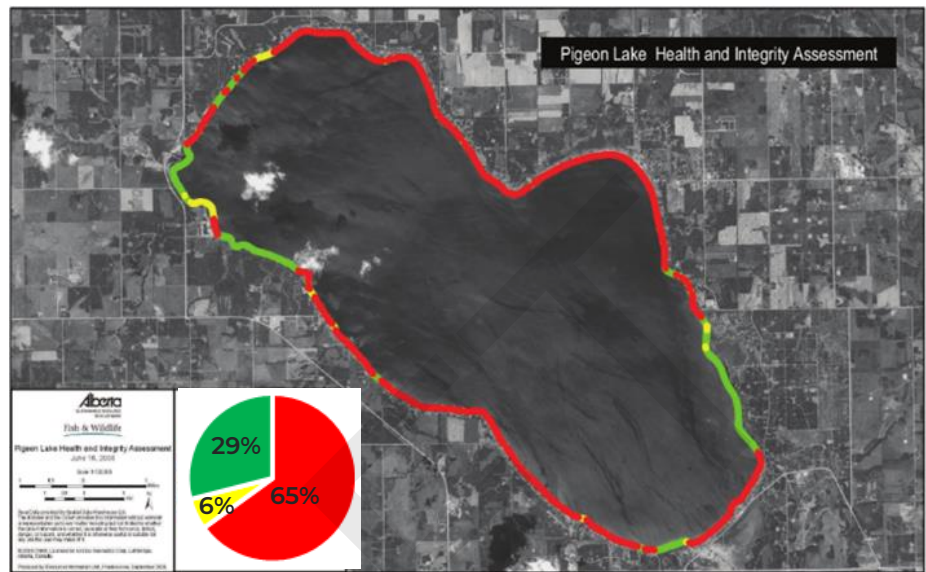


FIGURE 5: 2008 PIGEON LAKE HEALTH AND INTEGRITY ASSESSMENT (SOURCE: PLWMP, 2018)

SHORELINE



FIGURE 6: INSTALLING OF A DOCK (SOURCE: SUMMER VILLAGE)

CPP Environmental undertook an aquatic survey of the Summer Village's shoreline in 2018. The aquatic assessment resulted in a total of four shoreline areas representing the entire near-shore area of the Summer Village. Shoreline areas were classified as either natural, moderately disturbed, or highly disturbed. Shoreline area 3 was the only natural shoreline area and accounted for 3.25% of the project area. This shoreline area was characterized by a relatively undisturbed shoreline with abundant natural riparian vegetation. Highly disturbed shoreline areas included 1, 2 and 4 and accounted for

approximately 96.75% of the plan area. These shoreline areas were characterized by abundant shoreline disturbance in the form of residential and recreational development, including buildings, docks, lawns, rock placement and shoreline vegetation removal.

Despite differences in the degree of disturbance, water quality parameters were relatively similar in all shoreline areas and were at levels suitable to support aquatic life. Submergent vegetation cover was similar across all shoreline areas and consisted primarily of sago pondweed and large-sheath pondweed. Emergent vegetation was not present within any of the study shoreline areas at the time of assessment. Substrates throughout the study area were generally sand-dominated, although some coarser sediments, including cobble and boulder were present near shore. These coarser substrates may have been introduced as a result of rock and riprap placement for shoreline armoring.

FISH AND WILDLIFE

Five species of sport fish inhabit Pigeon Lake, including burbot, lake whitefish, northern pike, yellow perch, and walleye. Sucker and forage fish species, including white sucker, spottail shiner, emerald shiner, trout perch, and Iowa darter have also been documented within the lake.

Fish species in Pigeon Lake are subject to environmental and anthropogenic pressures such as habitat modification, overfishing and hypoxia due to eutrophic conditions. Northern pike and walleye populations are often used as indicators of the fisheries status within lakes due to these species' value to the recreational fishery, position atop the aquatic food web and sensitivity to stressors such as angling.

The population of walleye in Pigeon Lake is currently sustainable, although this is due to intensive stocking efforts in the 1990s which brought the population back from extirpation. Populations of northern pike in the lake are considered collapsed, likely a result of a combination of factors, including the extirpation of the species in the 1950s, loss of littoral spawning and feeding habitat, direct competition with reintroduced walleye, and overfishing. According to Alberta Environment and Parks, as of 2015 walleye populations within Pigeon Lake are at Very Low Risk while northern pike populations are considered Very High Risk due to weak recruitment and low survival.

Results of the aquatic survey indicate that the majority of the Sundance Beach shoreline (96.75%) has been impaired by human disturbance. Submergent vegetation cover was moderately abundant throughout all shoreline areas, however no emergent vegetation cover was present within the study area at the time of the assessment. These results suggest that the Sundance Beach littoral zone is unlikely to provide adequate spawning or rearing habitat for Northern Pike, which rely heavily on vegetative cover for these activities. However, the submergent vegetative cover present is likely sufficient to provide foraging habitat for smaller-bodied fishes. Nearshore areas with coarser substrates could potentially provide spawning habitat for walleye, which require wave-washed gravelly shoals, although these areas are subject to a relatively high level of human disturbance which would likely act as a deterrent. Areas with sand-dominated substrates may be utilized as travel corridors between areas of more cover, as well as by certain forage fishes, such as trout-perch which feed nocturnally in open, sandy-bottomed shallows.

Wildlife habitat is available throughout the northern Sumer Village natural areas but is limited along the lake edge as forest habitat is scattered amongst built-up areas. Lakeshore Drive divides lake lot properties into two urban development types: housing to the north and docks/boat houses to the south. The division allows for greater coverage of natural vegetation along the shoreline, thereby increasing the forest cover and habitat availability for wildlife.



FIGURE 8: AMERICAN COOT
(SOURCE: ALBERTA ENVIRONMENT AND PARKS)



FIGURE 7: WALLEYE
(SOURCE: ALBERTA ENVIRONMENT AND PARKS)

The larger areas of intact natural riparian areas have the potential to provide foraging and nesting sites for waterfowl. Numerous sightings of waterfowl along the Sundance Beach shoreline occurred during the survey and included the following observations: groups of the American Coot, Canada geese, mallards, and common goldeneye.



4 INTERMUNICIPAL COOPERATION





The Summer Village supports a positive approach to:


- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations;
- Implementing the PLWMP where appropriate; and
- Anticipating future development and community servicing needs in the Pigeon Lake Watershed region.


The benefits of collaboration include increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

GOAL	Collaboration initiatives promote compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.
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OBJECTIVE 1		Pursue opportunities with regional partners and the Province of Alberta on collaboration initiatives that benefit the region.
	POLICY 4.1.1	The Summer Village should seek opportunities to work with regional partners and government stakeholders on Pigeon Lake through planning processes—including public education, conceptual design, and development—to support compatible land uses in adjoining areas or areas of shared importance.
	POLICY 4.1.2	The Summer Village should seek opportunities with regional partners to promote collaborative action for a healthy watershed, healthy lake, and healthy community.

OBJECTIVE 2		Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
	POLICY 4.1.3	The Summer Village should explore new areas for collaboration in the delivery of programs, services, and facility operations where collaboration may result in: <ol style="list-style-type: none"> a. improved service delivery; or b. cost savings.
	POLICY 4.1.4	The Summer Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Summer Village such as ICFs and/or IDPs.
	POLICY 4.1.5	The Summer Village will endeavour to work with the Federal Government, Province of Alberta, Leduc County, other Pigeon Lake Summer Villages, facility operators, and regional utility providers to protect existing and future regional infrastructure.
	POLICY 4.1.6	The Summer Village will endeavour to support the Pigeon Lake Watershed Association and the Alliance of Pigeon Lake Municipalities' efforts to improve knowledge about the lake which further the development and implementation of science-based action plans for watershed stewardship.
	POLICY 4.1.7	The Summer Village will seek opportunities to work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.

	POLICY 4.1.8	<p>The Summer Village will refer proposed amendments to this MDP for comment to:</p> <ol style="list-style-type: none"> a. Summer Village of Itaska Beach, Summer Village of Golden Days, and Leduc County as per the requirements in the Leduc County / Summer Villages Itaska Beach, Sundance Beach and Golden Days Intermunicipal Development Plan; and b. Any other person or agency that Council considers necessary.
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OBJECTIVE 3		Community engagement strategies and consultation are consistent and transparent
	POLICY 4.1.9	Public consultation shall be conducted in accordance with the Summer Village’s Public Participation Policy to provide opportunities for public participation and meaningful public engagement regarding decisions which, in Council’s opinion, are major and impact the community.

DRAFT

5 FUTURE LAND USE

GOAL	Developments and redevelopments are well-planned and designed to mitigate environmental risk, conserve significant environmental features, and maintain the character of the community.
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5.1 Planning Areas

The boundaries of the future land use areas, as illustrated on **MAP 9.2 – FUTURE LAND USE**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in this MDP provide policy direction regarding the preferred future land use and redevelopment pattern. These areas do not necessarily correspond directly to existing land use districts set out in the Summer Village Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of this MDP may be approved by the appropriate Approving Authority. Similarly, applications for redistricting land use districts that are generally consistent with the land use areas shown in this MDP may be approved by Council.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Council or the appropriate Approving Authority.
2. An amendment to revise **MAP 9.2 – FUTURE LAND USE** of this MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

RESIDENTIAL AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as RESIDENTIAL AREA are areas where residential development will be the predominant future land use.
COMMUNITY AREA	Lands within the Summer Village identified on MAP 9.2 – FUTURE as COMMUNITY AREA are areas that will remain in their natural state or be developed for community uses for the benefit of Sundance Beach residents.
EASEMENT AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as EASEMENT AREA are privately owned lands or municipally controlled road allowances adjacent to the shoreline of Pigeon Lake that will be developed or utilized by holders of EHA easements or Summer Village licenses for private recreational purposes.
UTILITY LOT AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as UTILITY LOT AREA are lands adjacent to the shoreline of Pigeon Lake that will be developed or utilized by public utility lot (PUL) easement and license holders for municipal utility purposes and private recreational purposes.

Policies that apply to lands within these planning areas are identified in the following sections.

5.2 Residential Area

As a Summer Village, Sundance Beach is home to seasonal and year-round residents. Of the Summer Village’s 133 residential lots, 127 are currently developed. There are no commercial, industrial, or major institutional uses within the Summer Village. The community’s long term focus is to provide a safe and welcoming environment for residents.

It is anticipated that the majority of development activity in Sundance Beach will be the redevelopment of existing lots to accommodate changing family dynamics, lifestyle needs, and energy efficiency upgrades. The Summer Village wishes to ensure that future residential development and redevelopment occurs in a manner that respects the natural environment and complements the existing community.

The policies in this section apply to lands within the Residential Area on **MAP 9.2 – FUTURE LAND USE**.


GOAL		Residential developments and redevelopments are well-maintained, low density, and support seasonal and full-time occupancy.
OBJECTIVE 1		Residential development and redevelopment shall be encouraged to minimize impacts on the watershed and municipal infrastructure.
	POLICY 5.2.1	New dwellings shall be setback from the front property line as per requirements in the Summer Village Land Use Bylaw.
	POLICY 5.2.2	"Development on lots affected by wetlands and watercourses shall be setback from the delineated boundary of the wetland or watercourse. The setback distance shall be at the discretion of the Development Officer who shall have regard for: <ul style="list-style-type: none"> a. the characteristics of the site; and b. the recommendations provided by Alberta Environment and Parks in <i>Stepping Back from the Water</i>."
	POLICY 5.2.3	No further subdivision that would increase the number of residential lots will be permitted within the Summer Village.
	POLICY 5.2.4	All new residential developments and redevelopments shall be serviced with onsite private water supply systems.
	POLICY 5.2.5	Wastewater collection and storage systems shall conform to the applicable requirements of the Summer Village Wastewater Bylaw and applicable provincial laws.
	POLICY 5.2.6	The Summer Village shall encourage proponents of future residential development or redevelopment proposals to incorporate recommendations from the Clean Runoff Action Guide into building and site design including: <ul style="list-style-type: none"> a. Landscaping; b. Rainwater harvesting; c. Rain gardens; and d. The use of permeable pavements.

5.3 Community Area

The Summer Village maintains the John Turgeon Community Hall for residents’ use and enjoyment. The Summer Village strives to be a safe, vibrant community with low-impact infrastructure that meets the needs of residents.

The policies in this section apply to lands within the Community Area on **Map 9.2 – FUTURE LAND USE**.

GOAL	Sundance Beach is a safe, vibrant community with abundant recreational opportunities.
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OBJECTIVE 1		Low-impact and well-maintained community infrastructure does not adversely impact important natural features and ecological systems.
	POLICY 5.3.1	The Summer Village will encourage the cost-effective development and maintenance of recreational amenities within the Summer Village.

5.4 Easement Area and Utility Lot Area

The Easement Area applies to specific parcels of land within the Summer Village adjacent to the shoreline of Pigeon Lake that are owned by the Sundance Beach Easement Holders Association (EHA) or controlled by the Summer Village, identified as the Easement Area on **MAP 9.2 – FUTURE LAND USE**. The Utility Lot Area applies to specific parcels of land within the Summer Village adjacent to the shoreline of Pigeon Lake that are owned by the Summer Village, identified as the Utility Lot Area on **MAP 9.2 – FUTURE LAND USE**.







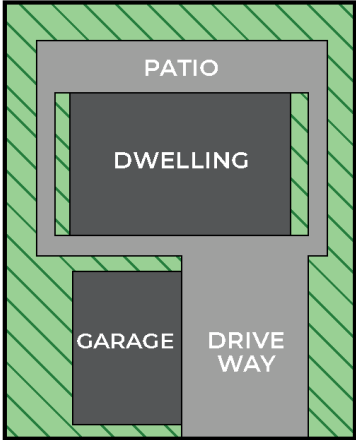
The purpose of these areas is to provide limited access to the shore lands within the Summer Village for holders of EHA easements and PUL easements and licenses.




GOAL	Development within the Easement Area and Utility Lot Area conforms to the respective easements and licenses, the EHA guidelines for lakeshore development, and the Summer Village Land Use Bylaw.
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OBJECTIVE 1		Land use and development activities in the Easement Area and Utility Lot Area provide access to the lake for easement holders and utility lot easement and license holders, respectively, and are designed to mitigate impacts on Pigeon Lake.
	POLICY 5.4.1	The Summer Village shall ensure that all development in the Easement Area conforms to the easements and licenses, the policies of this MDP, the EHA guidelines for lakeshore development, and the Summer Village Land Use Bylaw.
	POLICY 5.4.2	The Summer Village shall ensure that all development in the Utility Lot Area conforms to the easements and licenses, the policies of this MDP, and the Summer Village Land Use Bylaw.
	POLICY 5.4.3	The Summer Village and the EHA shall ensure drainage patterns are maintained.
	POLICY 5.4.4	The Summer Village will explore opportunities to work collaboratively with the EHA to develop guidelines for managing development within the Easement Area and the Utility Lot Area.

5.5 General Development





The following policies apply to all land use and development activities within the Summer Village. These policies are intended to support development and redevelopment of lands within the Summer Village that will not adversely impact: the local landscape, lake water quality, important aquifers, important ecosystems or habitat areas, significant cultural or historic resources, and the enjoyment of the Summer Village residents.

OBJECTIVE 1		Establish requirements for all development activities in the Summer Village to conserve important natural features and ecological systems, while providing opportunities for safe, orderly, and efficient development and redevelopment.
	POLICY 5.5.1	Commercial development within the Summer Village (except for home-based businesses that do not generate additional vehicle traffic) shall be prohibited.
	POLICY 5.5.2	The Summer Village shall encourage the installation of erosion and sediment control measures during construction and landscaping.
	POLICY 5.5.3	Major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport.
	POLICY 5.5.4	<p>The Summer Village will encourage landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:</p> <ol style="list-style-type: none"> a. Retaining native vegetation that does not require irrigation; b. Controlling the proliferation of noxious weeds; c. Applying low-impact development strategies; d. Encouraging the installation of rain gardens and absorbent landscaping materials; and e. Restricting the use of fertilizers and pesticides, in accordance with the Summer Village’s Restricted Use of Fertilizers and Pesticides Bylaw.
	POLICY 5.5.5	Landowners and/or development proponents should restore and re-establish vegetative cover on their lots, where reasonably possible.
	POLICY 5.5.6	<p>Development and redevelopment should be encouraged to be designed to provide a portion of the lot area not covered by buildings as permeable or semi-permeable surfaces (e.g., grasses, vegetation, gravel, non-compacted soils, etc.) to support on-site water filtration and decrease surface runoff areas.</p> <div style="text-align: right;">  <p> Lot Boundary Buildings Non-building Area Permeable & Semi-permeable Surfaces </p> <p><i>Illustration demonstrates an example of site coverage only and is not representative of setback, building floor area, and siting requirements.</i></p> </div>

	POLICY 5.5.7	The retention of wetlands will be encouraged. Applications for development and/or subdivision on sites which include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
	POLICY 5.5.8	All applications for subdivision and new development within areas identified by the Province as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture, Multiculturalism and Status of Women (see MAP A.1 – LOCAL FEATURES). Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
	POLICY 5.5.9	The Summer Village will consider the inclusion of FireSmart Canada recommendations into the Summer Village Land Use Bylaw.

5.6 Agriculture and Natural Resource Development

The predominant land use in the Summer Village is residential development. Undeveloped lands within the Summer Village are intended to facilitate low-impact recreational activities and support the ecological health of Pigeon Lake. Large scale agricultural activities and natural resource development would be incompatible with the Summer Village’s current and planned built form.

OBJECTIVE 1		Land-intensive agricultural and natural resource developments occur in appropriate locations within the watershed.
	POLICY 5.6.1	Large agricultural operations and confined feeding operations shall be prohibited within the Summer Village.
	POLICY 5.6.2	Local small scale agricultural activities such as non-commercial gardens and greenhouses will be encouraged.
	POLICY 5.6.3	Aggregate resource extraction developments shall be prohibited within the Summer Village.
	POLICY 5.6.4	The development of oil and gas infrastructure (e.g., well-sites, pipelines) shall be strongly discouraged within the Summer Village. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to discourage locating oil and gas infrastructure in areas with important natural features.

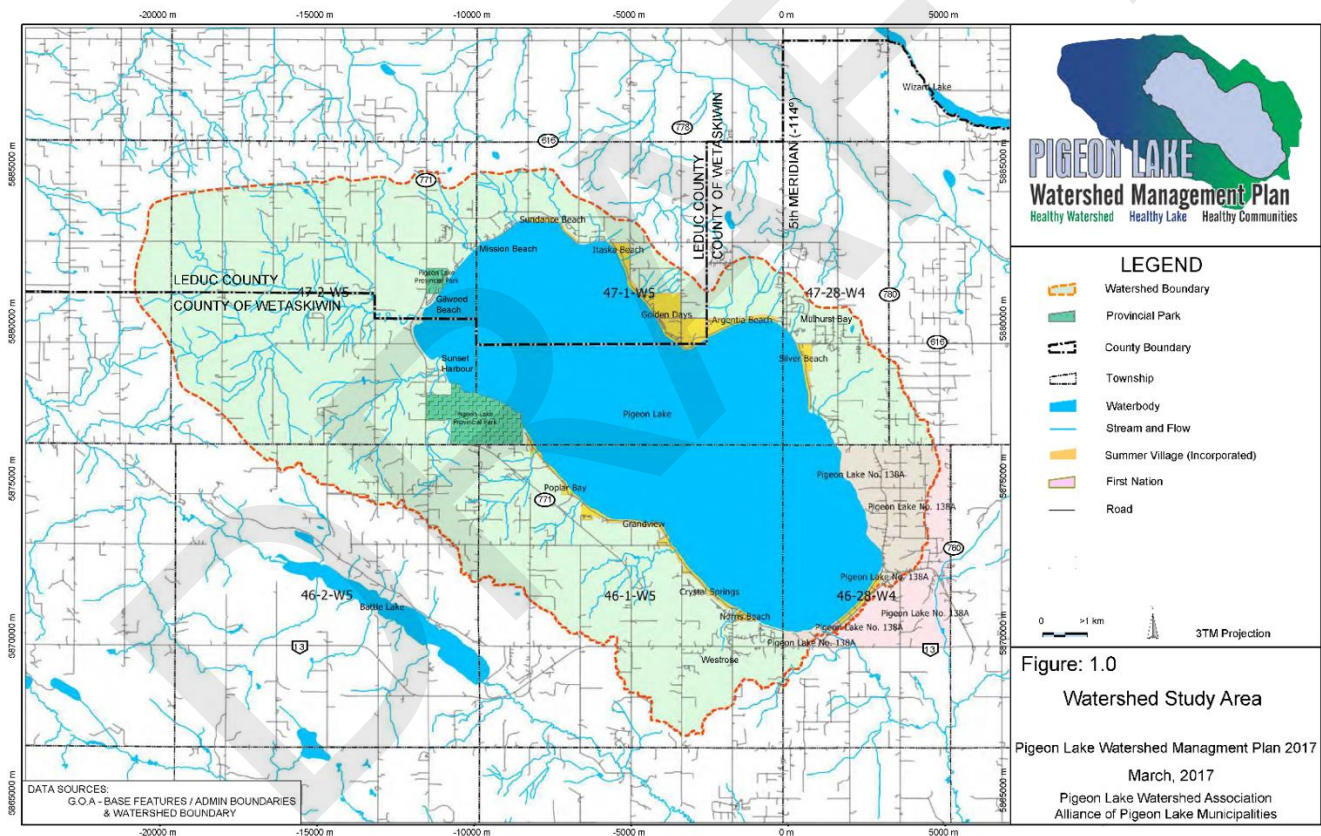
6 THE PIGEON LAKE WATERSHED

A watershed refers to the area of land that drains into a body of water. The Pigeon Lake Watershed, which falls within Leduc County and the County of Wetaskiwin, is shown in the figure below.

Activities that occur in the watershed influence the quantity and quality of water that enters the lake and the overall health of the lake ecosystem.

Runoff from agricultural and urban areas can contribute significant quantities of nutrients, bacteria, pesticides, fertilizers, metals, oils, and other contaminants to the lake. Uncontrolled runoff can travel across 'polluted' surfaces, carrying these undesirable materials and compounds into the lake. Lake waters may also be polluted by nutrients and bacteria leaching from septic systems. Contaminants from these sources may reach the water body directly or through percolation into the groundwater. Nutrient and phosphorous loading from these sources contribute to blue green algae blooms.

To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.



**FIGURE 9: PIGEON LAKE WATERSHED BOUNDARY
(SOURCE: PLWMP, 2018)**

Some of the negative impacts on water bodies in environments similar to Pigeon Lake are caused by damaged riparian areas and littoral zones due to development adjacent to the shore of the lake.

Modern construction and landscape design methods, when properly applied, can prevent or mitigate the opportunity for increased sediment and phosphorous from reaching a water body except in extraordinary circumstances (e.g., in the event of a greater than a 1-in-100 year flood). If such flows associated with new development can be slowed or directed away from the lake, then that source of water quality contamination may be reduced.

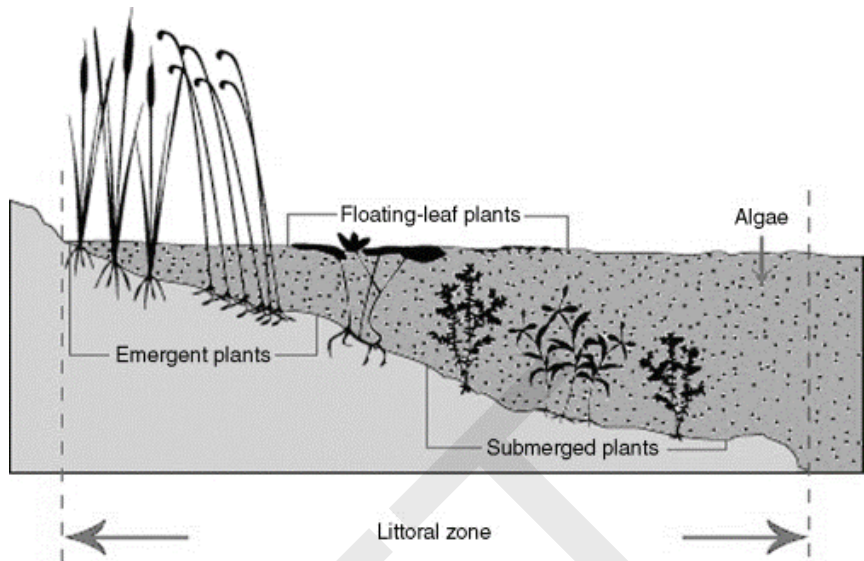





FIGURE 10: LITTORAL ZONE DIAGRAM
(SOURCE: SCIENCE DIRECT)

The long term health and sustainability of Pigeon Lake and its water quality have been identified as important. The policies outlined in this section ensure that restoration and conservation of water resources within the Pigeon Lake watershed are considerations of future planning and development decisions.



GOAL		Excellence in environmental stewardship supports land use and municipal programs that conserve and enhance the Pigeon Lake watershed and the community’s unique ecological features.
OBJECTIVE 1		Future land use activities in the Summer Village are designed to mitigate negative impacts on Pigeon Lake.
	POLICY 6.1.1	Redevelopment within the Summer Village may be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Pigeon Lake Watershed. Additional information may be required at time of redevelopment to ensure the Development Authority has sufficient information to assess site constraints.
	POLICY 6.1.2	Future new development and redevelopment within the Summer Village shall be limited to those land uses and those locations which can be reasonably demonstrated through site location and/or site design to have minimal impact on the health and viability of Pigeon Lake and where there are not presently significant environmental hazards that would make the site unsuitable for development or redevelopment.
	POLICY 6.1.3	Lot owners will be encouraged to minimize sources of contamination on their lots that may negatively affect ground and/or surface water quality.

7 INFRASTRUCTURE AND SERVICING

As a small residential community, the Summer Village maintains a limited network of municipal infrastructure. Roads and culverts in the Summer Village are maintained by the municipality. Water supply and wastewater collection and storage for residential lots are provided via private systems. Fire response and wastewater disposal services for the Summer Village are provided by the County of Wetaskiwin by way of intermunicipal agreements. Solid waste services are provided by Leduc County by way of intermunicipal agreements.



GOAL	Infrastructure is designed and maintained to efficiently meet present and future needs.
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7.1 Roads

OBJECTIVE 1		The local road network in the Summer Village provides safe and efficient access for local residents.
	POLICY 7.1.1	Development, redevelopment, and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
	POLICY 7.1.2	The Summer Village may restrict the use of heavy vehicles on local roads to ensure safe transportation routes are maintained and to protect the integrity of the road and surrounding developments.

7.2 Water Servicing






The Summer Village does not operate a municipal potable water distribution system. Landowners are responsible for providing private on-site water supply systems to their own lots. Potable water is provided via individual private wells, cisterns, or brought from other locations. Landowners are responsible for providing private water services that are safe, efficient, and comply with all provincial laws, where applicable.

OBJECTIVE 1		Private water servicing in the Summer Village is safe and compliant with provincial requirements.
	POLICY 7.2.1	Water servicing in the Summer Village shall continue to be provided to individual lots via individual private water supply systems (private wells and/or cisterns) or brought from other locations.
	POLICY 7.2.2	Water systems in the Summer Village shall comply with all current provincial laws.

7.3 Wastewater Servicing

Wastewater collection and storage in the Summer Village are provided by individual landowners using underground holding tanks.



All existing and new property owners are responsible for ensuring that their private sewage disposal systems satisfy the Summer Village’s Wastewater Bylaw and provincial laws, as effluent released into the groundwater can decrease the quality of Pigeon Lake’s aquifer. Provincial laws governing wastewater systems were last updated in 2015.

OBJECTIVE 1		Private wastewater collection and storage in the Summer Village is safe and compliant with the Summer Village’s Wastewater Bylaw and all provincial laws.
	POLICY 7.3.1	Private sewage disposal systems must comply with current provincial laws.
	POLICY 7.3.2	Surface discharge systems and septic fields and mounds shall be prohibited within the Summer Village, as per the Summer Village’s Wastewater Bylaw.
	POLICY 7.3.3	The disposal of greywater on the ground within the Summer Village shall be prohibited, as per the Summer Village’s Wastewater Bylaw.
	POLICY 7.3.4	Residential lots shall provide onsite facilities for the collection and storage of wastewater, which includes greywater and sewage.
	POLICY 7.3.5	All Recreational Vehicles must store and dispose of private sewage in a sealed container that comply with the current Alberta Private Sewage Systems Standard of Practice and be suitable for the intended use. Further, all private sewage must be disposed of in licenced facilities.

7.4 Stormwater Management









When residential subdivisions within the Summer Village were first registered it was not common practice of rural municipalities to prepare a stormwater management plan. Consequently, a stormwater management plan was not required for the Summer Village at that time.

Stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties. Stormwater runoff can become problematic within the Summer Village during the spring or periods of prolonged rainfall.

OBJECTIVE 1		Stormwater flows in the Summer Village are properly managed to reduce the risk of flooding and minimize sediment and phosphorus runoff entering Pigeon Lake.
	POLICY 7.4.1	The use of low impact development (LID) stormwater management systems and design features that improve stormwater run-off quality and reduce the risk of flooding will be encouraged. Potential LID design features may include the use of pervious paving surfaces which trap pollutants and have a lower nutrient release rate, bio-swales, and rain gardens.
	POLICY 7.4.2	The development or redevelopment of a driveway shall not interfere with the natural drainage of stormwater flows. If a driveway is constructed across the path of stormwater flows, a culvert or bio-swale must be utilized to the satisfaction of the Development Authority.

8 IMPLEMENTATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended (the MGA), this MDP shall be adopted by the Summer Village, as the Summer Village of Sundance Beach Municipal Development Plan. Subdivision, development, and re-development of lands within the Summer Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Summer Village.


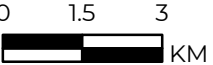
GOAL		Responsible, transparent, and forward thinking governance processes guide decisions.
OBJECTIVE 1		Summer Village planning documents are consistent and up-to-date.
	POLICY 8.1.1	Amendments to this MDP shall be consistent with any ICFs and IDPs adopted by the Summer Village.
	POLICY 8.1.2	When this MDP or any part thereof takes effect, the Summer Village Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
	POLICY 8.1.3	Planning is a continuous process, and it is important that the MDP be monitored, reviewed, and updated in order to ensure that the planning needs of the Summer Village are being met. A review may be appropriate when: <ul style="list-style-type: none"> a. changes in economic, social, or technical developments occur; b. a new Council is elected; or c. an amendment to the MDP is made.
	POLICY 8.1.4	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
	POLICY 8.1.5	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives, and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none"> a. a formal request for amendment will be submitted to Council; b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives, and policies of the MDP; c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
	POLICY 8.1.6	When considering an amendment to this MDP, Council and Administration shall comply with all applicable notification and public consultation requirements in the MGA.
	POLICY 8.1.7	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
	POLICY 8.1.8	Summer Village Administration may develop a method for monitoring, evaluating, and analyzing the effectiveness, viability, and relevance of this MDP.

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Summer Villages	 Pigeon Lake No. 138A
 Rural Municipalities	 Parks & Protected Areas

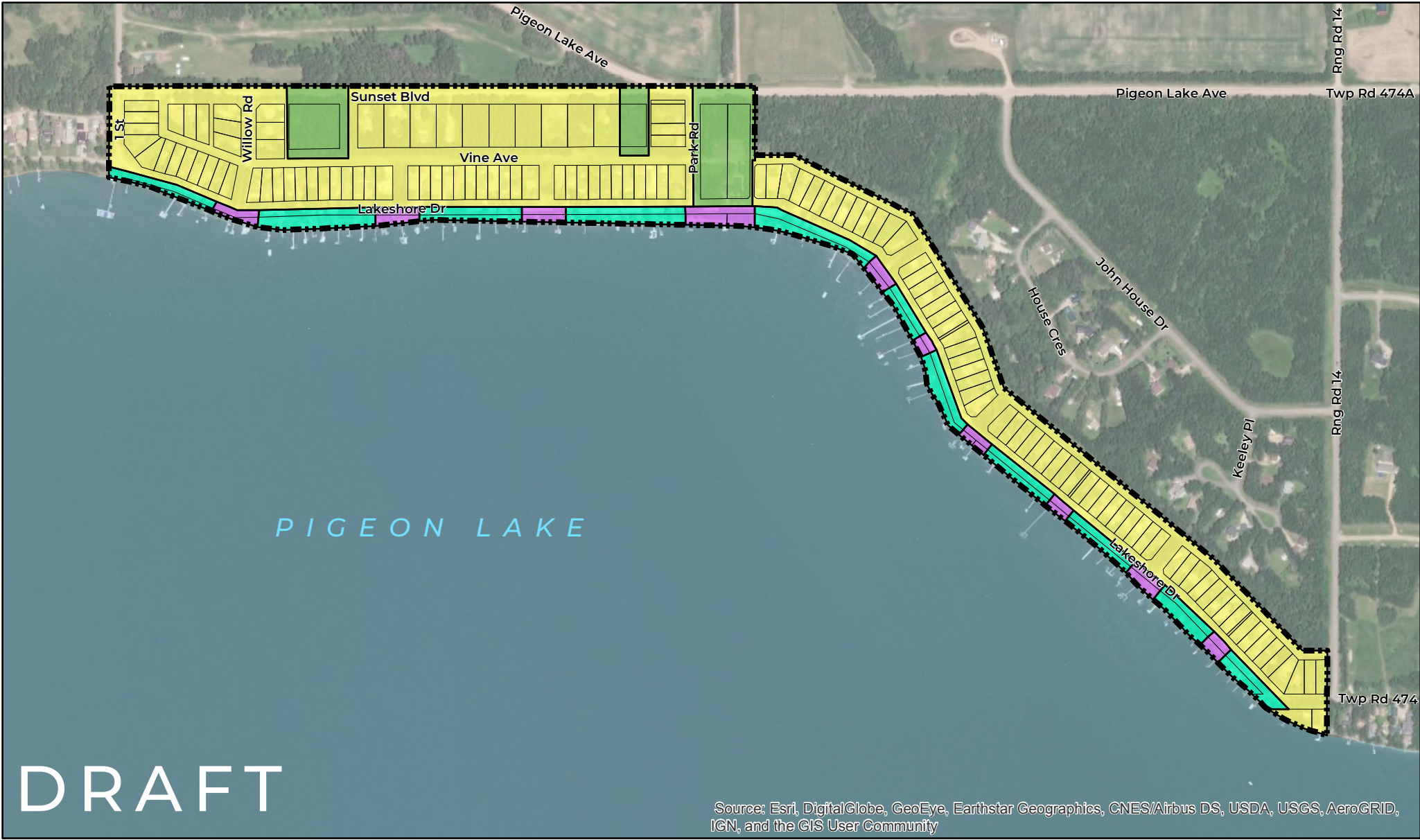
	January 2021
	

MAP 9.1
REGIONAL LOCATION

SV of SUNDANCE BEACH
MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N





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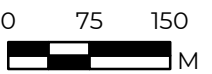
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

-  Municipal Boundary
-  Community Area
-  Utility Lot Area
-  Residential Area
-  Easement Area

MAP 9.2
FUTURE LAND USE

SV of **SUNDANCE BEACH**
MUNICIPAL DEVELOPMENT PLAN

January 2021

Digital Information:
Geogratis, Geodiscover, and Altalis
Projection:
UTM NAD 83 12N



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Municipal Boundary	Drainage Flow Direction	Wetland (Approximate Location)	100m Well Setback
John Turgeon Community Hall	Ditch/Weeping Tile	HRV 5, Historic Period	Operating or Issued Oil & Gas Wells
Culvert Crossing	Low Area (Approximate Location)	High Shoreline Disturbance	Reclamation Certified Oil & Gas Wells
Watercourse	Steep Area (Approximate Location)	Low Shoreline Disturbance (Natural)	Oil & Gas Pipelines

MAP A.1
LOCAL FEATURES

SV of SUNDANCE BEACH
MUNICIPAL DEVELOPMENT PLAN

January 2021

Digital Information:
Geogratis, Geodiscover, and Altalis
Projection:
UTM NAD 83 12N

