



Summer Village of Sunrise Beach

# Municipal Development Plan

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Bylaw No. 166-2020  
Adopted by Council April 2021



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

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

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

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

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

**1. TITLE**

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

**2. ADOPTION**

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

**3. REPEAL**

3.1 THAT Bylaw 2013-132, being a previous version of a Municipal Development Plan for the Summer Village of Sunrise Beach, duly enacted, is hereby repealed.

**4. SEVERABILITY**

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

**5. COMING INTO FORCE**

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

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

Read a first time on this 28<sup>th</sup> day of July, 2020.

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Mayor, Glen Usselman

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Chief Administrative Officer, Wendy Wildman

Read a second time on this 27<sup>th</sup> day of April 2021.

Unanimous Consent to proceed to third reading on this 27<sup>th</sup> day of April 2021.

Read a third and final time on this 27<sup>th</sup> day of April 2021.

Signed this 27<sup>th</sup> day of April 2021.

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Mayor, Glen Usselman

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Chief Administrative Officer, Wendy Wildman

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# SECTION ONE

## Welcome

# 1

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

### 1-1 OUR COMMUNITY

The Summer Village of Sunrise Beach is home to permanent and seasonal residents in a recreational lakeside setting. It is located within to Lac Ste. Anne County on the western shores of Sandy Lake, south of Sandy Beach, as shown on **Figure 1**. Sunrise Beach has a total land area of 1.66 square kilometres.

The Sandy Lake area was part of the traditional territory of Alexander and other First Nations. Upon the signing of Treaty No. 6 Alexander Indian Reserve No. 134 was created on lands east of Sandy Lake.

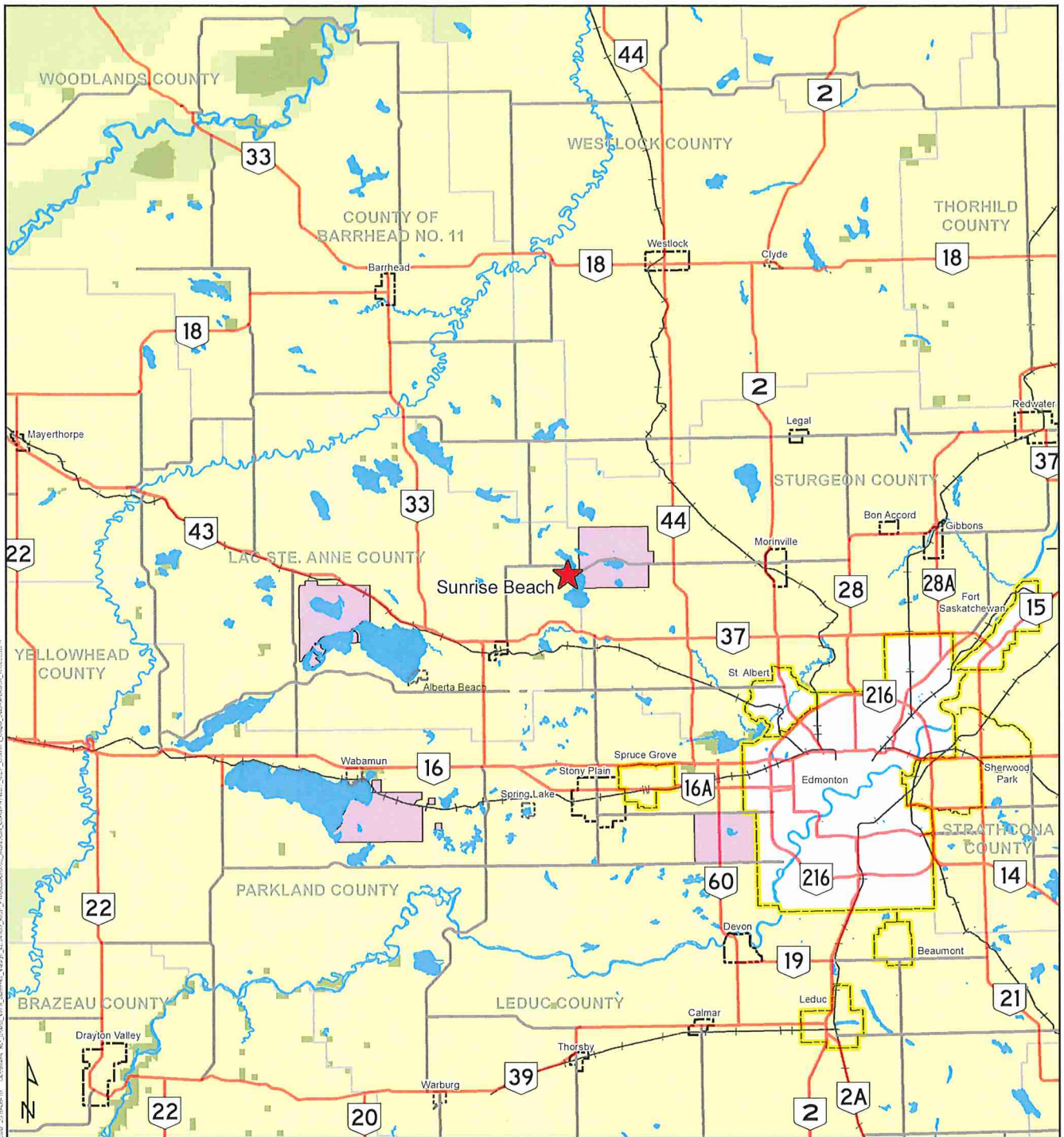
In the late 1880s, when more people were settling in and around the area, lands were predominately used for agriculture. Recreational development around Sandy Lake began in the 1920s with the first subdivision being established in 1923. When the Summer Village of Sunrise Beach was incorporated on December 31, 1988, more than 1000 lots around the lake had been established. Many recreational activities are enjoyed in and around the lake, including camping, boating, cross-country skiing and use of recreational vehicles.

### 1-2 OUR VISION

Our 20 Year Vision is:

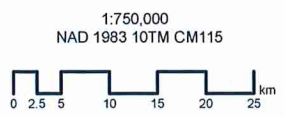
*The Summer Village of Sunrise Beach continues to be a quiet and safe place to live and recreate, and provides opportunities for residential growth in a controlled and sustainable manner while retaining its small village character.*





- |  |                             |                      |
|--|-----------------------------|----------------------|
|  | — Highway, 1-216 Series     | ★ Sunrise Beach      |
|  | — Highway, 500-986 Series   | 🏠 City               |
|  | + Railway                   | 🏘 Urban Service Area |
|  | 🌊 Lake/Major River          | 🏡 Town               |
|  | 🌿 Provincial Protected Area | 🏠 Village            |
|  | 🌿 Provincial Green Area     | 🏠 Indian Reserve     |
|  | 🏠 Rural Municipality        |                      |

**SUNRISE BEACH  
MUNICIPAL  
DEVELOPMENT  
PLAN**



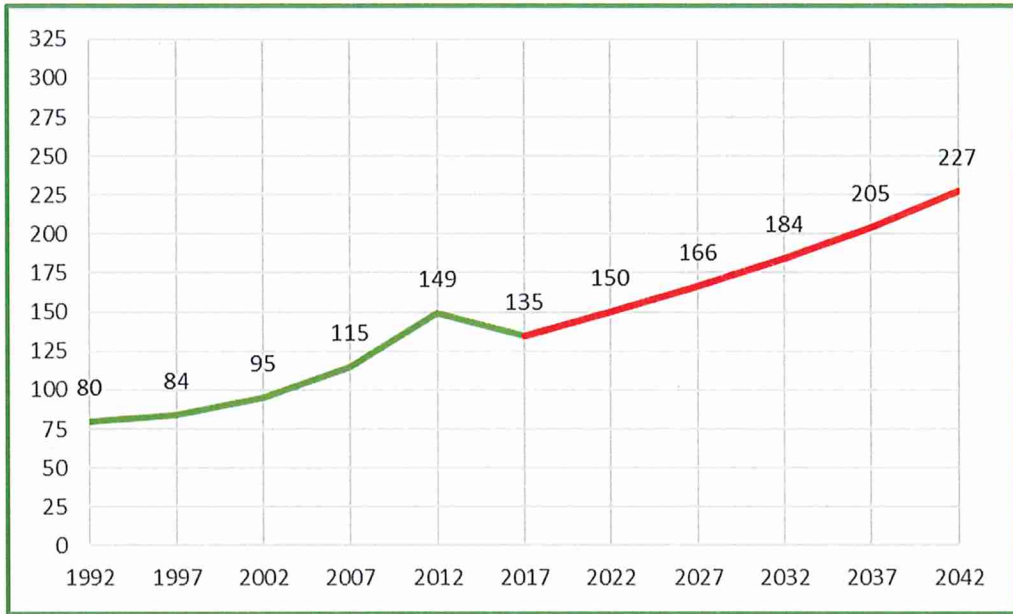
**FIGURE 1:  
CONTEXT MAP**

### 1-3 DEMOGRAPHICS

Sunrise Beach has experienced steady growth with a dip off of the peak of 149 permanent residents in 2012, as shown on **Figure 2**. Using Sunrise Beach’s Average Annual Growth Rate of 2.1% and projecting it out to 2042 results in an increase from 135 to 227 residents.

Given this potential increase in population, it is likely that additional housing stock will be needed to accommodate an increase in population over the planning horizon of the MDP.

**Figure 2 – Population Growth in Sunrise Beach**



Source: Alberta Municipal Affairs.



# SECTION TWO

# Planning Framework

# 2

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

## **2-1 PURPOSE & SCOPE**

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

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

*632(3) A municipal development plan*

*(a) must address*

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

*(b) may address*

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



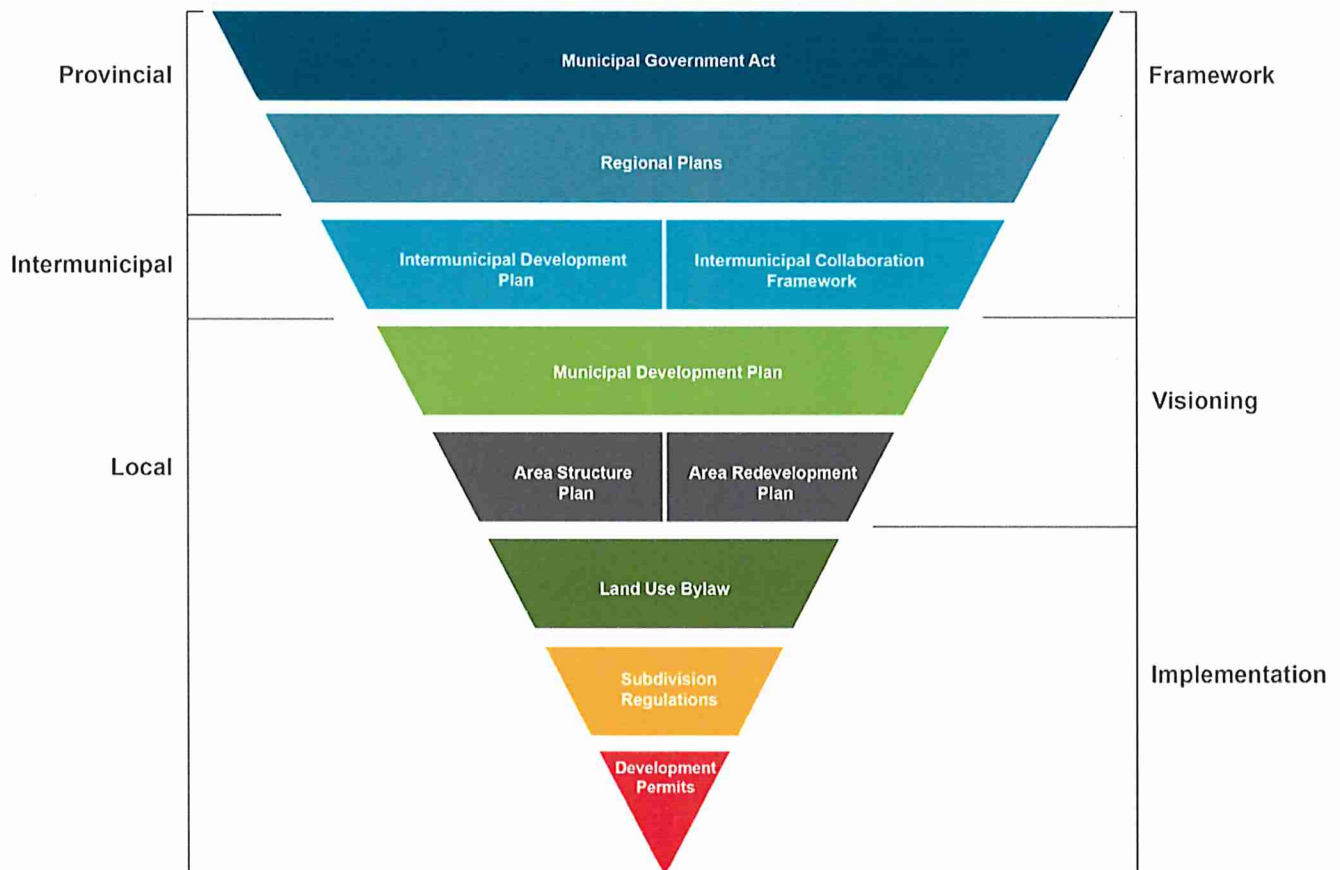


- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) must contain policies compatible with the subdivision and development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

## 2-2 LEGISLATIVE FRAMEWORK

Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated below:

**Figure 3 – Planning Hierarchy in Alberta**



## 2-3 INTERPRETATION

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



# SECTION THREE

## Local Policies

# 3

*This Section outlines local land use planning policies.*

### 3-1 FUTURE DEVELOPMENT

#### *Goals*

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

#### *Policies*

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



- 3.1.9 Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
- 3.1.10 Development along the lakefront shall be required to provide an Environmental Reserve strip.
- 3.1.11 A Conceptual Scheme shall be required for all proposed developments resulting in four (4) or more new parcels in currently undeveloped portions of the Summer Village. The Conceptual Scheme should include:
  - a) The land uses proposed for the development;
  - b) How access to the site will be provided;
  - c) How the lots will be serviced; and
  - d) Interface conditions with adjacent parcels.
- 3.1.12 Any development over 8 hectares ( $\pm 20$  acres) in size shall require an Area Structure Plan (ASP) that is prepared in compliance with the MGA.
- 3.1.13 The following studies may be required to support a Conceptual Scheme or ASP:
  - a) A Traffic Impact Assessment (TIA);
  - b) A Stormwater Management Plan;
  - c) A Biophysical Impact Assessment (BIA) completed by a Professional Biologist where environmentally sensitive areas have been identified; and
  - d) A Grading Plan.

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

#### *Goals*

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

#### *Policies*

- 3.2.1 Parks and Open Spaces shall be preserved and maintained for the use and enjoyment of residents and visitors.
- 3.2.2 The development of new recreation facilities for both active and passive uses is encouraged.



### 3-3 MOBILITY

#### *Goals*

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

#### *Policies*

- 3.3.1 Trails and pathways shall be maintained and enhanced to link parks and open spaces and provide lake access.
- 3.3.2 Opportunities to improve safety and connectivity for pedestrians and cyclists, such as separate walkways are encouraged.
- 3.3.3 Explore a potential future connection of the roadway network to Township Road 554 to create a southern access point into Sunrise Beach.
- 3.3.4 The roadway network shall be maintained to meet current and future needs.

### 3-4 MUNICIPAL SERVICING AND UTILITIES

#### *Goals*

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

#### *Policies*

- 3.4.1 Sunrise Beach shall only approve development that does not require the municipality to provide piped water.
- 3.4.2 Low Impact Development (LID) stormwater management practices are encouraged.

### 3-5 ENVIRONMENTAL MANAGEMENT

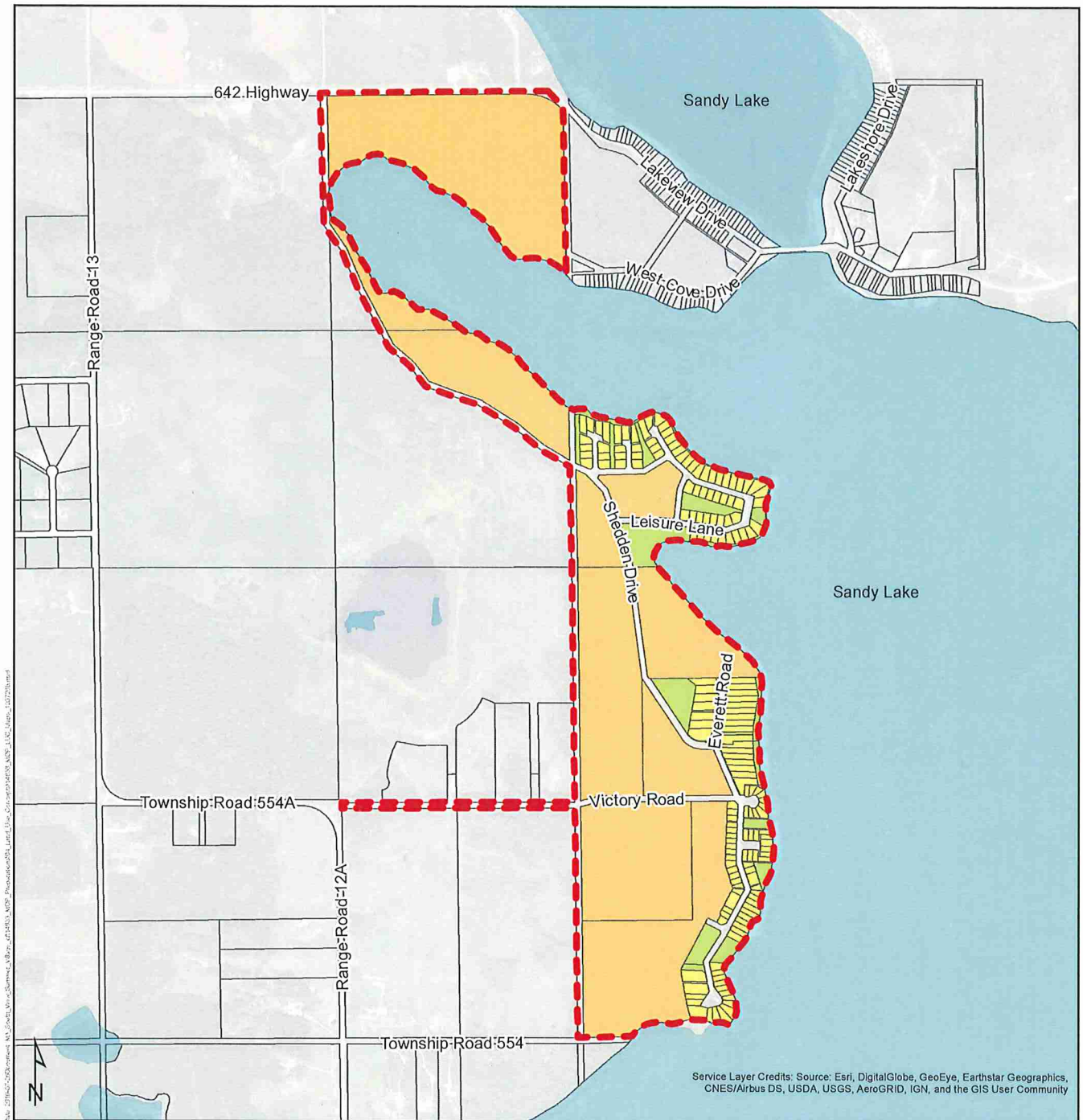
#### *Goals*

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

#### *Policies*



- 3.5.1 Impacts to the natural environment as a result of future development shall be minimized to the greatest extent possible.
- 3.5.2 No new buildings or accessory structures shall be permitted within the 1:100 year flood plain.
- 3.5.3 Practices which minimize nutrients entering the lake from adjacent development are encouraged.








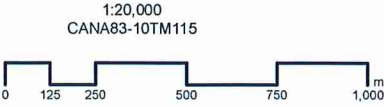
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



 Water Body  
 Municipal Boundary

 Residential  
 Parks and Open Space  
 Future Residential/Retail

**SUNRISE BEACH  
 MUNICIPAL  
 DEVELOPMENT  
 PLAN**



**FIGURE 4  
 FUTURE  
 DEVELOPMENT MAP**

# SECTION FOUR

# Intermunicipal Policies

# 4

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

## 4-1 COLLABORATION

### *Goals*

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

### *Policies*

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



# SECTION FIVE

# Implementation Policies

# 5

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

## 5-1 IMPLEMENTATION

### *Goals*

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

### *Policies*

- 5.1.1 The MDP shall be reviewed and updated approximately every ten (10) years to ensure that development continues to reflect the vision and goals herein. A review may also be necessary to reflect:
  - a) Shifts in economic, social and development opportunities and constraints;
  - b) Changes in federal and provincial legislation and regulations; and
  - c) Changes to Council's strategic priorities.
- 5.1.2 Council shall review and update the Land Use Bylaw to implement the policies of this MDP.

