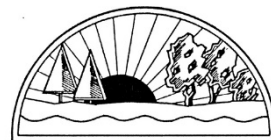


# Summer Village of Sunset Beach Municipal Development Plan



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Bylaw No. 133-21  
Adopted by Council March 2021



BYLAW 133-21

A BYLAW OF THE SUMMER VILLAGE OF SUNSET BEACH, IN THE PROVINCE OF ALBERTA,  
TO ADOPT A MUNICIPAL DEVELOPMENT PLAN

**WHEREAS**, THE Municipal Government Act, Chapter M-26, R.S.A. 2000 as amended authorizes a municipality to adopt a Municipal Development Plan; and

**WHEREAS**, a Municipal Development Plan has been prepared under direction of Council; and

**NOW THEREFORE** the Council of the Summer Village of Sunset Beach, in the Province of Alberta, duly assembled, enacts as follows:

1. That the Bylaw may be cited as the "Municipal Development Plan"
2. That this Bylaw shall become effective upon third and final reading of this Bylaw.
3. That the Summer Village of Sunset Beach Municipal Development Plan, being Schedule "A" attached hereto, is hereby adopted.

**READ a first time this 22nd day of March 2021**

**The Public Hearing was held on the 22nd day of March 2021, at 7:00 pm**

**READ a second time this 31 day of March 2021**

**READ a third time and passed this 31 day of March 2021**

  
Mayor,

  
C.A.O.,

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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 Sunset Beach is a small municipality located approximately 165 kilometres north of Edmonton on the South East shore of Baptiste Lake. Baptiste Lake is a medium-sized lake located within the County of Athabasca in central Alberta. Sunset Beach is located approximately sixteen kilometres west of the town of Athabasca, as shown on **Figure 1**.

Baptiste Lake was named after Baptiste Majeau, an early Metis settler in the area. The first permanent native settlement on Baptiste Lake was established in the 1880s by a group of people from Saskatchewan. They lived on long, narrow lake-front lots. In the early 1900s farming had begun in the area surrounding the Lake, and by 1930 most of the land that was not already settled was available for homesteaders.

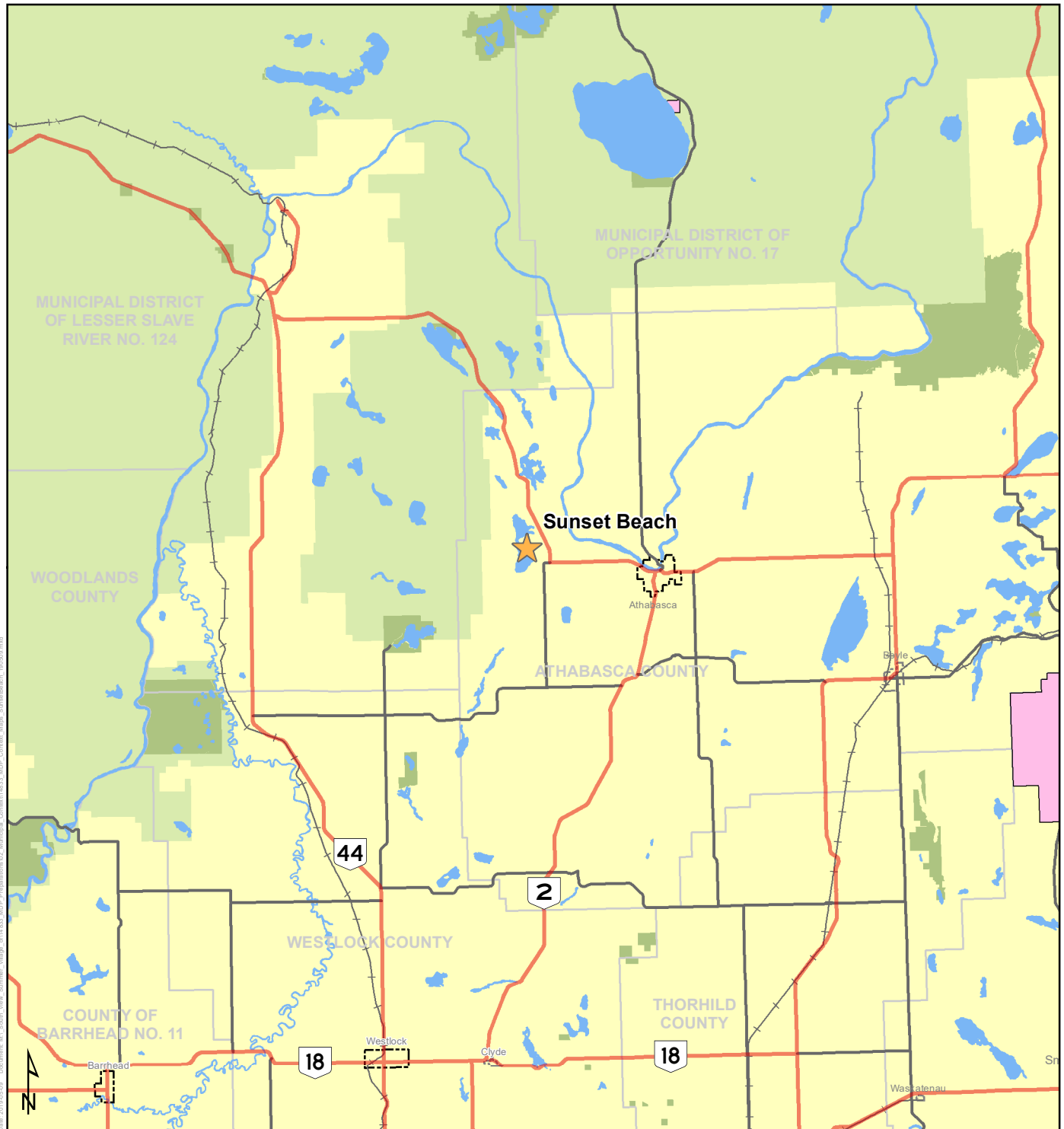
Baptiste Lake is a good setting for power boating, water skiing, swimming, fishing and canoeing. Snowmobiling, ice fishing, and cross-country skiing are enjoyed during the winter months. The area around the Lake is a conservationist's paradise, with rolling hills and forests filled with wildlife including deer, moose, and many other birds and animals.

### 1-2 OUR VISION

Our 20 Year Vision is:

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





1:750,000  
NAD 1983 10TM CM115



- Highway, 1-216 Series
- Highway, 500-986 Series
- + Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ Sunset Beach
- Town
- Village
- Indian Reserve
- Rural Municipality

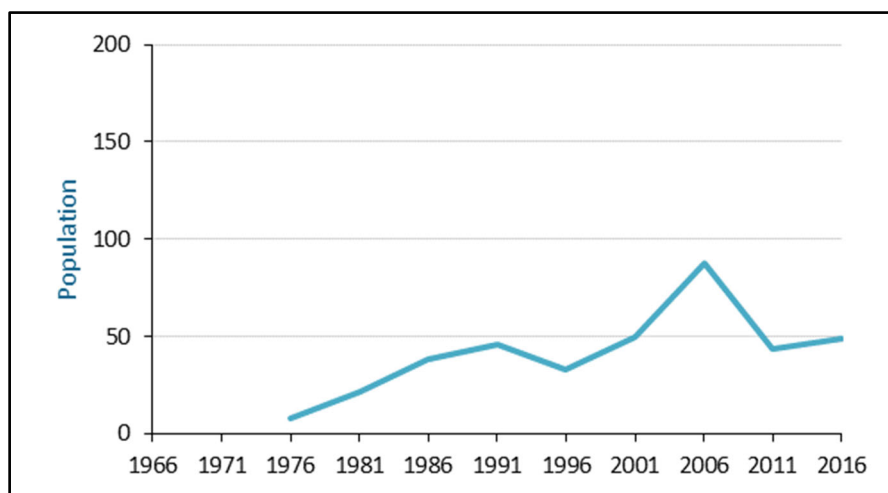
**SUMMER VILLAGE  
OF SUNSET BEACH  
LOCATION MAP**



### 1-3 DEMOGRAPHICS

Growth in Sunset Beach can be generally described as steady from the mid-1970s to '90s, with an uptick between 2001 and 2006 as shown on **Figure 2**. Between 2006 and 2011, the population of permanent residents dropped and the 2016 federal census has since seen population growth return.<sup>1</sup>

**Figure 2 – Historical Population Growth in Sunset Beach**



Using the Average Annual Growth Rate of 0.3% and projecting to 2040 would result in an increase from forty-nine residents in 2016 to 100 residents in 2040. Given there are 99 private dwellings recorded in the census it is likely that the existing housing stock would absorb any increase in population over the planning horizon of the MDP. As such, for the purposes of policy development, population growth is assumed be of negligible affect.

**Table 1 – Local Demographics**

Demographics	Sunset Beach
Population in 1991	46
Population in 2016	49
Average Annual Growth Rate, 1991-2016	0.3%
Total Private Dwellings in 2016	99
Dwellings Occupied by Usual Residents in 2016	25
Percentage Occupied by Usual Residents in 2016	25%
Percentage Not Occupied by Usual Residents in 2016	75%
Median Age of Population in 2016	64.2

Source: Statistics Canada (1991 and 2016)

<sup>1</sup> Between 2006 and 2011 all but eight of Alberta's 51 summer villages experienced drops in population. This suggests either province-wide demographic shifts among residents within Alberta's summer villages, or enumeration errors in either the 2006 or 2011 federal censuses.





# 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 offer municipalities a statutory tool to articulate a vision for the future, develop strategic goals and identify 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,**

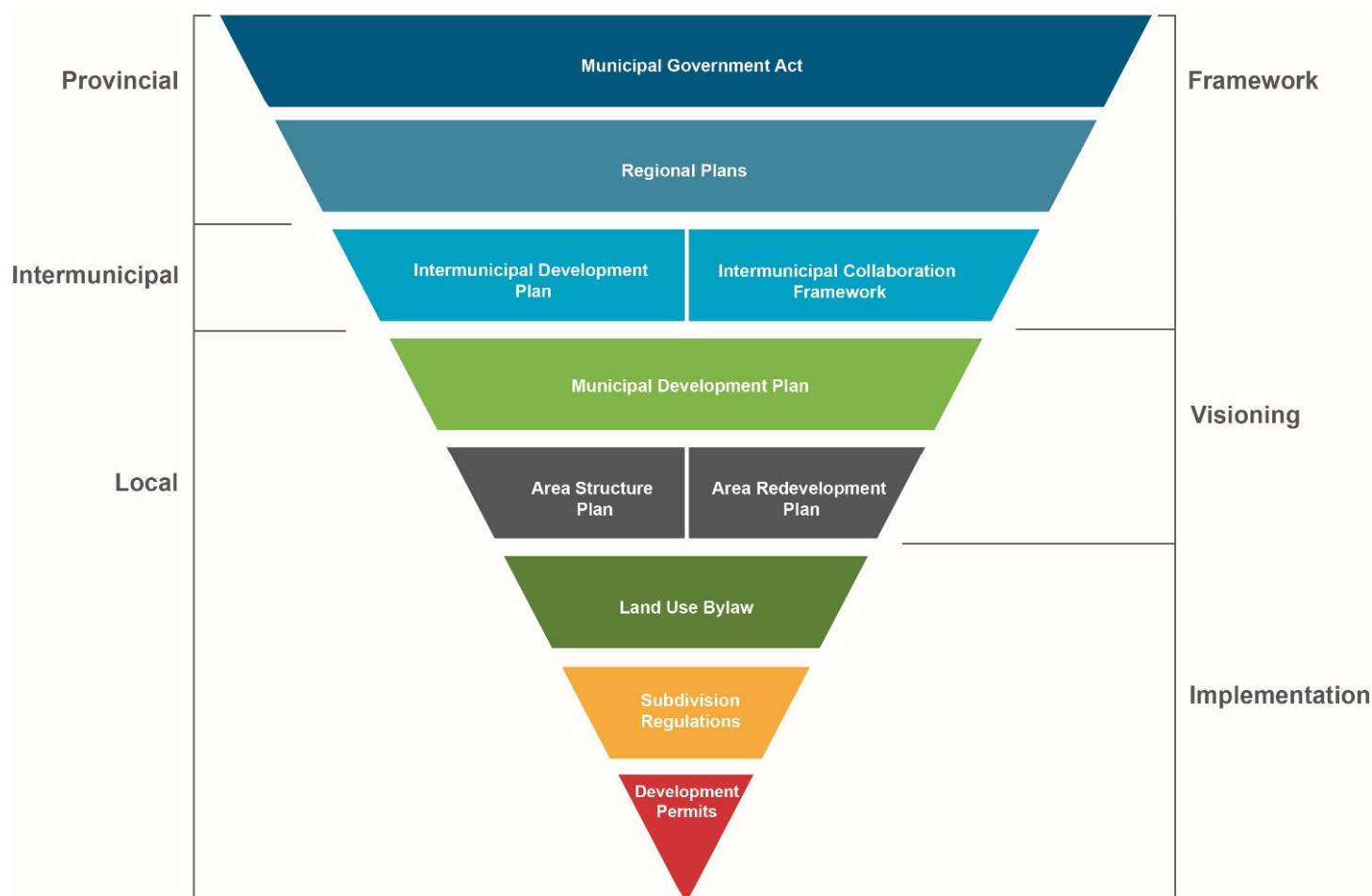


- (d) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
- (e) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but 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 shown on **Figure 3**:

**Figure 3 – Planning Hierarchy in Alberta**



## 2-3 INTERPRETATION

In this plan, where the word “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 development authority, 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 Sunset 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** Residential infill should respect or complement the built form, including the height, size and architectural detailing of existing residential development.
- 3.1.2** Low-density residential development is encouraged in vacant and undeveloped residential lots.
- 3.1.3** Natural vegetation and tree cover should be retained as much as possible when development occurs.
- 3.1.4** Servicing requirements and off-site upgrades shall be at the expense of the developer.
- 3.1.5** Buildings shall be setback from the high-water mark of Baptiste Lake.
- 3.1.6** A Conceptual Scheme shall be required for all proposed developments resulting in three (3) 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.



- 3.1.7** The following studies may be required to support a Conceptual Scheme:
- a) A Stormwater Management Plan, and
  - b) A Biophysical Impact Assessment (BIA) completed by a Professional Biologist where environmentally sensitive areas have been identified.
- 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** Commercial and Industrial development shall not be permitted.
- 3.1.11** Bed & Breakfasts shall not be permitted.

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

### *Goals*

- a) To develop and maintain green spaces and recreational amenities for Sunset Beach's residents.

### *Policies*

- 3.2.1** Parks and Open Spaces shall be preserved for the use and enjoyment of residents and visitors.
- 3.2.2** Lands which are zoned as Public Reserve District, as identified in the LUB, as amended, shall not be disposed of.

## **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** The transportation network shall be maintained to meet current needs.



### 3-4 MUNICIPAL SERVICING AND UTILITIES

#### *Goals*

- a) To minimize negative impacts on the water quality of Baptiste Lake as a result of development.

#### *Policies*

- 3.4.1** Low Impact Development (LID) practices, designed to alleviate stormwater discharge, are encouraged.
- 3.4.2** A Wastewater Bylaw, providing direction on private wastewater disposal systems in the Summer Village, shall be prepared.

### 3-5 ENVIRONMENTAL MANAGEMENT

#### *Goals*

- a) To protect and preserve environmentally significant areas within Sunset Beach.
- b) To protect and enhance Baptiste Lake's water quality and natural habitat.

#### *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 permanent structures shall be permitted within the 1:100 year flood plain.
- 3.5.3** Practices which minimize nutrients entering the lake from adjacent development are encouraged.





## SECTION FOUR

# Intermunicipal Policies

# 4

*This Section outlines policies designed to support collaboration between the Summer Village and Athabasca County.*

### 4-1 COLLABORATION

#### *Goals*

- a) To work with Athabasca County and neighbouring Summer Villages to provide enhanced services and amenities to Summer Village and County residents.

#### *Policies*

- 4.1.1** Explore opportunities to connect to regional fibre optic, potable water and sanitary infrastructure, as appropriate.
- 4.1.2** Work with Athabasca County and neighbouring Summer Villages to develop a mutually beneficial Intermunicipal Collaboration Framework (ICF).
- 4.1.3** Advocate for the preservation of agricultural land uses adjacent to the Summer Village's boundary.



## 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 LUB to implement the policies of this MDP.

