

Municipal Development Plan



The Summer Village of
White Sands



Bylaw 158-17

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Part One: Background and Purpose

Section 1: Background

- 1.1.1. The Municipal Development Plan (MDP) of the Summer Village of White Sands is a statutory document as defined by the *Municipal Government Act, (Revised Statutes of Alberta 2000, Chapter M-26)*. As per *Section 632 of the Municipal Government Act*, a municipality with a population less than 3500 may adopt an MDP. The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the coordination of transportation systems and infrastructure.
- 1.1.2. The overall purpose of the White Sands Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for our citizens.
- 1.1.3. The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and the community can evaluate immediate situations or proposals in the context of a long range plan for White Sands.
- 1.1.4. The MDP must be consistent with land use policies established by the Lieutenant Governor in Council and future municipal policy documents – such as an Area Structure Plan, an Area Redevelopment Plan, an Outline Plan, or a Land Use Bylaw – or amendments to current documents should conform to the goals and policies expressed herein.

Section 2: Goals and Policies

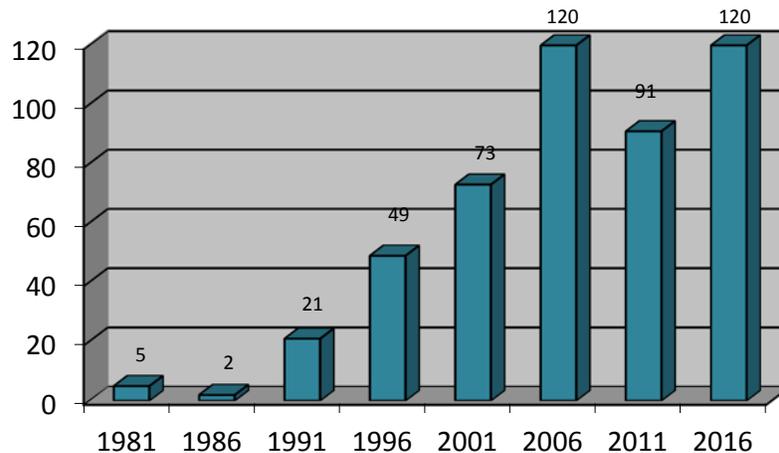
- 1.2.1. The goals and policies of the MDP apply to land within the Summer Village boundary, and are intended to:
 - 1.2.1.1. Protect and enhance past physical characteristics and traditions;
 - 1.2.1.2. Guide the orderly and systematic physical growth of the community;
 - 1.2.1.3. Establish the desirable qualitative and quantitative direction for future community development;
 - 1.2.1.4. Define strategies for achieving the Summer Village's aspirations and set priorities for the near and long term future.
 - 1.2.1.5. Establish policies and recommendations that will delineate how the Summer Village can move towards achieving its goals.

Part Two: Physical Environment

Section 3: Introduction

- 2.3.1. The Summer Village of White Sands is situated on the southeast shore of Buffalo Lake. Located in central Alberta, Buffalo Lake is the largest lake in the area, spanning 124 km² (55 sq. miles). The Summer Village covers approximately 164 hectares with a permanent population of 120 in 2016. The Summer Village was incorporated on January 1, 1980.
- 2.3.2. Figure 1 illustrates the population for the Summer Village of White Sands since 1981. The graph shows that over the past 35 years, that the Summer Village has experienced upward growth, but has levelled off over the past decade.

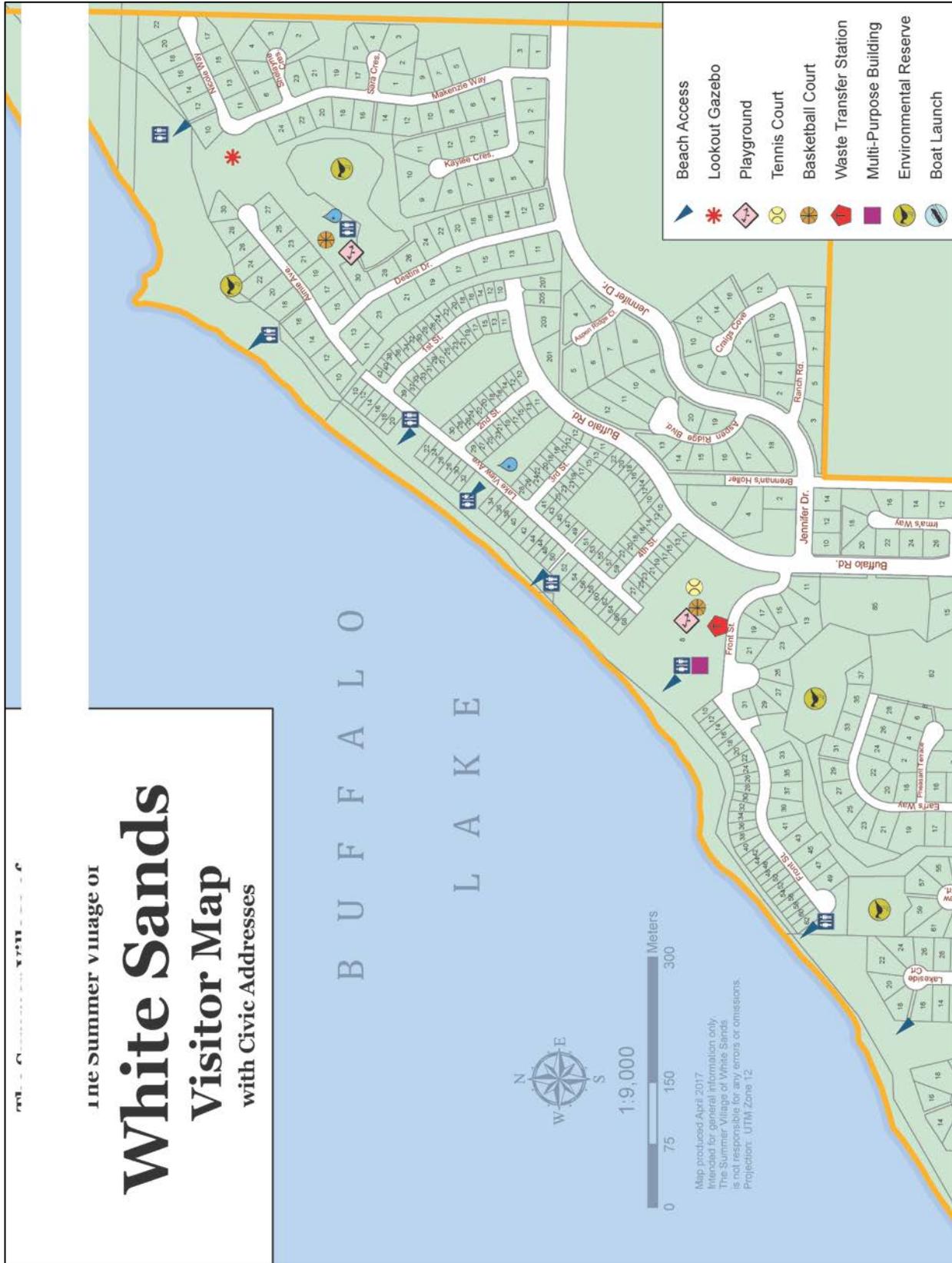
Figure 1 - Historical Population 1981 to 2016



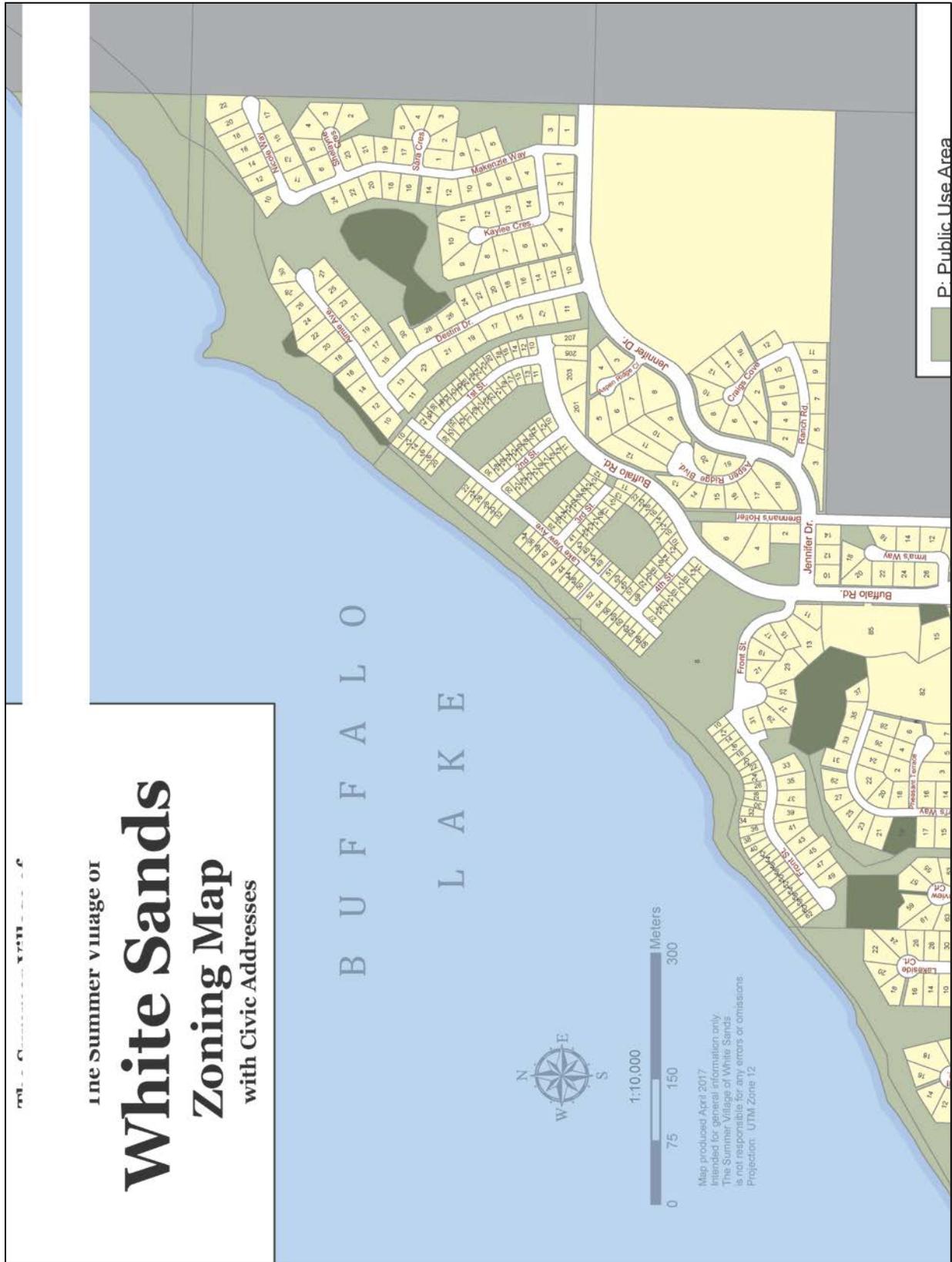
Section 4: Maps

- 2.4.1. Map 1 identifies the roads, parcels and other features within White Sands.
- 2.4.2. Map 2 identifies zoning in the Summer Village.

Map 1 – Visitor Map



Map 2 – Zoning Map



Part Three: Setting the Stage for Growth

Section 5: Goals

- 3.5.1. To ensure the orderly, complementary, and efficient development of the physical environment within White Sands.
- 3.5.2. To encourage the complementary and orderly use and development of the physical environment in the urban nodes and areas identified in our Intermunicipal Development Plan(s).

Section 6: Policies

- 3.6.1. All development and subdivision of land should adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 2.
- 3.6.2. Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Summer Village may consider amending this plan to accommodate proposals it deems acceptable.
- 3.6.3. A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 3.6.4. The Summer Village shall require the preparation of an area structure plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into three or more lots is permitted to proceed.
- 3.6.5. The Summer Village shall require the preparation of an area redevelopment plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any parcel which will be subdivided into three or more lots is permitted to proceed.
- 3.6.6. All adopted statutory plans shall adhere to this plan.
- 3.6.7. The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan. The Summer Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
 - 3.6.7.1. The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 3.6.7.2. The views of the public;

- 3.6.7.3. The physical characteristics of the subject and adjacent land;
 - 3.6.7.4. The use of other land in the vicinity;
 - 3.6.7.5. The availability of and possible impact on public and private utilities;
 - 3.6.7.6. Access to and possible impact on transportation systems;
 - 3.6.7.7. The overall design; and
 - 3.6.7.8. Any other matters which, in the opinion of Council, are relevant.
- 3.6.8. Pursuant to the Municipal Government Act, the Summer Village shall require that development and subdivision applications in close proximity to sour gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines, with respect to minimum separation distances, between sour gas facilities and other uses.
- 3.6.9. The Summer Village may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 3.6.10. Upon the subdivision of land, the Summer Village shall require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the Municipal Government Act.
- 3.6.11. The Summer Village may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for water stormwater, roads and other community facilities) through off-site levies.
- 3.6.12. The Summer Village does not currently allow farming as a permitted use in any zoning currently in the Land Use Bylaw. Farming means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include a “Confined Feeding Operation as defined by the Natural Resources Conservation Board.

Part Four: Residential Development

Section 7: Goals

- 4.7.1. High quality housing design, layout, site amenities and development shall be promoted for all new residential housing projects.

Section 8: Policies

- 4.8.1. Map 2 identifies existing and future residential areas.

- 4.8.2. In residential areas, upon subdivision, the Summer Village will require the provision of reserves be in the form of land in order to provide adequate buffering, open spaces and trail development.
- 4.8.3. Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.
- 4.8.4. Home based businesses may be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements shall be governed by the Land Use Bylaw.

Part Five: Transportation

Section 9: Goals

- 5.9.1. To identify short and long term transportation needs of both the Summer Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.
- 5.9.2. To foster alternative modes of travel.

Section 10: Policies

- 5.10.1. All roads servicing new development shall be developed in accordance with the Summer Village`s approved servicing standards.
- 5.10.2. The Summer Village may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw.

Part Six: Municipal Servicing and Improvements

Section 11: Goals

- 6.11.1. The Summer Village will endeavour to keep a high standard of services that complement our lakeside community while being fiscally responsible.

Section 12: Policies

- 6.12.1. Development in new areas shall be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 6.12.2. The Summer Village may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of adequate municipal storm sewer utilities.
- 6.12.3. The Summer Village may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Summer Village will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 6.12.4. The Summer Village supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 6.12.5. The Summer Village supports the development, whenever possible, of partnerships with the County of Stettler and neighbouring villages for the provision of municipal services.
- 6.12.6. The Summer Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 6.12.7. Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Whenever possible tot-lots should be centrally located within each residential area and linked via walkways.

Part Seven: Environment

Section 13: Goals

- 7.13.1. To protect and preserve, whenever possible, existing natural areas.
- 7.13.2. To ensure that development does not unduly impact the natural environment.
- 7.13.3. To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of White Sands.

Section 14: Policies

- 7.14.1. The Summer Village supports the use of the Environmental Open Space District within the Land Use Bylaw. This district serves to protect environmentally sensitive and significant areas in their natural state, more or less. Development may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- 7.14.2. The Summer Village may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 7.14.3. The Summer Village shall work with developers to ensure that developments do not have a significant negative environmental impact on the Summer Village.
- 7.14.4. The Summer Village should utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 7.14.5. Through the subdivision process, the Summer Village shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 7.14.6. When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 7.14.7. Lands dedicated as environmental open space shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.

Part Eight: Intermunicipal Cooperation

Section 15: Goals

- 8.15.1. To undertake cooperative planning with the County of Stettler.
- 8.15.2. To coordinate land use policies for the fringe areas which are mutually beneficial to both the Summer Village and the County.
- 8.15.3. To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

Section 16: Policies

- 8.16.1. The Summer Village shall continue to support Intermunicipal Development Plans to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 8.16.2. The Summer Village should discourage, whenever possible, development or uses that may have a negative impact on adjacent uses.

Part Nine: Administrative Matters

Section 17: Interpretation

- 9.17.1. The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Summer Village staff can evaluate immediate situations or proposals in the context of a long range plan for White Sands.
- 9.17.2. Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.
- 9.17.3. The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
 - 9.17.3.1. "Shall" policies must be complied with,
 - 9.17.3.2. "Should" policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 9.17.3.3. "May" policies indicate that the applicable authority determines the level of compliance that is required.

Section 18: Implementation

- 9.18.1. The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Summer Village/County Inter-municipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 19: Amendment

- 9.19.1. Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 9.19.2. All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Section 20: Review

- 9.20.1. In order to ensure that the MDP is current, the entire plan should be reviewed periodically.

Schedule 1: Summer Village of White Sands Servicing Standards

Currently, the Summer Village of White Sands utilizes the Services Standards developed and utilized by the City of Red Deer. The Developer shall employ a Professional Engineer, who is a member in good standing of The Association of Professional Engineers, Geologists and Geophysicists of Alberta, to design and supervise all work carried out in the Development. The Engineer is deemed to be an agent of the Developer and is empowered to ensure all materials used and work performed complies with the Summer Village's designs and specifications or as otherwise approved by the Summer Village in writing. The responsibilities of Developer's Engineer include but are not limited to:

1. Certifying that all materials supplied and all work performed conforms to the Summer Village's Specification and Details, or as approved by the Summer Village in writing.
2. Laying out the work and/or ensuring that the work is laid out in accordance with the design.
3. Carrying out full time inspections during construction unless otherwise agreed to by the Summer Village in writing.
4. Preparing, submitting and certifying Construction Completion Certificates and Final Acceptance Certificates.
5. Certifying the correction of all defects and deficiencies noted.
6. Providing such other certification or documentation that may be required in accordance with the Development Agreement or Summer Village Specifications.
7. The preparation, review, certification and submission of plans, specification and schedules which the Developer is required to supply.

The standards outlined by the City of Red Deer are intended to be minimum standards. Higher standards shall be applied when warranted by good engineering and construction practices. The Summer Village may consider relaxation of these standards if supported by sound engineering analysis. The Developer shall be responsible for developing the subdivision in accordance with standards acceptable to the Summer Village and conforming to good engineering and construction practices. The Developer is responsible for the costs to construct all roadways and utilities, both on and off-site, that are in the opinion of the Summer Village required to service the development. All roadways and services must be extended to the boundaries of the development. The Developer shall notify the Summer Village in writing forty-eight (48) hours in advance of starting construction. Written notice shall also be provided forty-eight (48) hours in advance of street closures or utility shutdowns. The Summer Village shall also be notified when streets are reopened and utilities back in service. The Developer shall ensure that all services are designed to meet Alberta Environment requirements and is responsible to obtain any required permits prior to construction. When a conflict exists between these specifications and Alberta Environment requirements, the Developer shall advise the Summer Village to obtain a ruling on how to proceed.