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SUMMER VILLAGE OF SANDY BEACH



Municipal Development Plan

Bylaw 01-2012
Consolidated to June 8, 2013

1 INTRODUCTION

1.1 SETTING

The Summer Village of Sandy Beach is located in Lac Ste Anne County, approximately 55 km. northwest of the City of Edmonton (Figure A – Municipal Map). The Summer Village borders the Alexander First Nation on the east and the Summer Village of Sunrise Beach to the southwest. The Summer Village has a total land area of approximately 2.43 km² and a 2006 population of 239 people.

The Summer Village borders the southwest and southeast shorelines of the northerly portions of Sandy Lake. The lake's name is descriptive of the sandy shoreline and basin.

The Sandy Lake area was used by Native people prior to European settlement. In 1876, Treaty No. 6 was signed by Plains Cree at Fort Carleton, Saskatchewan. It was a year later on August 21 that Chief Katchistaweskam, baptised as Alexander, joined other Chiefs in the Edmonton area in signing the treaty. George A. Simpson, a Dominion Lands Surveyor, surveyed the land in 1880. The treaty resulted in the creation of the Alexander Indian Reserve 134, located immediately east of Sandy Lake. By 1883, most of the families making up the Alexander Band had moved to the new reserve location. Contact with non-Aboriginal people increased dramatically once settlement of the area began around 1895 and the Klondike Gold Rush brought people along the road that ran through the reserve and what is now known as the Summer Village of Sandy Beach.

The first settlers arrived in the area in the 1880s, with the main undertaking being agriculture. During the 1920s recreational development began around the lake, with the first subdivision being established in 1923. The Summer Village of Sandy Beach was incorporated on January 1, 1956. Development continued at a fast pace, resulting in the establishment of more than 1000 lots around the lake by 1988. There are no public campgrounds within the Summer Village of Sandy Beach; however, a commercially operated campground provides camping and other facilities. As well, a day-use area is located on the east side of the lake just north of the causeway. Facilities include picnic tables, a picnic shelter, and toilets. Among others, recreational activities enjoyed at the Sandy Lake include camping, riding of recreational vehicles, cross-country skiing, and tobogganing. There is an institutional camp on the lake owned by the Girl Guides of Canada, which is located on the east side of the north basin.

1.2 SANDY LAKE

The waters of Sandy Lake are nutrient rich and the water is green during much of the open water season. The lake is part of the North Saskatchewan River Basin and has an area of 11.4 km². Water levels have been monitored since 1959, and prior to recent years, the lowest lake level on record occurred in 1970, measuring 696.8 m asl, and the maximum occurred in 1974, measuring 698.06 m asl. The water level was relatively stable and high through the late 70s and 80s. After 1992 the water level began to decline, reaching a historic low in 1992 of 696.9 m ASL. The water level rose quickly in the two following years, with a peak in 1997 of 697.8 m ASL. There has been a constant decline since then, reaching a low of 695.89 in August 2010. It is recognized by Council, administration, and the landowners of the Summer Village of Sandy Beach that they are the stewards of Sandy Lake, and as such, there is a desire to work with the Alberta Government and Lac Ste. Anne County to protect the amenity.

1.3 THE NEED FOR A MUNICIPAL DEVELOPMENT PLAN

There has been considerable growth in population in the region and an increase in the number of residents living on a permanent basis within the Summer Village in the last decade. The principal objective in the preparation of this Municipal Development Plan is to provide a guide for the orderly growth and development of the Summer Village. It is Council's statement to the public and potential developers as to how they wish to see the Community grow and develop in the future.

2 GENERAL DEVELOPMENT CONSTRAINTS

2.1 LEGISLATION, BYLAWS, AND POLICIES

2.1.1 MUNICIPAL DEVELOPMENT PLAN AREA

All lands lying within the corporate limits of the Summer Village of Sandy Beach are considered to be the planning area for the purpose of this Municipal Development Plan.

2.1.2 MUNICIPAL GOVERNMENT ACT

This Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act, Chapter M-26, R.S.A. 2000, which states:

632(2) A council of a municipality with a population of less than 3,500 may adopt a municipal development plan.

This Plan has been prepared in accordance to the Minister of Municipal Affairs: Land Use Policies.

2.1.3 LAND USE BYLAW

The Summer Village of Sandy Beach Land Use Bylaw No. 99-04 is the current document regulating development within the Municipality. Future changes to this document should be in accordance with this Municipal Development Plan.

2.2 EXISTING CONSTRIANTS

2.2.1 ADJACENT LAND USES

The Summer Village of Sandy Beach is surrounded by mainly agricultural uses within Lac Ste. Anne County, cottage development within the Summer Village of Sunrise Beach, and mixed uses within the Alexander First Nation.

2.2.2 ACCESS TO THE SUMMER VILLAGE

Access to the Summer Village is by means of Secondary Highway 642. Following this route west and south takes you to the Town of Onoway; while heading east you arrive at Morinville. Within the confines of the Summer Village, this route is named either Lakeview Drive (west of the causeway) or Lakeshore Drive (east of the causeway).

2.2.3 NATURAL SETTING

The dominant natural feature within the plan area is Sandy Lake. In the southeast portion of the community the land rises quite sharply away from the lake and Highway 642. In the southwest the land is more gently rolling.

2.2.4 NATURAL RESOURCES

A referral to the Alberta Energy and Utilities Board (EUB) received a response that there were no sour gas facilities in close proximity to the Summer Village of Sandy Beach. Some gravel extraction is occurring in neighbouring Lac Ste. Anne County.

2.2.5 EXISTING LAND USE AND DEVELOPMENT

Existing residential and commercial development within the Summer Village has followed Highway 642 and the shoreline of Sandy Lake. Almost all of the shoreline has been districted residential, subdivided and developed with single detached dwellings / cabins. Commercial development has occurred at the southeast corner of the lake and includes a campground, two restaurants, and a store with gas bar. Future development will be predominantly on the leeward side of the roadways around the lake.

3 OBJECTIVES AND POLICIES

3.1 FUTURE DEVELOPMENT

3.1.1 OBJECTIVES

1. Ensure that future development does not negatively impact either the existing residential or environmental amenity of the Summer Village or Sandy Lake.

2. Ensure safe, effective, and efficient development of the Summer Village by working with adjacent municipalities, Lac Ste. Anne County and the Summer Village of Sunrise Beach, to develop extensions to Lakeshore Drive, Blue Heron Drive, and West Cove Drive, creating second accesses. The intent being to solve the problem where lands along these routes currently have only one access.
3. Ensure that the long range financial viability of the Summer Village is taken into account when considering the establishment, or extension, of municipal services.
4. Ensure that new developments support interconnectivity within the Summer Village.
5. Ensure provision of parks and recreational opportunities.

3.1.2 POLICIES

1. All development will conform to the policies and future land use plan in this document and the Land Use Bylaw of the Summer Village.
2. A number of Residential, Commercial, and Direct Control Districts should be created within the community under the Land Use Bylaw. This should be done to accommodate a variety of housing types, lot sizes, and environmental constraints upon the undeveloped lands within the community. Direct Control District(s) may be utilized where Council wishes to assert greater control of development where desirable.
3. Future residential or commercial development will take place on those lands designated Residential or Commercial respectively. Re-development is permitted, but only in accordance with the Land Use Bylaw of the Summer Village. Undeveloped lands may be developed, if:
 - a) The lands are shown to be suitable for development to the satisfaction of Council;
 - b) The development retains the current amenity of the residential areas of the Summer Village.
4. The required form of residential development is divided into two groups:
 - a) Lots adjacent to the shoreline of Sandy Lake shall be developed / re-developed with single detached dwellings;

- b) Development on lots on the leeward side of the roadway around Sandy Lake may be of varying types; however, lots shall be created of sufficient size to not require the establishment of municipal or communal water supply and/or sanitary wastewater collection and disposal services or systems.
5. Within the lifespan of this document, no annexation is anticipated save that necessary to affect the extension of roadways to allow for second accesses to portions of the municipality.
6. Options for water supply and wastewater collection and disposal will be explored by the Summer Village, but the costs to the municipality will be an important factor in determining whether to proceed with such projects. The Summer Village may be amenable to such regional systems that may be proposed by adjacent municipalities.
7. Seek opportunities to create second accesses to the principal routes adjacent to Sandy Lake.

3.2 RESIDENTIAL DEVELOPMENT

3.2.1 OBJECTIVES

1. Maintain the image of the Summer Village of Sandy Beach as a residential lakeside community.
2. Enhance the quality of life through sound subdivision design and appropriate development standards.
3. Encourage the use of architectural design guidelines in new developments / subdivisions to achieve a diverse and attractive residential community.

3.2.2 POLICIES

1. It is the intention of the Summer Village of Sandy Beach to limit the development of lakeside lots to only single detached dwellings. However, in the balance of the municipality a diversity of housing types may be allowed and even encouraged.

2. Developers of new residential subdivisions will be required to construct any necessary under and above ground municipal infrastructure to the satisfaction of the Summer Village of Sandy Beach.
3. The Summer Village of Sandy Beach shall require an Area Structure Plan for all proposed subdivisions in currently undeveloped portions of the Summer Village.
4. Secondary dwelling units, including guesthouses, "granny suites", and garage suites, may be allowed as long as said developments meet the provisions of the Summer Village's Land Use Bylaw and the Alberta Safety Codes Act.

3.3 COMMERCIAL DEVELOPMENT

3.3.1 OBJECTIVES

1. Encourage the growth and development of the Summer Village's commercial base.
2. Minimize incompatibility with adjacent uses.

3.3.2 POLICIES

1. Ensure that any new commercial uses are compatible with existing commercial or adjacent uses.
2. Ensure that lakeside character of the community is maintained.
3. Ensure that adequate parking is provided on-site, or in close proximity, for the intended use.

3.4 INDUSTRIAL DEVELOPMENT

3.4.1 OBJECTIVES

1. Not to allow any industrial development within the Summer Village.

3.4.2 POLICIES

1. Industrial development will not be permitted within the Summer Village.

3.5 MUNICIPAL RESERVES AND PARKS

3.5.1 OBJECTIVES

1. Promote the development of new and continued enjoyment of existing, municipal lands within the Summer Village.
2. Provide green-space and recreational areas within the community.

3.5.2 POLICIES

1. Council will take the maximum environmental reserves, provided under the Municipal Government Act, for all subdivisions.

3.6 TRANSPORTATION

3.6.1 OBJECTIVES

1. Provision of a safe and efficient transportation system to meet the Summer Village's current and future needs.
2. Establish and maintain a road system which will facilitate access and movement throughout the Summer Village and facilitate future development.

3.6.2 POLICIES

1. The roadway system will be developed and maintained according to the traffic volume, function, and design criteria in accordance with studies and plans commissioned by the Summer Village.

3.7 MUNICIPAL UTILITIES

3.7.1 OBJECTIVES

1. The costs associated with piped infrastructure are large and prohibitive from the perspective of a small municipality such as the Summer Village of Sandy Beach. Development should be planned such as to limit the requirement for the municipality to provide piped water supply and wastewater collection and disposal systems.

3.7.2 POLICIES

1. Unless a water supply and wastewater collection and disposal system is available, only that development that does not require that the municipality provide piped water supply and wastewater collection systems will be approved within the Summer Village.

FIGURE A MUNICIPAL MAP

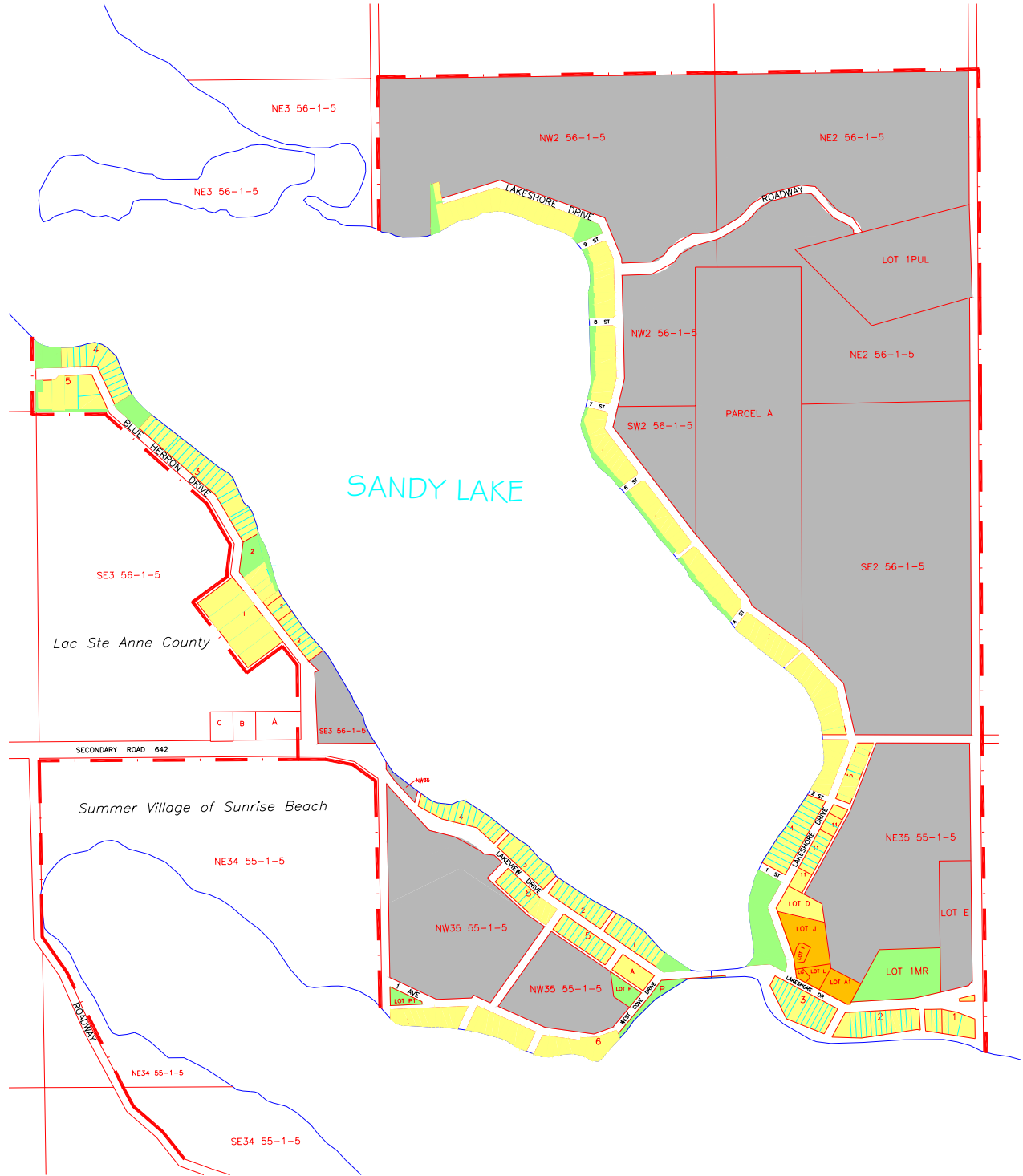


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