



Summer Village of Parkland Beach

Municipal Development Plan Bylaw # 2018-05





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1. Purpose and Background

1.1. Purpose

Development in the Summer Village of Parkland Beach (Summer Village) should respect and promote the communities vision:

Country Living On The Lake

In order to achieve the Summer Village's vision, development in the Summer Village should be economically, environmentally, and socially balanced. The Summer Village should be a community where residents can enjoy a high quality of life and where new residents come to live, work and play.

The goals and policies of the MDP apply to land within the Summer Village boundary, and are intended to:

- (1) Define strategies for achieving the Summer Village's aspirations and set priorities for the near and long term future;
- (2) Establish policies and recommendations that will delineate how the Summer Village can move towards achieving its goals;
- (3) Protect and enhance physical characteristics and community traditions;
- (4) Guide the orderly and systematic physical growth of the community;
- (5) Be consistent with Provincial Land Use Policy; and,
- (6) Be consistent with the 2010 Gull Lake Intermunicipal Development Plan prepared for the Lacombe County, Ponoka County, Summer Village of Gull Lake and the Summer Village of Parkland Beach.

1.2. Policy Context

The Municipal Government Act (MGA), Statutes of Alberta, states that all municipalities within Alberta must prepare and adopt a Municipal Development Plan (MDP).

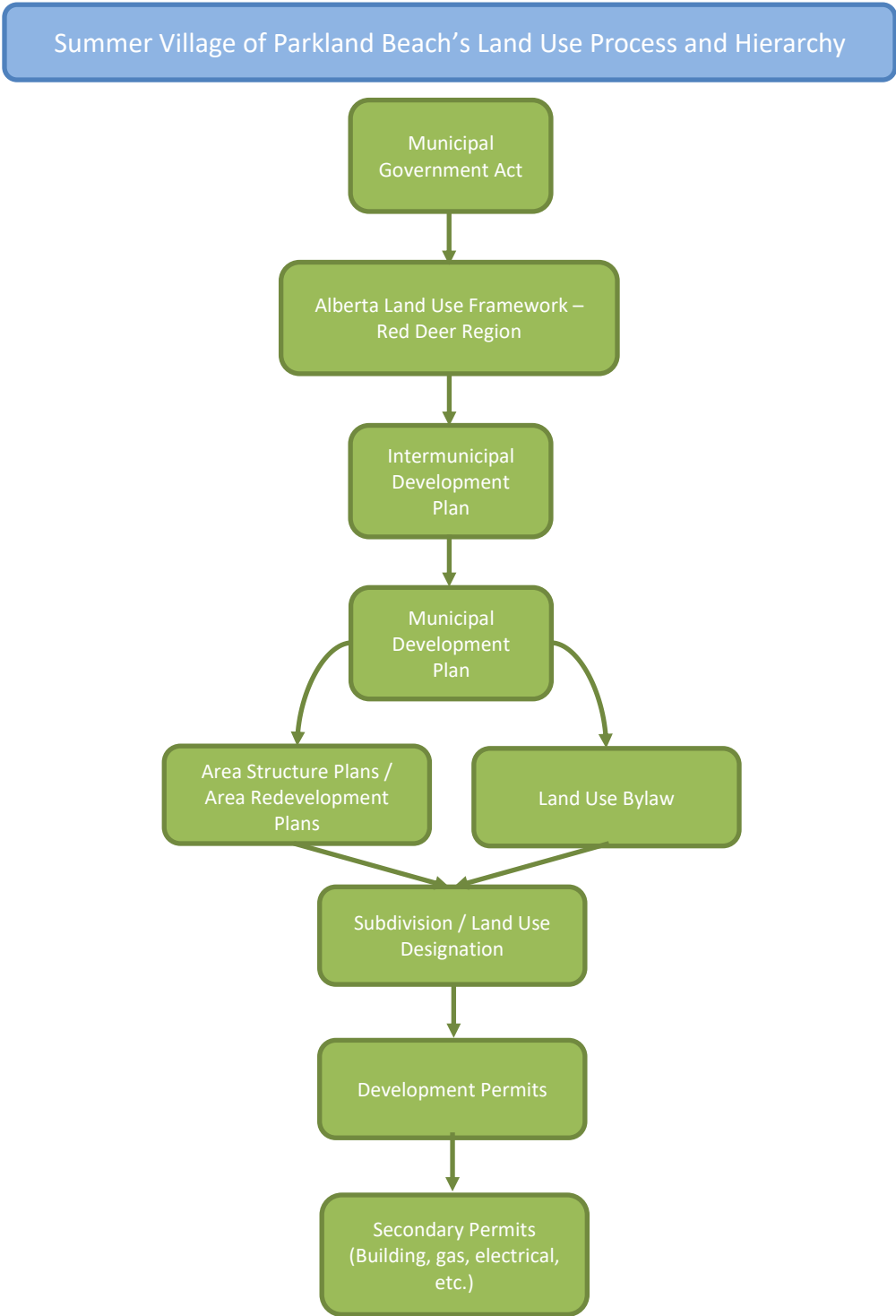
The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. The MDP covers issues of land use; transportation; municipal infrastructure; allocation of municipal reserves; future development, etc. The MDP is an evolving document, which should be continually reviewed and updated as necessary.

As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, developers, and the public, regarding the form and character of the community. The MDP also formally provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan. It is also a guide for administration, developers, residents, and adjacent municipalities in evaluating and understanding land-use decisions in the Summer Village of Parkland Beach.

As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 1).



Figure 1 – Planning Hierarchy





The overall purpose of the Summer Village of Parkland Beach 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 the residents of the Summer Village. In addition, the MDP puts an emphasis on maintaining the small beach community feel that has given the Summer Village its warm reputation. The MDP will take strategic measures with clear, realistic policies to help nourish appropriate growth, community responsibility and awareness, while respecting and maintaining the Summer Village's past into the future.

It is envisioned that the Summer Village of Parkland Beach will:

- (1) Be a safe, family-friendly, recreation focused small village;
- (2) Provide economic opportunities that support the unique nature of a summer village community;
- (3) Continue to develop and provide maintenance of valued recreational amenities; and,
- (4) Encourage development on the remaining vacant parcels of land which maximizes existing infrastructure.

1.3. Community Consultation

The MDP is a reflection of community values and objectives held by residents of the Summer Village which have been determined through input and consultation with residents and council. In preparing this Plan, public feedback gathered at past community events was utilized. In addition, public consultation specific to the Municipal Development Plan was undertaken. Targeted stakeholder meetings were held with Council and Summer Village administration. Community members were also invited to provide input at a community open house. At all public engagement events community members were asked to provide their feedback on future development of the Summer Village. Additionally, in keeping with provincial requirements, a public hearing was held between First Reading and Second Reading.





2. Physical Environment

2.1. Community Context

Parkland Beach is a Summer Village located in central Alberta on the north-west shore of Gull Lake at the intersection of Secondary Highway 771 running north and south and Township Road 422 running east and west. The Summer Village is located 14.5 km east of Rimbey. Main transportation routes to the Summer Village and within the Summer Village are depicted in Map 1.

The community is bordered on three sides by Ponoka County. Within Ponoka County, directly east of the Summer Village is Gull Lake. To the south are the communities of Sunnyside and Poulsen's Pasture. Together they are comprised of 351 lots. To the west of the Summer Village is an agricultural operation and country residential homes and to the north is additional agricultural operation and RV Heaven & Marina, a privately owned RV resort.

Existing land use patterns, as depicted in the Land Use Bylaw 2018-01, set the stage for development of remaining vacant lots. The community is predominantly residential with lake-front recreational amenities. Due to the seasonal nature of the community, there are very limited commercial lots available for development. The distribution of existing residential, recreational and commercial developments influences future development patterns. Map 2 identifies existing and future land uses as envisioned by the MDP.



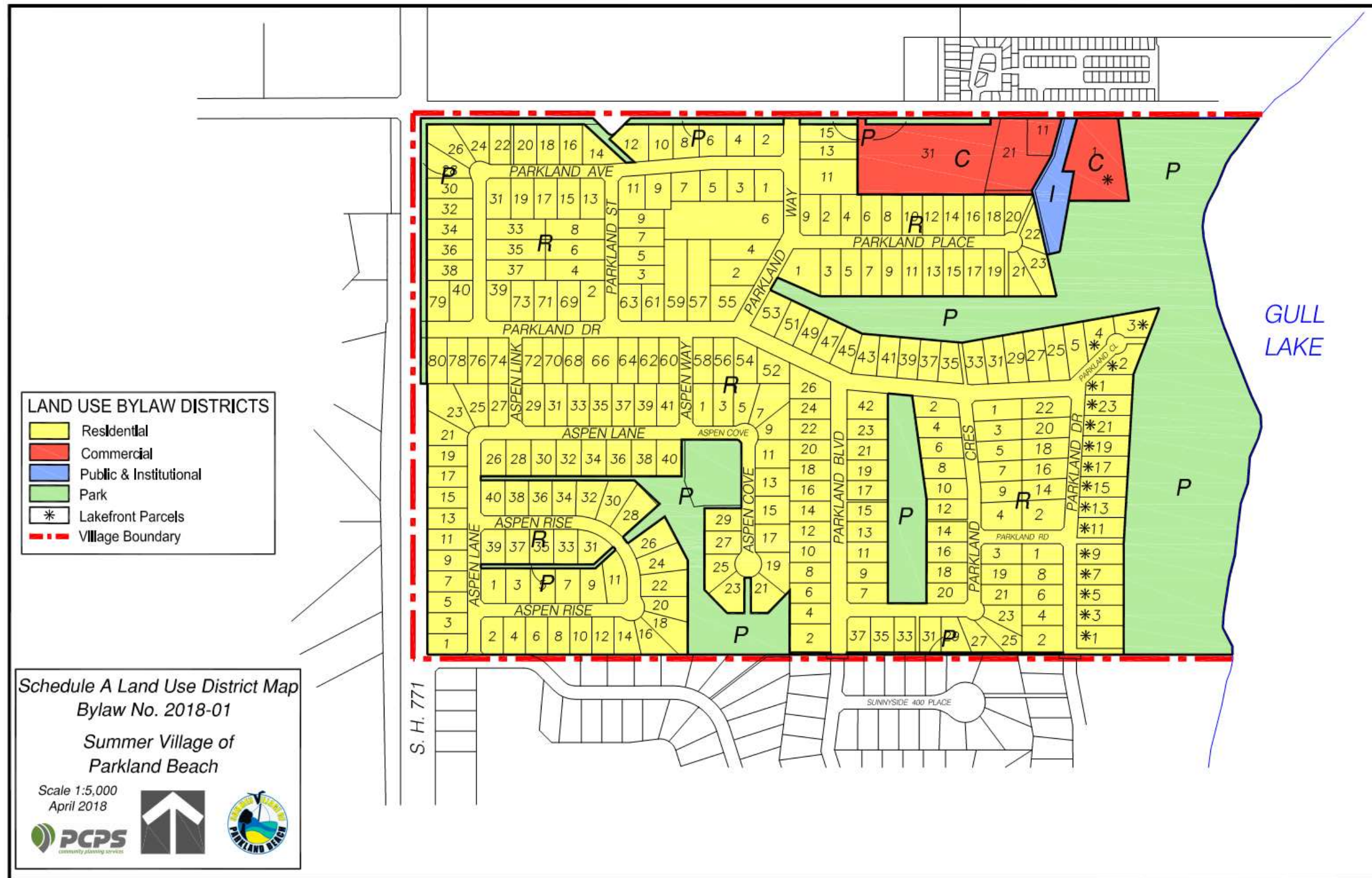


Map 1: Transportation Network
 (Map prepared by Parkland Community Planning Services, 2018)





Map 2: Future Land Use Concept - Land Use Bylaw Map
 (map prepared by Parkland Community Planning Services, 2018)



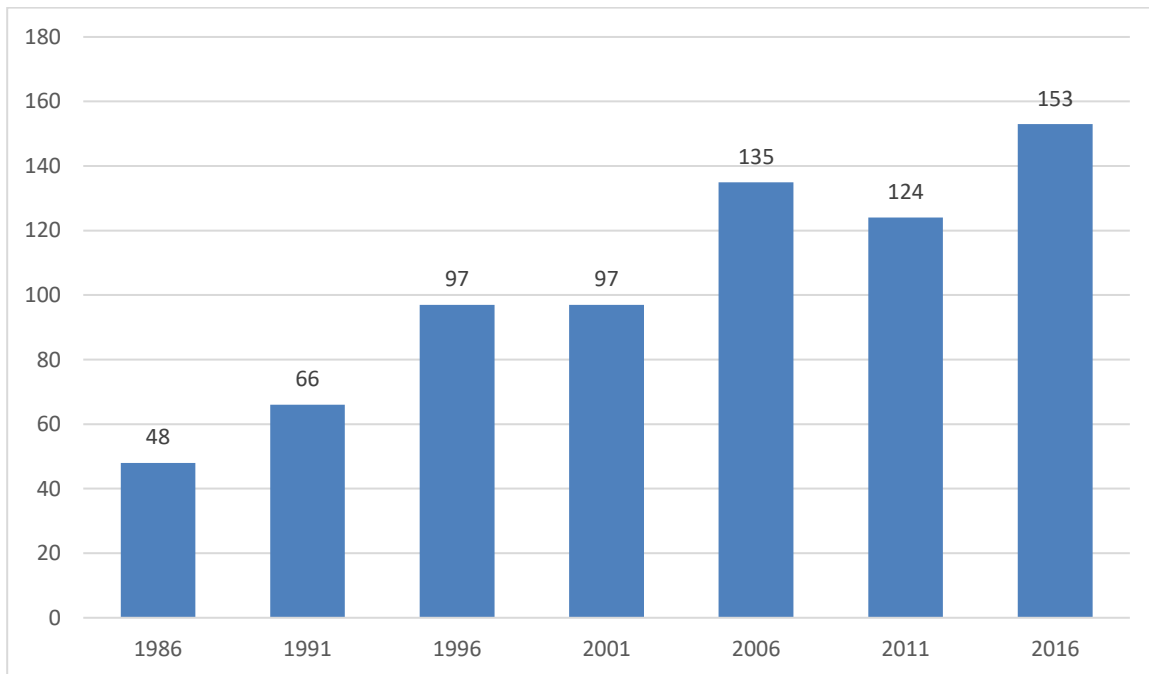


2.2. Population

Figure 2 illustrates the permanent resident population for the Summer Village since 1986. Federal census collection is completed every five years as the graph depicts. The population appears to have had a general trend upwards, with a population of 153 in 2016.

Due to the nature of Summer Villages in Alberta, the Summer Village of Parkland Beach does not have growth aspirations, but plans to maintain a stable population with some growth through development on existing vacant lots.

Figure 2 – Summer Village of Parkland Beach Population 1986 – 2016





3. Economic Development & Future Growth

As the Summer Village has limited lots available for development it is important that we explore future growth aspirations. The Summer Village is committed to economic development within the Summer Village and the region. The Summer Village recognizes business development which supports the local community and visitors is important to the economy. Tourism is an important future economic development consideration as the Summer Village is an attractive lake front community.



3.1. Goals

- (1) To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Summer Village.
- (2) To further the economic vitality and sustainability of the local and area economy.
- (3) To promote the tourism sector in the local and area economy.

3.2. Policies

- (1) The Summer Village supports, in principle, private economic development initiatives on lands designated commercial and in home occupations.
- (2) The Summer Village may support economic development initiatives, whether on its own or in partnership with the private sector.
- (3) The Summer Village supports, whenever possible, joint economic development initiatives with other municipalities in the region.
- (4) The Summer Village encourages the development of the tourism industry in and around Parkland Beach. Such development should not have adverse social, economic, or environmental impacts on the Summer Village or Gull Lake.
- (5) Tourism oriented development should benefit the residents of the Summer Village and area by providing greater economic, recreational, and cultural opportunities.
- (6) All development shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 2 Future Land Use Concept. Future development areas on Map 2 are to be consistent with the Summer Village's Land Use Bylaw Map.



- (7) Development and subdivision proposals that do not comply with the goals and policies of this plan will require amending this plan to accommodate such proposals.
- (8) A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- (9) All statutory plans, non-statutory plans and non-statutory policies adopted by Council shall be consistent with this plan.
- (10) The Summer Village encourages innovative developments. To facilitate such innovation, the Summer Village encourages early and ongoing conversations with administration and council.
- (11) The Summer Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:
 - a. The goals and policies of this and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
 - b. The views of the public;
 - c. The physical characteristics of the subject and adjacent land;
 - d. The use of other land in the vicinity;
 - e. The availability of and possible impact on public and private utilities;
 - f. Access to and possible impact on the transportation systems;
 - g. The overall design; and
 - h. Any other matters which, in the opinion of Council, are relevant.
- (12) Pursuant to the Municipal Government Act, the Summer Village shall require that development and subdivision applications in close proximity to oil and gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines.
- (13) Upon the subdivision of land, the Summer Village will require the provision of municipal reserves to the maximum amount provided for in the Municipal Government Act. The Summer Village's preference is for land dedication; however, money or a combination of money and land may be considered in unique circumstances.
- (14) 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 sanitary, water storm water, roads and other community facilities through off-site levies.



4. Recreational & Community Development

The Summer Village aspires to maintain and improve the range and quality of community recreational uses and services as the provision of community services enhances the quality of life for residents and visitors.

Gull Lake, natural areas, trail system and recreational parks are also important parts of life in the Summer Village. With future growth, the programming of recreational and community services should be designed to accommodate the unique needs of a recreational community.



4.1. Goals

- (1) To strive to provide recreational facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the residents of the Summer Village.

4.2. Policies

- (1) The Summer Village supports the development of linear green spaces which may be developed as walkways to act as linkages between residential areas, open spaces and community facilities.
- (2) The Summer Village supports the long-term maintenance of existing recreational amenities.
- (3) Future new recreational amenities should be located within the existing Park land use designation and linked via walkways.
- (4) The Summer Village supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- (5) The Summer Village encourages cooperation between the Summer Village, Ponoka County, and community groups on the sharing of facilities and resources.



5. Residential Development

The Summer Village is composed of multiple housing types including single detached dwellings, manufactured homes, secondary suites, recreational vehicles and tourist homes including short term vacation rentals. The Summer Village will promote the continued development of multiple types of housing to accommodate diverse residents' needs. Additionally, the Summer Village will support the continued development of home occupations, approved under the Land Use Bylaw.



5.1. Goals

- (1) A mixture of residential densities and tenure will be encouraged in the Summer Village so that a variety of housing is available.
- (2) High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- (3) Provide for separation and buffering of residential neighbourhoods from commercial land uses.

5.2. Policies

- (1) Future residential development should be accommodated through infill development on vacant lots within the existing community.
- (2) Although detached housing will be the dominant housing type, the Summer Village supports the provision of a wide range of housing types (including but not limited to, manufactured homes, secondary suites, and tourist homes including short term vacation rentals) in order to meet all of its housing needs.
- (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) Residential development within 1.5 kilometres of a sour gas facility shall be discouraged.



6. Commercial Development

The Summer Village supports continued development of commercial enterprises to serve the Summer Village, area residents and visitors. Future commercial development shall be encouraged and should be designed in an aesthetic manner to enhance the streetscape and community.



6.1. Goals

- (1) To promote and encourage the provision of a full range of goods and services for the residents and visitors of the Summer Village.
- (2) To minimize potential conflicts between commercial and non-commercial land uses.
- (3) To encourage aesthetically pleasing commercial development.

6.2. Policies

- (1) Future commercial development should be accommodated through infill developments within the existing vacant commercial lands.
- (2) The Summer Village will encourage and promote expansion of existing commercial enterprises within the Summer Village.
- (3) The Summer Village will encourage and promote the creation of new commercial enterprises within the Summer Village.
- (4) The Summer Village supports the concept of small convenience type commercial development, serving the needs of the community.
- (5) The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
- (6) Home businesses and home offices are encouraged 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 will be governed by the Land Use Bylaw.



7. Municipal Utilities, Servicing & Transportation

The provision and maintenance of infrastructure in the Summer Village improves the quality of life for residents and visitors. Water systems, waste water systems and solid waste management systems should be facilitated so that they do not negatively impact the natural environment or pose hazards to Summer Village residents.

The community's need for police/fire/ambulance service shall be considered in the Municipality's land use planning decisions.

A balanced, multi-modal transportation network which accommodates and balances the needs of automobiles, pedestrians, cyclists has been developed in the Summer Village. The Summer Village values the public trail network, streets and roads as quality public streets and will strive to ensure future development safely and efficiently accommodates all users. The road network should not be compromised by adjacent development.



7.1. Goals

- (1) To support the adequate, safe, and efficient provision of municipal and private utilities.
- (2) To ensure municipal services are provided in a timely and efficient manner.
- (3) 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.

7.2. Policies

- (1) 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 off-site municipal infrastructure.
- (2) 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.
- (3) New developments encroaching onto utility right-of-ways and Summer Village owned lands should not be permitted. Existing encroachments shall require encroachment agreements.
- (4) The Summer Village supports the development, whenever possible, of partnerships with Ponoka County and regional municipalities for the efficient provision of municipal services.



- (5) The Summer Village supports investigating the creation of regional utilities options to serve residents of the Summer Village and surrounding region.
- (6) The residents of the Summer Village should, whenever possible, be provided with adequate, timely, and efficient administrative services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.
- (7) Proposals for re-designation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services and shall be reviewed and approved by police, fire and ambulance.
- (8) When considering proposals for development, the Summer Village shall require the developer to provide the proposed development with adequate fire protection.
- (9) In accordance with the Subdivision and Development Regulations, a subdivision and/or development application located within 1.5 kilometers of a sour gas facility must be circulated to Alberta Energy Regulator (AER) and the development must be consistent with the requirements set out in the Subdivision and Development Regulations.
- (10) Map 1 identifies the Summer Village's main transportation network.
- (11) The Summer Village supports the long-term maintenance of the existing the extensive trail network.



8. Environment

The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands and the environmental impact on Gull Lake shall be considered in land use decisions.

In accordance with all provincial legislation the conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography, fish habitat and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipality's land use planning decisions.



8.1. Goals

- (1) To protect and preserve, whenever possible, existing natural areas.
- (2) To ensure that development does not unduly impact the natural environment.
- (3) To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the residents of the Summer Village.

8.2. Policies

- (1) The Summer Village supports the protection of environmentally sensitive and significant areas in their natural state, more or less. Development in these areas may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- (2) The Summer Village shall require an environmental assessment/audit for waterfront development and may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- (3) The Summer Village will work with developers to ensure that developments do not have a significant negative environmental impact on the Summer Village and/or Gull Lake.
- (4) The Summer Village will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- (5) The Summer Village discourages the use of conservation reserves to protect environmentally significant features.



- (6) Lands dedicated as environmental reserve 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.
- (7) The Summer Village may require landscaping plans prepared by a Registered Landscape Architect as a component of commercial development permit applications and non-single family residential development permit applications.
- (8) The Summer Village supports the environmental clauses contained within the Gull Lake Intermunicipal Development Plan prepared in 2010 for Lacombe County, Ponoka County, Summer Village of Gull Lake and Summer Village of Parkland Beach.



9. Intermunicipal Cooperation

The Summer Village recognizes the need for cooperative intermunicipal and regional planning. The Summer Village is surrounded on all sides by Ponoka County and is within close proximity to the Town of Rimbey. The Summer Village also shares the shores of Gull Lake with the Summer Village of Gull Lake, Aspen Beach Provincial Park, and Lacombe County.



The Summer Village is committed to good working relationships with regional municipalities and is committed to joint ventures that provide efficient and cost effective services within the region, enhance natural systems, promote economic development and ensure compatibility between land uses. The Summer Village of Parkland Beach supports a cooperative relationship with Ponoka County.

9.1. Goals

- (1) To undertake cooperative planning with Ponoka County.
- (2) To coordinate land use policies for the fringe areas which are mutually beneficial to both the Summer Village and the County.
- (3) To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.
- (4) Be engaged with regional municipalities to take advantage of synergies between municipalities.

9.2. Policies

- (1) The Summer Village will support the development of a Summer Village/County specific Intermunicipal Development Plan to address issues of mutual concern and to ensure that development in both municipalities complements the existing and future land uses of the other municipality.
- (2) The Summer Village supports the Gull Lake Intermunicipal Development Plan prepared in 2010 for Lacombe County, Ponoka County, Summer Village of Gull Lake and Summer Village of Parkland Beach.
- (3) The Summer Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Ponoka County.



- (4) The Summer Village will endeavour to collaborate with Ponoka County to minimize conflicts between development in the Summer Village and development and agricultural operations in the County along the municipal boundary.
- (5) The Summer Village will endeavour to collaborate with Ponoka County to minimize conflicts and maximize collaborative efforts between development in the Summer Village and Sunnyside and Poulsen's Pasture.



10. Administrative Matters

10.1. Interpretation

- (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 Administration can evaluate immediate situations or proposals in the context of a long range plan for the Summer Village.
- (2) Substantive variations from the policies contained within the MDP will require an amendment to the MDP and any other affected plan.
- (3) The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:
 - a. “Shall” policies must be complied with;
 - b. “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - c. “May” policies indicate that the applicable authority determines the level of compliance that is required.



10.2. Implementation

- (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 Intermunicipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

10.3. Amendment

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

10.4. Review

- (1) In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years, preferably shortly after each municipal election.



11. Glossary of Terms

- (1) **“Agricultural Operation”** means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes but is not limited to: a) the cultivation of land; b) the raising of poultry and livestock, including game-production animals within the meaning of the Livestock Industry Diversification Act; c) the raising of fur-bearing animals, birds or fish; d) the production of agricultural field crops; e) the production of fruit, vegetables, sod, trees, shrubs and other special horticultural crops; f) the production of eggs and milk; g) the production of honey; h) the operation of agricultural machinery and equipment, including irrigation pumps; and i) the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes.
- (2) **“Developer”** means an owner, agent or any person, firm or company required to obtain, or having obtained a development permit.
- (3) **“Development Permit”** means a document authorizing a development issued pursuant to the Land Use Bylaw.
- (4) **“Detached Dwelling”** means a residential building containing only one dwelling unit, which is not attached to any other residential building but shall not include a manufactured home.
- (5) **“Driveway”** means a vehicle access route between the carriageway of a road and a use on a parcel.
- (6) **“Dwelling Unit”** means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.
- (7) **“Environmental Impact Assessment”** means a comprehensive site analysis to determine the potential impact of the proposed development on the site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.
- (8) **“Home Occupation”** means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building or land which does not change the character of the neighbourhood;



- (9) **"Landscaping"** means the modification and enhancement of a lot or site through the use of the following elements: (a) natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other similar ground cover, or Page 10 (b) hard landscaping consisting of materials such as brick, stone, concrete, tile, wood or other similar materials, or (c) a combination of natural landscaping and hard landscaping, but does not include walkways or sidewalks deemed integral to building access.
- "Manufactured Home"** means a residential building containing one dwelling unit built in a factory in one or more sections, and intended to be occupied in a place other than where it was manufactured.
- (10) **"MGA"** means the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26, as amended.
- (11) **"Park Model Campground"** means a commercial development of a parcel or part thereof on which park model recreation vehicles may be located to provide seasonal or recreational accommodation. Park model campgrounds are not a residential use.
- (12) **"Recreation Vehicle"** means a motor home, camper, travel trailer, tent trailer or any form of vehicle used or intended to be used for recreational, holiday or temporary accommodation.
- (13) **"Secondary Suite"** means a dwelling unit located within the principal dwelling, on a second storey integral to a detached garage, or as an accessory building where the principal use of the site is a detached dwelling
- (14) **"Sour Gas Facility"** as defined by the Subdivision and Development Regulations (AR 43/2002) and all regulations and amendments passed thereto.
- (15) **"Subdivision"** means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.
- (16) **"Summer Village"** means the Summer Village of Parkland Beach.
- (17) **"Tourist Home"** means a commercial use wherein a dwelling unit is offered for rent to guests for a period of time of 28 days or less.
- (18) **"Utility"** means a utility as defined in the Act, as amended.