

MUNICIPAL DEVELOPMENT PLAN

**Summer Village of
Island Lake South**



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COMMUNITY

The Summer Village of Island Lake South is a seasonal residential community located approximately 25 kilometers northwest of the Town of Athabasca via Highway 2 on the Southwest side of Island Lake. Its primary attraction is a recreational lifestyle for the many residents that make Island Lake South their vacation home or their principal residence.

INTRODUCTION

The Municipal Development Plan provides policy statements that clarify the context in which both public and private decision making will occur. Council can therefore assess development proposals as they arise within an overall, long-range plan. This will allow Council to maintain slow, high quality growth, as well as ensuring basic municipal services continue to be made available.

PURPOSE

The purpose of this Municipal Development Plan (MDP) is to set policies for the use of land within the Summer Village of Island Lake South. MDP's 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 sustainability.

The general area dealt with in this plan is shown on Map 1 which also shows the location and existing boundary of the Summer Village and surrounding lands.

This plan is intended to be consistent with the Island Lake South Intermunicipal Development Plan (IDP), and where the two documents conflict, the Island Lake IDP prevails until amended.

This MDP has been prepared on behalf of the Summer Village of Island Lake South and together with the Land Use Bylaw (LUB) adopted in 2008, provides guidance for future land use and development within the Summer Village. The policies contained within this MDP address what type of community the Summer Village wishes to be and provide potential developers and current landowners and residents with a vision or guide for future development and growth.

This MDP has been prepared in collaboration with a steering committee comprised of the Summer Village Council and the Chief Administrative Officer. Review and adoption of the MDP will be based on community consultation with residents and property owners in the Summer Village of Island Lake South and in accordance with the provisions of the *Municipal Government Act*.

VISION

The Municipal Development Plan sets out the future for the community for years to come. The vision statements are used to facilitate a common understanding of the community in terms of what elements are important to the residents.

The following are community statements that define the Summer Village of Island Lake South:

- We are primarily a low density, single family seasonal and full time residential community.
- We are committed to being good and effective stewards of the environment and will act accordingly.
- We are committed to providing municipal services that compliment a simple approach to community living.
- We are committed to a community that respects public and private spaces.
- We will communicate, cooperate and work towards creating a better lake environment with all municipalities surrounding Island Lake.

The means of achieving these vision statements is expanded by the goals and policies contained in this plan.

LEGISLATIVE FRAMEWORK – ADD DIAGRAM

The *Municipal Government Act (MGA)* provides the legislative basis for the preparation of the MDP. This MDP has been prepared in accordance with the requirements of Section 632 of the *Municipal Government Act (MGA) (Statutes of Alberta, 2000)*. The Act requires that all Alberta municipalities, no matter their population, must create a Municipal Development Plan.

Section 632 of the MGA states that;

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, 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 identification of school requirements in consultation with affected school board,
- (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).

As per *Section 692 of the Municipal Government Act*, before giving second reading to a proposed bylaw to adopt a municipal development plan, or a proposed bylaw amending a statutory plan, a council must hold an appropriate public hearing after having given proper notice.

The Municipal Development Plan is a policy document that provides guidance to the Summer Village’s Council and the community concerning future development. As per *Section 632 of the Municipal Government Act*, the plan must be consistent with the 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 policy documents should conform to the vision expressed herein.

PROVINCIAL LAND USE POLICIES

Pursuant to *Section 622 of the Municipal Government Act*, the Province of Alberta developed the Land Use Policies to help harmonize provincial and municipal policy initiatives at the local land use planning level. This MDP has been prepared in the spirit and intent of the Provincial Land Use Policies.

PUBLIC PARTICIPATION

The Summer Village council understands that changes in the community are inevitable and there is significant research showing that the quality of development improves, along with a more positive outlook towards development, when thorough and fair public processes are undertaken.

Council is fully committed to participation of the residents in the planning and development of Island Lake South. In order to ensure that local residents are able to contribute to the development process, updates will be posted on the website frequently throughout the process and residents will be encouraged to provide feedback.

1.0 GROWTH MANAGEMENT

1.1 Location

The Summer Village of Island Lake South is a community that seeks to maintain the quality of life community members currently enjoy, seasonal and permanent residents alike. The Summer Village is not considering growth, annexation or economic diversification. Its attraction is its recreational and community atmosphere along with basic amenities. The consumer needs of the community are met by the Town of Athabasca, Athabasca County and the Summer Village of Island Lake.

The study area of this Plan includes the lands contained within the Summer Village of Island Lake South. Map 1 shows the location of the study area in relation to the existing boundary of the Summer Village.

1.2 Population

The 2018 census information indicates a permanent population of 61.

1.3 Location of Growth

The Proposed Land Use Concept (Map 3) generally outlines the location of existing land uses within the Summer Village and shows that no future additional growth is possible, other than private development on privately owned lots.

GOALS:

To encourage sustainable growth for future generations.

POLICIES:

- 1.3.1 *The Land Use Concept (Map 3) divides the Summer Village into the following land use areas:*
- a) *Residential District*
 - b) *Community District (Reserve Lands)*
- 1.3.2 *The Municipal Cooperation Area is concerned with lands outside the municipal boundary and therefore the policies established in this plan are the subject of intermunicipal planning agreements between the Summer Village of Island Lake South, Athabasca County and the Summer Village of Island Lake.*
- 1.3.3 *Any subdivision of lots within the summer village shall require an outline plan approved by Council before an application for subdivision may be considered.*

2.0 RESIDENTIAL DEVELOPMENT

Residential use is the exclusive permitted land use within Island Lake South (Map 3). It is the intention of Council and the wishes of the residents that the community retains the character of a seasonal residential community. It is also their desire to promote sustainable residential development within the existing built areas and in any future development of privately owned lots.

GOAL:

To encourage development that complements and protects the existing character of the Summer Village and lake.

POLICIES:

- 2.0 *Single detached dwellings will be the primary form of housing permitted within the Summer Village of Island Lake South.*
- 2.1 *The summer village does not permit commercial operations within the Summer Village, with the exception of Council*

approved home based businesses.

- 2.2** *All development shall conform to the provisions set forth in the Summer Village of Island Lake South Land Use Bylaw.*
- 2.3** *Council supports the policy that the reserve land between the lake and private property be kept as natural as possible for the lake to maintain its natural ecosystem.*

3.0 RESERVE LAND AND THE NATURAL ENVIRONMENT

The majority of residents of Island Lake South have chosen the community because of the recreational lifestyle that the Island Lake area offers. The majority of municipal reserve land is left natural, while others have been designated to provide a variety of experiences for the residents.

GOALS:

To maintain the privacy of all residents and ensure that negative impacts of non- resident users are mitigated.

To maintain and enhance the environmental integrity of the Reserve Land and provide a greater variety of passive recreational activities.

To ensure that public areas do not become an economic burden on local ratepayers.

POLICIES:

- 3.0** *The primary purpose of Reserve Lands shall be one of the following; environmental management, open play, and recreation.*
- 3.1** *Council will discourage proposed developments that may have undesired environmental impacts.*
- 3.2** *As provided for in the Municipal Government Act, the Summer Village shall acquire the maximum allowable amount of municipal reserve, school reserve, or municipal and school*

reserve in order to obtain sufficient lands for local needs.

- 3.3** *Public trails and natural green spaces are acceptable uses for designated municipal reserves in the Summer Village of Island Lake South.*
- 3.4** *For reasons of environmental integrity and to maintain the character of the community, the Summer Village supports that Reserve Areas:*
- (a) should be left in their natural condition as much as possible; and*
 - (b) may be appropriate for low-impact trails to provide access where conditions are suitable;*
- 3.5** *Tree cutting and pruning is prohibited on any Reserve Lands areas, including but not limited to municipal reserves, utility lots, and undeveloped road allowances without the prior approval of the Summer Village.*
- 3.6** *The Reserve Land areas are meant for environmental purposes and the enjoyment of residents and visitors, not for storage or parking, unless designated otherwise.*
- 3.7** *The Summer Village of Island Lake South shall not dispose of lakefront reserves, and disposition of other reserves may only occur under exceptional circumstances and after the careful consideration of Council.*
- 3.8** *Council will ensure that all development complies with the provisions of the provincial Land Use Policies regarding the protection of, and consideration for, the natural environment.*
- 3.9** *The Summer Village recognizes the many water activities that occur on the lake and in this regard a public boat launch has been provided for the enjoyment of summer village residents.*
- 3.10** *Surveyed and undeveloped road allowances throughout the Summer Village are considered a part of the Reserve Land system for the purpose of this plan. These road allowances are:*
- (a) to be left in their natural condition as much as possible;*
 - (b) to provide pedestrian access to the lake shore;*
 - (c) to be kept in a reasonable state of repair by the Summer*

Village.

4.0 COMMERCIAL

The Summer Village of Island Lake South does not have any commercially zoned property.

GOALS:

To retain the summer village as a residential community.

POLICIES:

4.0 *Ensure that the lakeside character of the community is maintained.*

5.0 UTILITIES AND MUNICIPAL SERVICES

It is the intention of Council to maintain Municipal services currently contracted for the Summer Village. They are; snow removal, ditch mowing, enhanced policing, fire protection, and general maintenance. There are contracts for the operations of the Summer Village Office, as well as the continued services of the administrator and other support staff.

Historically the Summer Village of Island Lake South was a minimally serviced, seasonal residential community. Over the years, as environmental concerns over lake water quality were raised, Council and ratepayers have chosen to implement solutions that address sewage disposal methods respecting the natural lake environment. To this end, Council approved a new sewage bylaw.

GOALS:

To ensure the safety, health, welfare and protection of the residents, property and environment by regulating the treatment and disposal of sewage generated on property within the Municipality.

POLICIES:

5.0 *Sewage Bylaw 99-16.*

6.0 TRANSPORTATION SYSTEM

The Summer Village of Island Lake South is essentially served by Neilson Drive, Shank Drive and Kirby Place. These roads all have quick access to Highway 2 (Map 2).

While the Summer Village of Island Lake South is in many ways reliant on automobiles, it is recognized that an effective transportation system considers not only automobiles, but also pedestrians, cyclists, and other alternative forms of transportation.

GOALS:

To establish and maintain an effective and safe road system for the movement of vehicles, cyclists and pedestrians in Island Lake South.

POLICIES:

6.0 *The Summer Village transportation system shall consist of local roads, which provide legal and physical access to the residential lots, and safe and effective highway access at the two existing locations.*

6.1 *In order to ensure the safety of all road users, the Summer Village shall provide traffic calming measures where*

warranted.

- 6.2** *The Summer Village shall ensure that adequate maintenance of any existing and future roads are provided by a suitably qualified general contractor.*
- 6.3** *For the purposes of this plan, undeveloped road allowances are considered Reserve Land and are addressed in Section 3.0 Reserve Land and the Natural Environment.*

7.0 MUNICIPAL COOPERATION

The Summer Village of Island Lake South recognizes the mutual benefits of a consultative and cooperative planning approach with regard to land uses, common infrastructure, economic growth, and environmental concerns.

GOAL:

To establish and maintain open dialogue with adjacent municipalities for the coordinated approach to matters of mutual interest.

POLICIES:

- 7.0** *The Summer Village supports consultative approaches with adjacent rural and urban municipalities regarding but not limited to the following matters:*
- (a) environmentally significant areas;*
 - (b) subdivision and development of adjacent lands;*
 - (c) transportation and utility linkages;*
 - (d) economic development; and*
 - (e) communication and issue resolution processes.*
- 7.1** *The Summer Village does not intend to annex the lands around the Summer Village Limits but the development of these lands should not materially or aesthetically impair the quality of life for the residents of Island Lake South, therefore consideration should be given to ensure compatible land uses.*
- 7.2** *The Island Lake Management Plan: 2015 prepared for the Island Lake area, is the principal tool for the implementation of policies that are envisioned for the residents and public*

users of the lake as a whole.

7.3 *The Summer Village supports intermunicipal planning initiatives for the integrated planning of Island Lake’s shoreline, and the planning of the wider watershed in general.*

7.4 *Insofar as it is beneficial to residents and other municipal interests, the Summer Village of Island Lake South may enter into utility and/or service agreements for:*
(a) road maintenance;
(b) protective and emergency services;
(c) administrative, recreation, social, cultural services; and
(d) any other services deemed necessary.

7.5 *The Summer Village of Island Lake South will seek to collaborate with the County of Athabasca, and the Summer Village of Island Lake to ensure compatible and mutually acceptable land use and development policies in an around Island Lake.*

7.6 *In considering any amendments to the Summer Village’s MDP, the adoption of an area structure plan or intermunicipal development plan, an amendment to the Land Use Bylaw, or the approval of any land use development, which in the opinion of the Summer Village may impact agricultural operations within and/or adjacent to the Summer Village, the Summer Village may refer the matter for comment to the County of Athabasca, the agricultural operators who may be affected, and any other body the Summer Village deems appropriate.*

8.0 IMPLEMENTATION AND REVIEW

As the overall planning document that provides direction for the subdivision and development, land use, and road patterns within the Summer Village, Council’s primary role is to administer the goals and policies of the Municipal Development Plan.

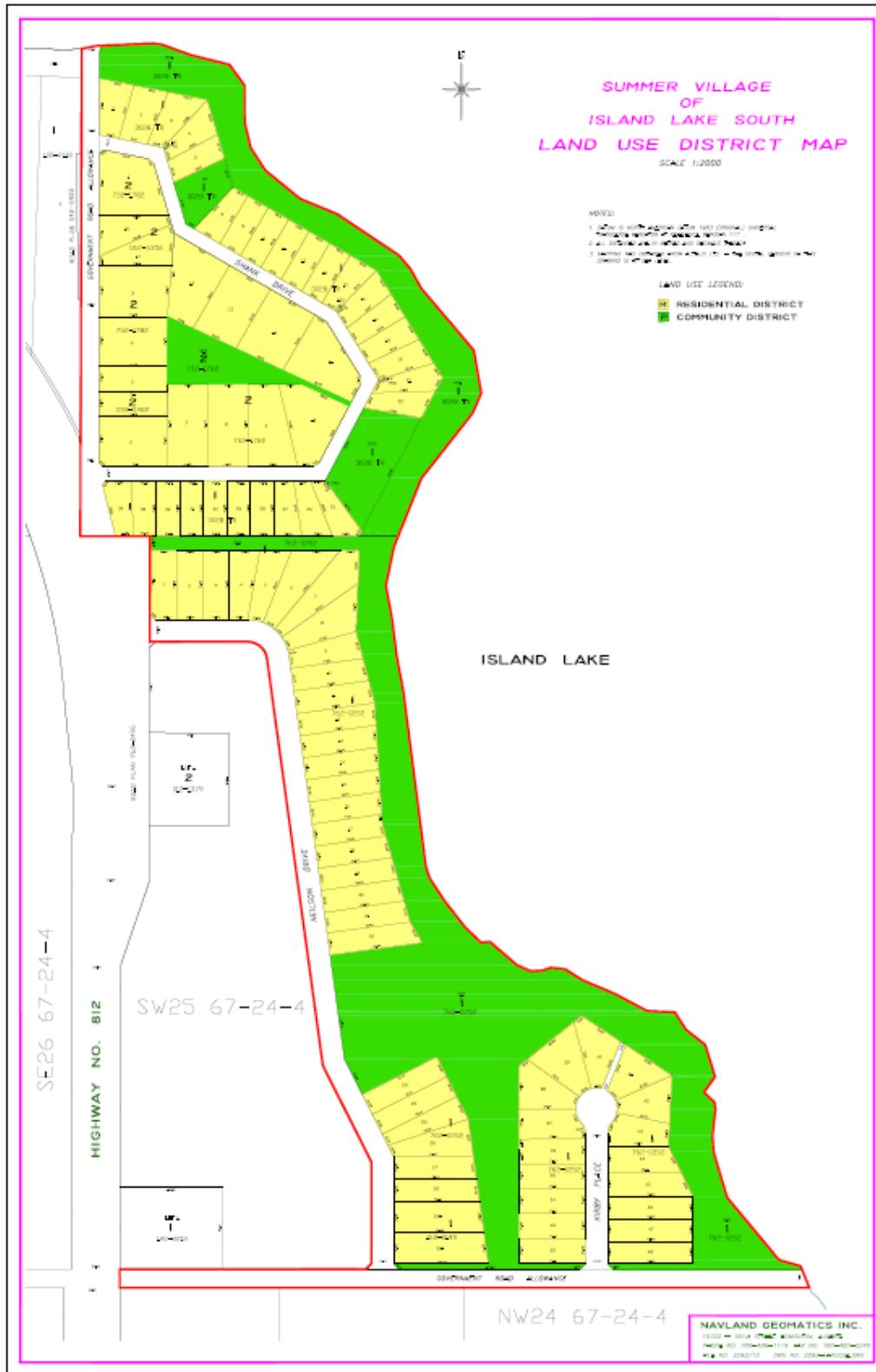
GOAL:

To promote the use of the Municipal Development Plan by policy implementation.

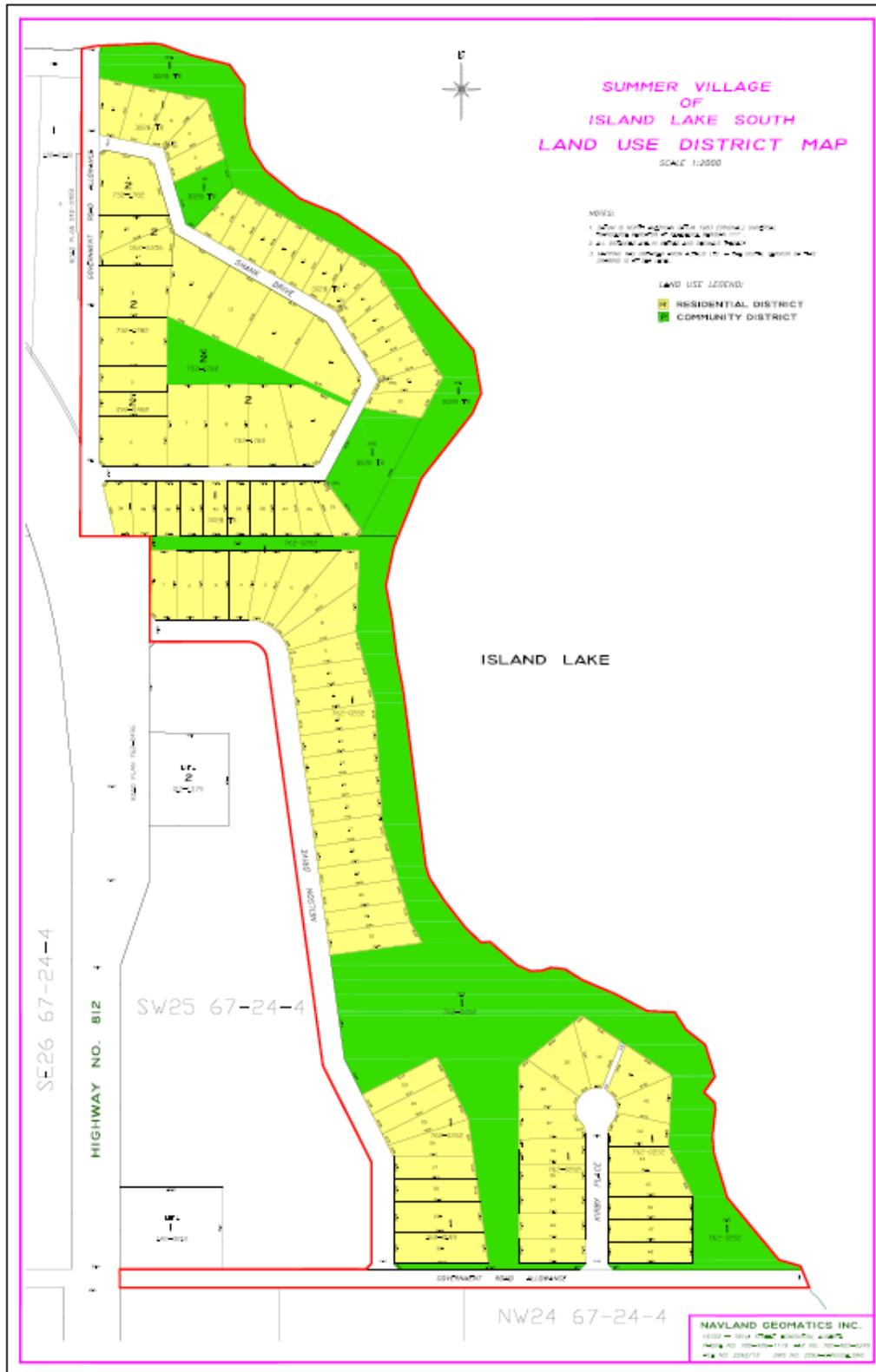
POLICIES:

- 8.0** *Council may require the preparation of an area structure plan or outline plan to provide the details of land use, utility servicing, road patterns, Reserve Lands, storm drainage, and any other matters deemed necessary, prior to the consideration of any re-designation (zoning) proposal, or subdivision or development application. Council will require the preparation of an outline plan for proposed subdivisions that create more than two (2) lots, or that require the dedication of a public road allowance.*
- 8.1** *This Plan shall be interpreted with flexibility having regard to its purpose, objectives and policies. The Council's decisions on interpretation shall be final.*
- 8.2** *Council will observe the effect of this Plan after adoption and implementation, and if new ideas or changing circumstances warrant, will bring forward amendments to satisfy public concerns and aspirations.*
- 8.3** *Council will conduct a review of this Plan whenever it considers it no longer expresses the long-term goals of the Summer Village and in any event, within ten (10) years. The Plan will be amended in accordance with the procedures established in the Municipal Government Act (as amended).*
- 8.4** *Council will undertake a review of the Land Use Bylaw within one (1) year of adopting this Plan.*
- 8.5** *The subdivision authority is instructed by Council to require the applicant for subdivision to submit a plan of survey for all subdivisions requiring endorsement, with the exception of boundary adjustment applications.*

MAP 1: PLAN AREA



MAP 2: EXISTING LAND USES



MAP 3: PROPOSED LAND USE CONCEPT

