

# ALBERTA BEACH



## Municipal Development Plan

Adopted by Bylaw 251-17

September 19, 2017



**ALBERTA BEACH**

**BYLAW NO. 251-17**

**ALBERTA BEACH MUNICIPAL DEVELOPMENT PLAN**

**BEING A BYLAW OF ALBERTA BEACH, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING A MUNICIPAL DEVELOPMENT PLAN.**

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**WHEREAS**, pursuant to Section 632(2) of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, the Council of a municipality with a population of less than 3500 may adopt a Municipal Development Plan;

**WHEREAS**, the Council of Alberta Beach wishes to adopt a Municipal Development Plan for the purpose of providing a guide for future growth and development of the municipality; and

**WHEREAS**, Alberta Beach has advertised this bylaw in accordance with Section 606 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 and held a public hearing in accordance with Section 230 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26;

**NOW THEREFORE**, the Council of Alberta Beach, duly assembled and under the authority of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, enacts as follows:

1. That the General Municipal Plan 1995 is hereby repealed.
2. That the Alberta Beach Municipal Development Plan, attached hereto as Schedule "A" is hereby adopted.

**AND WHEREAS**, this bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME THIS 16<sup>th</sup> DAY OF **MAY**, A.D. 2017.

READ A SECOND TIME THIS 19<sup>th</sup> DAY OF **SEPTEMBER**, A.D. 2017.

READ A THIRD AND FINAL TIME THIS 19<sup>th</sup> DAY OF **SEPTEMBER**, A.D. 2017.

SIGNED BY THE MAYOR AND C.A.O. THIS 19<sup>th</sup> DAY OF **SEPTEMBER**, A.D. 2017.



Mayor, Jim Benedict



C.A.O., Kathy Skwarchuk

## Table of Contents

1	INTRODUCTION.....	7
1.1	PREAMBLE.....	7
1.2	GUIDING STATEMENTS OF THE MUNICIPAL DEVELOPMENT PLAN .....	8
1.2.1	VISION STATEMENT .....	8
1.2.2	MISSION STATEMENT.....	8
1.3	STRATEGIC PLAN .....	8
1.3.1	Population:.....	8
1.3.2	Sustainability: .....	8
1.3.3	Inter-municipal Co-operation:.....	9
1.3.4	Natural Environment: .....	9
1.3.5	Economy: .....	9
1.3.6	Municipal Services: .....	9
1.3.7	Parks & Recreation:.....	9
1.3.8	Transportation: .....	10
1.3.9	Downtown Alberta Beach:.....	10
1.3.10	Industry: .....	10
1.4	LEGISLATION ENABLING THE MUNICIPAL DEVELOPMENT PLAN .....	10
1.5	INTERPRETATION OF PLAN PROVISIONS.....	10
1.5.1	Terms: .....	10
1.5.2	Provision for Minor Amendments:.....	11
1.6	REGIONAL SETTING.....	11
1.6.1	Location: .....	11
1.6.2	History:.....	11
1.6.3	Demographics: .....	12

1.7	MUNICIPAL CHALLENGES AND OPPORTUNITIES .....	12
2	COMMUNITY CONTEXT AND TRENDS.....	14
2.1	CENTRAL THEMES.....	14
2.2	ECONOMIC GROWTH.....	14
2.3	RECREATIONAL DEVELOPMENT.....	14
2.4	OBJECTIVES FOR SUSTAINABILITY .....	15
2.5	GENERAL DEVELOPMENT STRATEGY.....	15
2.6	POPULATION GROWTH .....	16
2.7	MUNICIPAL SERVICES DIRECTION .....	16
3	POLICY DIRECTIONS .....	17
3.1	INTRODUCTION.....	17
3.2	DEVELOPMENT CONSTRAINTS .....	17
3.3	ANNEXATION.....	18
3.4	ENVIRONMENTAL STEWARDSHIP .....	18
3.4.1	Objectives:.....	18
3.4.2	Policies: .....	18
3.5	NEIGHBOURHOOD DESIGN CRITERIA.....	19
3.6	GENERAL RESIDENTIAL DEVELOPMENT .....	21
3.6.1	Single Detached Housing: .....	22
3.6.2	Manufactured Home Parks / Subdivisions: .....	22
3.6.3	Medium Density Housing:.....	24
3.6.4	High Density Housing: .....	24
3.6.5	In-fill Housing:.....	25
3.6.6	Secondary Suites: .....	26
3.6.7	Subdivision of Multi-Unit Dwellings:.....	27
3.7	AFFORDABLE AND INCLUSIONARY HOUSING.....	27
3.8	COMMUNITY AND RECREATION .....	28
3.8.1	Objectives:.....	28

3.8.2 Policies: ..... 29

3.9 COMMERCIAL ..... 29

3.9.1 Objectives: ..... 30

3.9.2 Policy: ..... 30

3.10 INDUSTRIAL ..... 31

3.10.1 Objectives: ..... 31

3.10.2 Policies: ..... 31

3.11 TRANSPORTATION AND INFRASTRUCTURE ..... 32

3.11.1 Policies: ..... 33

3.11.2 Parking Improvement Plan: ..... 33

3.12 PUBLIC ENGAGEMENT ..... 35

SCHEDULE "A": FUTURE LAND USE MAP ..... 36

## 1 INTRODUCTION

### 1.1 PREAMBLE

The *Municipal Government Act*, RSA, 2000 (as amended), Section 632(1) requires that every council of a municipality must by bylaw adopt a municipal development plan (MDP). The *Act* states that an MDP must address:

- i. the future land use within the municipality,
- ii. the manner of and 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.

The overall purpose of the Alberta Beach 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 the citizens of Alberta Beach. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community 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 can evaluate immediate situations or proposals in the context of a long-range plan.

Sections 1.0 and 2.0 of the MDP provide introductory and background information about the role of the plan, recent growth and development trends in Alberta Beach and significant features influencing the future development of the community. These parts are presented for information only and are not to be interpreted as policy statements.

Section 3.0 of the MDP provides a vision of the type of community that Alberta Beach aims to be in the future. A broad set of goals identify the key directions that the Village will pursue in order to achieve this vision for each major topic area covered by the plan. Section 4.0 provides an overview of the major elements in the Future Land Use Concept and general direction of urban growth.

Section 5.0 and subsequent sections contain a mix of background and descriptive information, goal, objectives and policies. Each section contains specific statements that are intended as policy to guide decision making on planning and development issues.

Throughout the plan, the background and objectives sections are not to be interpreted as policy but as context with which to guide policy interpretation or the exercise of discretion.

## **1.2 GUIDING STATEMENTS OF THE MUNICIPAL DEVELOPMENT PLAN**

### **1.2.1 VISION STATEMENT**

*"Alberta Beach is a diverse and inclusive community that incorporates the past and present to ensure an environmentally, socially, and economically sustainable future."*

### **1.2.2 MISSION STATEMENT**

*"Alberta Beach provides transparent and accountable government while ensuring effective and responsible delivery of services and infrastructure."*

## **1.3 STRATEGIC PLAN**

### **1.3.1 Population:**

The objective is to encourage a growth in population at a manageable rate, in-keeping with the Village's ability to provide municipal services to its residents and businesses.

### **1.3.2 Sustainability:**

The objective of the plan is to provide an environment where future development may occur and municipal services can be provided in a responsible, effective, and environmentally sustainable manner.

### **1.3.3 Inter-municipal Co-operation:**

The objective is to work with our municipal neighbours and community stakeholders to achieve a better future.

### **1.3.4 Natural Environment:**

Continue the environmental protection of the lands within the community, Lac Ste. Anne, and its watershed for future generations.

### **1.3.5 Economy:**

Work to expand and diversify the economic base of the Village beyond the current tourism and recreation components.

### **1.3.6 Municipal Services:**

Municipal services to be provided in an efficient and effective manner to residents and businesses.

### **1.3.7 Parks & Recreation:**

Increase the quality and range of recreational opportunities offered within the Village.

### **1.3.8 Transportation:**

Create a safe and efficient transportation system to provide safe access to and within the municipality and facilitate the parking of vehicles.

### **1.3.9 Downtown Alberta Beach:**

Development of the downtown commercial core of the Village and provide for its expansion and growth as part of future development.

### **1.3.10 Industry:**

Development of light industrial areas within the Village, as part of an overall growth and economic development strategy.

## **1.4 LEGISLATION ENABLING THE MUNICIPAL DEVELOPMENT PLAN**

The Alberta Beach Municipal Development Plan is adopted in accordance with Section 632 of the *Municipal Government Act*, RSA, 2000 (as amended). All statutory plans within the Village and the Land Use Bylaw shall conform to the provisions and policies of the Municipal Development Plan.

## **1.5 INTERPRETATION OF PLAN PROVISIONS**

### **1.5.1 Terms:**

- The word “should” expresses a desire on the part of the Council for Alberta Beach, but does not necessarily mean that the Village is responsible for the action.
- The word “shall” means that the action is mandatory.

- The word “may” means the action is at the discretion of the Council for Alberta Beach. The implementation of such action will be based upon planning goals and principles.

### **1.5.2 Provision for Minor Amendments:**

The boundaries of Land Use areas described within the Municipal Development Plan are considered to be approximate. Adjustments of a minor nature to land use classes, location of future roadways, and figures shall not require an amendment of the Plan.

## **1.6 REGIONAL SETTING**

### **1.6.1 Location:**

Alberta Beach is a Village in central Alberta, 60 km northwest of the City of Edmonton. The Village is located within Lac Ste. Anne County, on the southeast shore of Lac Ste. Anne. The local population, those in the surrounding region, and those in the Edmonton area treasure the Village as a popular lakeside community.

Access to Alberta Beach is achieved via Secondary Highway 633 (2 km south) which connects to Highway 43 (8 km east); where Highway 43 is a major corridor to northern Alberta. Yellowhead Highway 16, the major east-west route runs 21 km to the south of the Village. Ste. Anne Trail, which runs through the Village, serves to connect to its neighbours Lac Ste. Anne County surrounding the Village, the Summer Village of Val Quentin to the west, and to the Summer Villages of Sunset Point and Castle Island to the north.

### **1.6.2 History:**

The Canadian Northern Railway built its Edmonton-Vancouver line through what is now Alberta Beach in 1912. The Railway, and other companies such as Marshall Wells and Woodward’s began bringing their employees out for the relaxing and beautiful atmosphere. There was such demand for this atmosphere that the *Moonlight Express* was started. The Railway picked up people in Edmonton on Saturday mornings, took them to Alberta Beach, and returned them to Edmonton on Sunday evening. By 1920, the area had been

incorporated into a Summer Village, built a dance pavilion, a large wooden pier, and several cabins. People began purchasing land and building their own cabins and businesses; with the Summer Village becoming a Village on January 1, 1999. The community currently has 1018 year-round residents and on a long weekend that population can swell to over 3000 people. A hotel, a new motel, and many small businesses operate within the Village.

### **1.6.3 Demographics:**

According to the 2016 Census of Population conducted by Statistics Canada, Alberta Beach recorded a population of 1018 living in 479 of its 743 total private dwellings, a 17.7% change from its 2011 population of 865. With a land area of 2.01 km<sup>2</sup>, it had a population density of 506.5/km<sup>2</sup> in 2016.

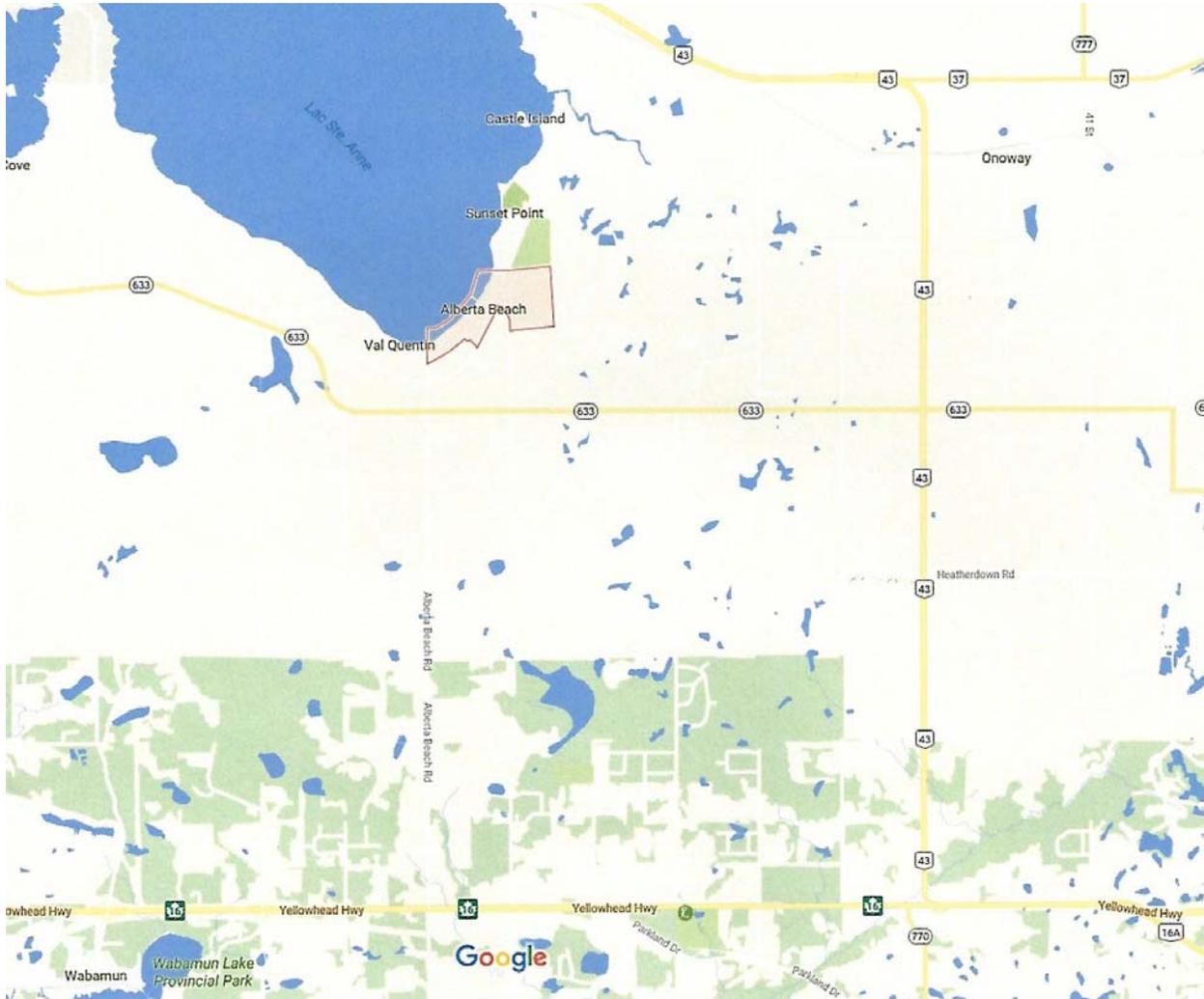
In the 2011 Census, Alberta Beach recorded a population of 865 living in 425 of its 747 total dwellings, a -2.1% change from its 2006 population of 884. With a land area of 2.01 km<sup>2</sup>, it had a population density of 430.3/km<sup>2</sup> in 2011.

In the 2006 Census, Alberta Beach had a population of 884 living in 731 dwellings, a 16% increase from 2001. The community has an area of 2.01 km<sup>2</sup> and a population density of 439.8/km<sup>2</sup> in 2006.

## **1.7 MUNICIPAL CHALLENGES AND OPPORTUNITIES**

Alberta Beach and the surrounding area are faced with a number of challenges for future growth; including youth retention, and both population and economic growth. The themes and policies in this Municipal Development Plan seek to foster future sustainable growth within the community.

# LOCATION MAP NO. 1



## **2 COMMUNITY CONTEXT AND TRENDS**

### **2.1 CENTRAL THEMES**

The land use themes and policies that follow provide a framework to help realize the vision stated by Alberta Beach as a sustainable community.

### **2.2 ECONOMIC GROWTH**

Objectives with a land use theme include:

- Maintaining a competitive environment working with municipal neighbours to attract new businesses and development to the community.
- Policy direction will be included in the Municipal Development Plan to encourage economic growth in new market sectors and additional service outlets for services already being provided.
- Alberta Beach will continue to endeavour to work cooperatively with Lac Ste. Anne County, the Summer Villages of Val Quentin and Sunset Point, and other municipalities in the region on matters of mutual interest.
- Policy will be developed to promote the creation of opportunities for youth and young families in the community.
- The Village will continue to develop and implement policies to ensure that seniors are welcome and encouraged to continue to provide a valued contribution to the growth and health of the municipality.

### **2.3 RECREATIONAL DEVELOPMENT**

Alberta Beach is home to a wide variety of “year-round” recreational opportunities both within and in proximity to the Village. These include:

Facilities such as the Library, Museum & Archives, Ball Diamonds, Beach Wave Park, Skateboard Park, Municipal Campground, Golf Course, Public Beaches, Walking Trails, Lac Ste. Anne, and Seniors Centre afford a host of activities such as wind surfing, paddle-boarding, jet-skiing, fishing, ice-fishing, swimming, lying on the beach, boating, cultural activities, basketball, baseball, skateboarding, aerobics, snooker, bridge & cribbage – there is something for everyone.

The Village will work to expand the recreational opportunities for the entire community.

## **2.4 OBJECTIVES FOR SUSTAINABILITY**

Sustainable development is development which meets current needs without compromising the needs of the community in the future. From a land use perspective, this includes:

- Modern design standards are encouraged for the development of new neighbourhoods and the revitalization of existing areas of the community.
- Provide for a wide range of housing types.
- Efforts to ensure that neighbourhoods are more livable and provide for pedestrians and cyclists.

## **2.5 GENERAL DEVELOPMENT STRATEGY**

The following themes or principals will form the development strategy for Alberta Beach.

- That the undeveloped lands within S.W. 23-54-03-W5M be developed in accordance with an area structure plan or outline plan required to be prepared for those lands.
- That lands subject to area structure plans be developed in accordance with those plans, and that those plans are consistent with the policy directions of the Municipal Development Plan.
- Provide for a wide range of housing types.
- Efforts to ensure that neighbourhoods are more livable and provide for pedestrians and cyclists.

## **2.6 POPULATION GROWTH**

Alberta Beach will continue to provide an environment for future growth that will encourage growth for all demographics. The Village is an inclusive community that welcomes individuals of all ages. The community continues to develop recreational and cultural infrastructure that is family friendly. The policies set in the Municipal Development Plan show signs of progress in providing an environment for new families to relocate to Alberta Beach.

## **2.7 MUNICIPAL SERVICES DIRECTION**

Alberta Beach provides a variety of municipal services as part of its mandate and such services impact land use. These include surface water drainage, sanitary sewer collection and distribution (via the Tri-Village Regional Sewer Services Commission), local road development and maintenance. The general direction for municipal services into the future include:

- Ensure that the Tri-Village Regional Sewer Services Commission sanitary system, including the sewage lagoon facility, has sufficient capacity to service the existing community and accommodate future expansion.
- Ensure the Village has a well maintained roadway system.
- Ensure that operation, maintenance, and growth continues to be managed in a financially sustainable manner.
- Seize opportunities to develop a potable water supply and distribution system to service the existing Village and areas of future growth.
- Ensure that municipal street lights are upgraded to LED.

### **3 POLICY DIRECTIONS**

#### **3.1 INTRODUCTION**

The following policies describe the Land Use Framework that Alberta Beach will pursue in accordance with the Village's vision. These policies are intended to support those themes, provide guidance to future land use within the Village and provide the guiding principles for the Alberta Beach Land Use Bylaw.

#### **3.2 DEVELOPMENT CONSTRAINTS**

The land encompassed within Alberta Beach boundary (2.4 km<sup>2</sup>) is generally flat. The western boundary, Lac Ste. Anne, provides approximately 76 hectares of water recreational area. Approximately two thirds of the existing land within the Village boundaries have been developed, offering residents a variety of residential, commercial, light industrial, institutional and recreational land uses. Future developments should be serviceable with few problems by extending existing infrastructure and utilities.

Alberta Beach contains a significant supply of "Urban Reserve" land, within the W1/2 23-54-3-W5M, where there are limited constraints to development. The landowners have not sought Municipal approval to develop these lands.

Future development in Alberta Beach is restricted by physical features, land use and other urban municipalities adjacent to the Village. Alberta Beach is bounded by the lake (Lac Ste. Anne) to the west and by the Summer Villages of Val Quentin and Sunset Point which abut on the west and north corporate boundaries respectively. Some of the better agricultural soils in the County of Lac Ste. Anne occur directly adjacent to the east (pt. Lot 19, Lac Ste. Anne Settlement has a Farmland Assessment Rating of 73%) which discourages subdivision in this area. Given these constraints to development, growth is generally directed in an easterly and northeasterly direction where suitable land for urban purposes exists.

A further development constraint is the lack of a water supply to accommodate fire suppression needed to allow for the development of Industrial uses. All opportunities should be explored to find sources of water to provide water for fire-fighting purposes on an industrial scope.

### **3.3 ANNEXATION**

In order to accommodate the future growth of Alberta Beach additional lands may be required. Alberta Beach shall work with Lac Ste. Anne County to address the challenges to future expansion of the Village.

### **3.4 ENVIRONMENTAL STEWARDSHIP**

Alberta Beach recognizes potential impacts development may have on the municipality and will take steps to protect the environment.

Proposals for new development must satisfy the Municipality that they will not degrade the natural environment within the Village or the Lake. Specific concerns that may arise with certain developments must be mitigated to the satisfaction of the Municipality before being allowed to proceed. Alberta Beach shall consult with Alberta Environmental & Parks, or other agencies deemed necessary, in such instances.

#### **3.4.1 Objectives:**

- To protect and enhance the natural environment within the boundary of the Village;
- To encourage developers and landowners to carefully evaluate the potential impacts they may have on the environment prior to proceeding with a development;
- To encourage lakefront property owners to use natural and native vegetation to prevent erosion, maintain the shoreline, and protect the riparian area;
- To ensure the appropriate use of lands which may be prone to flooding, high water tables, erosion of subsidence; and
- To ensure that the subdivision and development of land within the Village proceeds in a manner which will not have an adverse impact on the site or surrounding environment.

#### **3.4.2 Policies:**

- Ensure that land uses and activities are compatible with sensitive natural areas as well as adjacent land uses;

- The Village shall take measures to protect and conserve unique topographic features, vegetation, natural areas, watercourses and waterbodies;
- The Village shall discourage development of environmentally sensitive areas with the possible exceptions being the development of a trail system, beach or recreational area, natural park space or similar uses not requiring permanent structures;
- The Village may require the proponent of a development or subdivision that may potentially be harmful to the environment or residents of the Village to submit, to the satisfaction of the Municipality, an evaluation of the environmental impacts which may result from a development or subdivision. The evaluation must be prepared, in accordance with guidelines established by Alberta Environment & Parks, by a qualified environmental consultant and shall contain, but not limited to, the following: description of the proposed development; description of the environmental conditions that exist prior to development; identification of possible environmental effects of the development; proposed measures to lessen possible adverse effects; and identify possible effects for which there is no satisfactory resolution and analyze their implications.
- Alberta Beach shall review all new development within the Village in respect to environmental concerns;
- The Village shall require that proper planning measures are taken to minimize any negative impacts associated with proposed subdivisions and developments;
- Alberta Beach should prohibit developments which may result in contamination of local groundwater supply, natural areas, waterbodies or watercourses, or any other feature which is determined to be environmentally significant by the Village;
- Alberta Beach should work cooperatively with other municipalities and agencies to develop strategies to protect and enhance Lac Ste. Anne.

### **3.5 NEIGHBOURHOOD DESIGN CRITERIA**

To maintain and improve the overall attractiveness, safety elements, weather resilience and conformity to neighbourhood character of Alberta Beach shall include the following design criteria within the community:

- (a) Provision of a safe environment for pedestrian's and other non-vehicular traffic such as bicycles in non-industrial areas,
- (b) General landscaping criteria for new and re-developed properties, including, but not limited to:

- i) A time requirement for the completion of landscaping and vegetation planting on a property as part of the development process,
  - ii) A requirement for positive drainage within any property towards an identified storm water catchment or drainage system, and
  - iii) The requirement for property owners to maintain grassed areas on public property immediately adjoining their property.
- (c) Sidewalks within low density residential neighbourhoods may be developed on a single side of the roadway provided the sidewalk connects to the adjoining sidewalk network.
  - (d) Higher density Developments shall have sidewalk access.
  - (e) Industrial roads may be serviced with a single sidewalk on a single side of the road right-of-way.
  - (f) Installation of energy efficient lighting and where viable solar powered lighting.
  - (g) Development of park areas to a minimum standard of a grassed area free of noxious weeds.
  - (h) The provision of building pocket maps as part of the subdivision process for multi-lot residential subdivisions.
  - (i) All new residential neighbourhoods shall have safe pedestrian access to playgrounds and parks within a reasonable distance.
  - (j) All non-industrial subdivisions shall be serviced with underground utilities.

- (k) Laneless subdivisions may be considered where they don't conflict with traffic and pedestrian movements of adjoining laned subdivisions.
- (l) Trees and landscaping features that have a positive impact on the future Development of a parcel should be maintained.
- (m) Roadways within new developments shall be designed to avoid double fronted lots other than on corner lots or where the fronting roadway is classed as an Arterial Road.
- (n) Multi floor residential buildings exceeding 10 metres above grade may require a larger side yard setback from adjoining roadways or lower density residential buildings.
- (o) All properties are to be landscaped in a manner that restricts access to and from roadways other than at approved access or egress points.
- (p) Wet ponds are preferred over dry ponds for stormwater containment purposes. In non-industrial areas, wet ponds shall be developed as a feature and recreational amenity. Where possible, wet ponds should be integrated into parks and pathway systems.
- (q) Wet ponds shall be designated as an Environmental Reserve Lot and dry ponds shall be designated as a Public Utility Lot.

### **3.6 GENERAL RESIDENTIAL DEVELOPMENT**

Alberta Beach encourages a diverse residential community offering a range of housing types. The following objectives and policy directions describe the future residential growth goals for single detached, secondary suite housing, multi-family, public and private housing, and temporary housing choices within the Village.

### **3.6.1 Single Detached Housing:**

Single detached housing is and shall continue to be the dominant housing type within Alberta Beach. General policy directions for this single detached (unit) housing includes:

- a) Where spot re-districting is considered by the municipality, the impact of the district change on the character of the overall neighbourhood shall be given careful consideration, and be done in light of the provisions of the Municipal Development Plan and the Municipality's Land Use Bylaw.
- b) Single detached neighbourhoods shall have a minimum housing unit density of 13 units per hectare.
- c) Small scale business operations which do not conflict with the Character of the neighbourhood may be allowed within single detached neighbourhoods.
- d) Secondary, garden, and garage suites may be allowed within single detached neighbourhoods provided they can be fully serviced on-site and not alter the Character of the neighbourhood.
- e) New development shall give due regard to environmentally sensitive lands and lands subject to flooding or other hazards. No new habitable development shall be permitted below an elevation of 723.8 m (723.8 m ASL contour). In no case shall basement development be permitted within this area.

### **3.6.2 Manufactured Home Parks / Subdivisions:**

Manufactured Home Parks / Subdivisions are a housing type which has not historically had exposure within the Village. The purpose of this type of development is to allow for a wider variety of residential buildings. General policy direction for Manufactured Home Parks / Subdivisions includes:

- a) The residential housing type within a Manufactured Home Parks / Subdivisions shall be consistent throughout with the exception of a manager residence.
- b) Each park / subdivision unit / stall shall have an area that allows for a minimum of 35% of the unit to be open or green space.
- c) The overall park / subdivision shall have a minimum area of 2.0 hectares and include 10% of its land area as open space. Where the park / subdivision is intended for family use, playgrounds shall be installed as part of the initial development.
- d) The land allocation under (b) above may be reduced with a corresponding increase in (c) above should the park be designed as a senior's oriented Development.
- e) Manufactured Home Parks / Subdivisions shall be developed in a manner that does not conflict with adjoining neighbourhoods.
- f) Conversion of Manufactured Home Parks / Subdivisions to a condominium may be considered provided it can be serviced to municipal standards.
- g) Limited commercial use may be permitted within Manufactured Home Parks / Subdivisions provided it can be properly serviced and does not interfere with the character of the overall park.
- h) Secondary suites may be allowed in Manufactured Home Parks / Subdivisions where the housing type is able to accommodate the use and parking is maintained off the fronting roadway.
- i) Where Manufactured Home Parks / Subdivisions include a housing type that is no longer available as a replacement (eg. a mobile home), another suitable housing type may be used provided it conforms to the general character of the neighbourhood.

### **3.6.3 Medium Density Housing:**

Medium density housing includes dwellings that range from two to four residential units per building not including secondary suites. General policy directions for medium density housing include:

- a) Laneway access should be required for all medium density housing Development except where design constraints prevent the Development of lanes and alternative access can be provided.
- b) Medium density housing shall be adjacent or in proximity to Collector Road or Arterial Roadways.
- c) Medium density housing is encouraged along the border of the downtown core.
- d) Parks, Playgrounds and open space areas should be adjoining or in proximity to medium density housing sites.

### **3.6.4 High Density Housing:**

High density housing includes buildings that include greater than four housing units in a multi-storey building, excepting secondary suites. General policy directions for this land use include:

- a) High density housing shall be either adjacent or in proximity to a Collector Road or Arterial Roadway.
- b) Laneways are required for all high density dwellings, except where design constraints prevent the development of lanes and alternative access can be provided.
- c) Multi floor high density housing buildings shall include 10% of the lot area for outdoor amenity use. This amount may be reduced where a

corresponding indoor amenity use is provided on the parcel.

### **3.6.5 In-fill Housing:**

In-fill housing generally results in an older home being replaced on a property with a new home with additional housing units and / or properties being created. Most common is an older home being replaced with a duplex dwelling and the parcel being divided along the common wall for each unit. Each unit is usually separately serviced.

The following policy directions are intended to provide guidance to developers and to the Land Use Bylaw for in-fill housing that respects the character of the overall community.

- a) In neighbourhoods that are predominantly single detached dwellings:
  - i. In-fill Development as a permitted use shall not increase the overall housing density beyond a density where the predominant housing remains single residence dwellings.
  - ii. In-fill Development as a discretionary use may increase the overall housing unit density described in (a)(i) above by an amount which will ensure that the majority of housing in the block remains single residential dwellings.
  - iii. After the limit in (b)(ii) has been reached the Village may require the Developer to conduct a community consultation program to identify landowner concerns; followed by a program to address those concerns prior to additional discretionary use in-fill Housing being considered.
  - iv. Alberta Beach shall establish the in-fill limits within this policy framework to assist the Development and Subdivision Authority with the establishment of benchmarks for permitted and discretionary in-fill housing densities.

- b) Alberta Beach may place a moratorium on further in-fill housing within a designated area prior to considering further in-fill should the existing development process fail to adequately satisfy landowner concerns regarding impacts on the character of the neighbourhood.
- c) Should (a)(ii) be reached or a moratorium be placed on in-fill development, Alberta Beach should consider the preparation of an Area Re-Development Plan to address neighbourhood, infrastructure and servicing concerns.
- d) Any in-fill development that is considered must be serviced to a municipal standard.

### **3.6.6 Secondary Suites:**

Secondary suites usually consist of basement suites in single detached housing. They may also include suites in detached buildings such as accessory buildings (garden suites), garages (garage suites), or multi-unit dwellings. The following policy directions describe the Village's approach to secondary suites as an important land use within the Village:

- a) Secondary Suites are generally limited to a single suite per dwelling, however, the Village may select a higher density in identified residential neighbourhoods within the Land Use Bylaw.
- b) Secondary Suites shall include sufficient off-street parking to accommodate the use.
- c) Secondary Suites may be considered where the sole access to the suite is from a laneway.
- d) Secondary Suites may be allowed in any residential district where the suite can be developed in a manner that conforms to the Safety Codes Act and applicable municipal bylaws.

### **3.6.7 Subdivision of Multi-Unit Dwellings:**

Multi-Unit Dwellings may be subdivided to provide for a separate certificate of title to each dwelling. The following policy directions describe the approach that will be taken by Alberta Beach in these applications:

- a) Each unit shall be separately serviced unless they are within the context of a condominium Development in which case a shared service can be maintained,
- b) The entire parcel shall be in full compliance with the Safety Codes Act, and
- c) Where the building conforms to the land use bylaw parcel area and yard setback criteria prior to Subdivision, the Subdivision authority is encouraged to consider variances, where required, to accommodate a property line for the purpose of separating each dwelling.

### **3.7 AFFORDABLE AND INCLUSIONARY HOUSING**

Affordable and Inclusionary housing is an initiative on the part of the Province of Alberta to be implemented through the Municipal Government Act, R.S.A. 2000, Chapter M-26, revised and its regulations. The Provincial policy includes financial incentives and density bonus mechanisms. The following policy provides an overview of Alberta Beach's approach to the issue:

- a) The Village supports affordable housing initiatives which are effective and financially sustainable while consistent with the land use policies of the Municipal Development Plan.
- b) The Village may adopt a policy separate from the Municipal Development Plan which will provide guidance to Council and Administration for the creation of an affordable housing program on a general or site specific basis.
- c) Impacts on housing costs for homes not included as part of an inclusionary or affordable housing program shall be considered as part of any policy for this purpose.

### **3.8 COMMUNITY AND RECREATION**

Although Alberta Beach is a relatively small community, the number of community facilities and services presently provided in the municipality are fairly substantial. A Community Peace Officer, based within the Village, is on duty. Fire protection and shared ambulance services along with a number of social, cultural and recreational programs and facilities are available. The R.C.M.P. detachment in Stony Plain provides police protection in Alberta Beach as part of its rural coverage.

Many social and cultural organizations are active in Alberta Beach which is reflected in the availability of facilities for meetings and for the holding of a wide variety of events and activities.

The Beachwave Park, Agliplex, Library, Senior Citizens Centre, Boat Launch, and the Museum are the prominent structures in this regard. Grasmere School facilities may be available for use.

The Village has the responsibility for planning public facilities and services which are sensitive to the needs of the local community. Policies are aimed at maintaining a level of community servicing and facility development which is related to the growth of the community.

Alberta Beach will continue to work with community groups and encourage the maintenance of existing facilities and the possibility of new facility construction. The Village should also investigate sharing certain community facilities with adjacent municipalities in order to provide the residents of Alberta Beach the widest range of activities and facilities which may not be feasible for the Village to provide alone.

#### **3.8.1 Objectives:**

- a) To provide, as economically feasible, the widest range of community services possible (i.e., health, fire, protection, education, recreation);
- b) To promote accessibility to community operated facilities and open spaces;
- c) To further the availability of family, social, and cultural services for the local community.

### **3.8.2 Policies:**

- a) Council should seek continued support of local community groups to provide assistance with the provision and upkeep of community facilities;
- b) New community facilities shall be made accessible to all persons with physical disabilities;
- c) Council should investigate options for improving accessibility to existing facilities, resources permitting;
- d) The Village should investigate the possibility of attracting a seniors housing development to the community; and
- e) The Village should explore all opportunities to upgrade, rebuild, and relocate the Village administration building.

## **3.9 COMMERCIAL**

Increased mobility, and economies of scale found in larger urban centers, have made it increasingly difficult for smaller, local businesses to compete with centers such as Edmonton, Spruce Grove, and Stony Plain. It is therefore important for the Village to fully capitalize on the needs and desires of the local and surrounding citizens and to maximize the commercial development potential. Provision of a wider range of low order goods and services may encourage more local shopping which may in turn make the Village more attractive to additional, new business.

It is important for the Village to present itself as a desirable location in which to do business. The Municipality and the business community should encourage and support new business activities. Part of this process includes the promotion of the Central Area which caters to the local residents and visitors in the center of the Village. This area is located along both sides of 50th Avenue and should be maintained and enhanced whenever possible. Commercial business compatible with providing office, retail and services should be encouraged to locate in this area.

Currently, commercial development is located along 50th Avenue between 47th and 51 Streets and along 47th Street. Both areas have potential for further commercial development either on vacant land or through redevelopment. A strengthening of commercial development along 50th Avenue would aid in defining the Central District as a primary focus of the community. The Plan provides for the future development of this area and makes provisions for coordinated efforts in developing appropriate improvements to the Central District. In order to promote the Central District as the primary focus of the community, all commercial developments (excluding those permitted in the Arterial

Commercial District) shall be concentrated within the C1 - Commercial District and will coexist with land uses associated with recreational, cultural and social activity.

The Arterial Commercial District provides an area within the Village for business which cater primarily to vehicular traffic.

### **3.9.1 Objectives:**

1. To provide, as economically feasible, the widest range of community services;
2. To encourage commercial business to locate in the Village;
3. To recognize the distinction between the arterial commercial area and the central commercial area of the Village;
4. To encourage the concentration of commercial businesses in the center of the Village;
5. To ensure that an adequate supply of commercial land exists to meet demands for both commercial and arterial commercial uses;
6. To encourage a high standard of design.

### **3.9.2 Policy:**

1. Council should encourage new commercial development within the center of the Village to serve local residents and visitors.
2. The Village will work with the Central Business community to assist in improving the visual character and function of the Central District, as resources permit.
3. The Village shall encourage land intensive and/or traffic oriented commercial uses to locate within the arterial commercial district.
4. The type and size of retail uses in the arterial commercial area shall be limited to maintain and minimize the impacts on the commercial area in the center of the Village.

5. The Village shall ensure a high standard of development and design for all commercial development.
6. Council shall ensure that arterial commercial businesses supply enough parking to serve their customers.

### **3.10 INDUSTRIAL**

The Village is predominately resort-residential in character. However, the municipality encourages industrial land uses to locate within the community.

Presently, there is very limited light industrial activity within the community. An existing area along the south side of Museum Rd. Twp. Rd. 543A was established to accommodate such land uses. It is expected that this area should accommodate the light industrial demand in the short term; where the land on the north side of this road is allocated under this Municipal Development Plan for future light industrial use.

#### **3.10.1 Objectives:**

1. To encourage light industrial development compatible with the character of Alberta Beach to locate within the Village;
2. To ensure an adequate reserve of industrial land is maintained to meet future needs.

#### **3.10.2 Policies:**

1. The Village shall ensure new light industrial developments provide an adequate supply of water for existing land uses and fire fighting in accordance with relevant provincial regulations and standards.
2. Buffering and fencing should be provided where light industrial uses abut non-industrial uses.
3. Alberta Beach shall encourage full provision of on-site parking to minimize impacts of parking on adjacent areas and streets.

### 3.11 TRANSPORTATION AND INFRASTRUCTURE

The major access to Alberta Beach is via a paved county road which connects with Secondary Highway 633 approximately two kilometres south of the Village. The extension of 50th Avenue, which runs parallel to the lake beyond the Village boundaries in both directions, accommodates district traffic.

The existing transportation system has played an important role in shaping the urban form of Alberta Beach and the future system will continue to do so. Therefore, its design must be treated as an integral part of land use. Alberta Beach's future road network provides the framework to accommodate growth.

In general, existing roads need some improvement and sidewalks in older area should be considered. However, the immediate need for upgrading is to be weighed against the priorities of the residents in the community.

Parking and traffic during summer months has been identified as a problem in the downtown core of Alberta Beach. Care should be taken whenever development proceeds to ensure that the road network servicing the site has been well designed, is safe and efficient.

The Village is a partially serviced community. A complete municipal sewer system is in place and private utilities (power, gas, telephone) are available to all residents. The sewage system was a joint project between the Alberta Beach, and the Summer Village's of Val Quentin and Sunset Point. The system is known as the Tri-village Regional Sewage Services Commission sewer system and contains sufficient capacity to service all lands currently within the Village boundary.

Water supply for Village residents is provided by individual wells generally located on each parcel; where a future fill station is in development.

Objectives:

1. To continue to facilitate an efficient and effective sewerage disposal system through the Tri-village Regional Sewage Services Commission;
2. To explore all avenues for the improvement of high speed internet access to the residents and businesses of Alberta Beach.
3. To provide an efficient transportation network which accommodates vehicular and pedestrian traffic efficiently and safely;
4. To reduce unnecessary vehicular traffic through the central district and residential neighbourhoods; and

5. Provide for a water fill-station under the West Inter-Lake District (WILD) Water Project, and the eventual development of fire flows for future Industrial development and the possibility of residential distribution.

### **3.11.1 Policies:**

1. Alberta Beach will, to the extent it can within its jurisdiction, protect the potable water supply of the Village;
2. All new development within the community shall be required to connect to the Tri-village sewage collection system. All existing development shall be encouraged to connect to the system;
3. The Village will continue with improvements to the local road network as budget permits;
4. New developments will require road networks that have been well designed and are safe and efficient. Site lines at all intersections should be clear and unobstructed;
5. The Village shall require that utilities (power, gas, cable, telephone) in new subdivisions be installed below grade;
6. Alberta Beach shall encourage the incorporation of pedestrian and bicycle access ways designed as integral parts of major subdivisions or residential developments; and
7. All opportunities to develop capacity for fire flow provision and residential distribution of potable water should be explored.

### **3.11.2 Parking Improvement Plan:**

Problems with traffic and parking are one of the primary concerns for the residents of, and visitors to, Alberta Beach. During the summer months, seasonal residents and day users expand the population of the village considerably. The resulting traffic and parking problems for the community results in a cluttered 50<sup>th</sup> Avenue and a lower quality of life for residents during certain peak periods of the year.

A number of improvements are suggested to reduce current difficulties suffered along 50<sup>th</sup> Avenue between 47 Street and 50 Street. The suggested improvements or changes are:

1. The creation of two large parking areas in the park behind the commercial facilities along 50<sup>th</sup> Avenue.
  - these areas will provide parking necessary to serve the beachfront park, the softball diamonds, senior's centre and numerous commercial developments. Pull through and oversize parking areas will be provided for vehicles that are towing boats and trailers.
  - a boat trailer storage area is also provided to serve visitors.
2. Providing large signs throughout the community core that indicate the new parking areas and penalties for the violation of parking restrictions.
  - the signs will inform existing residents of changes to parking areas as well as informing visitors to the community of the location of visitor parking.
  - the signs must be of a uniform style and size so as not to blend in with commercial or traffic signs.
3. Provide a large entrance map that shows primary parking areas as well as restricted parking areas, recreation areas and different facilities and services.
4. Removal of all parking from the west side (lakeside) of 50<sup>th</sup> Avenue between 47 Street and 51 Street.
  - parking removal will ensure that residents along 50<sup>th</sup> Avenue will have access to and from their properties. It will also allow for more parking on the east side of 50<sup>th</sup> Avenue without restricting traffic flow for larger vehicles.
5. Establish the east side of 50<sup>th</sup> Avenue as time restricted and perpendicular (nose in) parking between 47 Street and 51 Street.
  - this form of parking will increase the number of total vehicles that can park on 50<sup>th</sup> Avenue, over the existing scattered parking. It will also prohibit vehicles with trailers from congesting the central district of the community.
  - accesses to and from other parking areas and private lots must be limited and defined so they are not blocked.

The changes made to parking areas should increase the parking spots available by more than 100 while also improving traffic flow and access to and from commercial and residential lots. Enforcement of parking restrictions and proper signage are crucial to the success of any change of this nature.

### 3.12 PUBLIC ENGAGEMENT

Public Engagement is an important part of the planning framework that is described in the Municipal Development Plan. Alberta Beach recognizes that serving the public interest involves balancing the opportunities of stakeholders with those of the Developer.

The following policy directions describe the intent of the Village to achieve this balance:

- 1) Through the Land Use Bylaw the Village shall:
  - a) Establish a list of land uses that are exempt from the requirement for a development permit.
  - b) Establish within each Land Use Bylaw District a list of land uses or buildings that will be subject to no referral or public input due to the fact that the nature of the proposed Development is common and of little risk of being controversial in the neighbourhood.
  - c) Establish a list of land uses or buildings that will be subject to referral and public notification, with the level of public notification being appropriate to the proposed use.
  - d) Provide guidance to how stakeholders may participate in matters related to matters related to Part 17 of the MGA.
  - e) Provide standards for electronic communication and the use of social media in land use matters.
- 2) Alberta Beach should establish a policy to address interactions with the public on matters related to provisions of the *Municipal Government Act* not normally addressed through the Land Use Bylaw.

## **SCHEDULE "A": FUTURE LAND USE MAP**

THE FUTURE LAND USE MAP FORMS PART OF THE MUNICIPAL DEVELOPMENT PLAN AND IS DISPLAYED SEPARATELY FOR EASE OF VIEWING.