## SUMMER VILLAGE OF SEBA BEACH

# MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 8-2019

# ACKNOWLEDGEMENTS

The Summer Village of Seba Beach and Municipal Planning Services would like to thank the community members who contributed to the Summer Village of Seba Beach Municipal Development Plan by attending public meetings, and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.

## SUMMER VILLAGE COUNCIL

| | |
|---|---|
| Doug Thomas | Mayor |
| Rick MacPhee | Councillor |
| Gary Schultz | Councillor |

## SUMMER VILLAGE ADMINISTRATION

| | |
|---|---|
| Sue Evans | Chief Administrative Officer |

## CONSULTING TEAM

| | |
|---|---|
| Jane Dauphinee | Principal & Senior Planner |
| Allison Rosland | Planner |
| Brad MacDonald | Planner |

# INTERPRETATION

The Summer Village of Seba Beach Municipal Development Plan (the MDP) has been written with the purpose of being a document that can easily be read and used by the Summer Village of Seba Beach Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

## COMMON ACRONYMS/SHORT FORM

| | |
|---|---|
| **ARP** | Area Redevelopment Plan |
| **ASP** | Area Structure Plan |
| **ESA** | Environmentally Significant Area |
| **ICF** | Intermunicipal Collaboration Framework |
| **IDP** | Intermunicipal Development Plan |
| **LUB** | Land Use Bylaw |
| **LUF** | Land Use Framework |
| **MDP** | Municipal Development Plan |
| **MGA** | *Municipal Government Act* |
| **NSRP** | North Saskatchewan Regional Plan |
| **SUMMER VILLAGE** | Summer Village of Seba Beach |
| **SEBA BEACH** | Summer Village of Seba Beach |

## COMMON ACTION VERBS

Policies are written in the active tense using SHALL, MUST, WILL, SHOULD, or MAY statements and are intended to be interpreted as follows:

Where SHALL, MUST, or WILL is used in a statement, the statement is considered MANDATORY, usually in relation to a declaration of action, legislative direction, or situation where a desired result is REQUIRED.

Where SHOULD is used in a statement, the intent is that the statement is strongly ENCOURAGED. Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where MAY is used in a statement, it means there is a CHOICE in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

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# 1 INTRODUCTION

## 1.A PURPOSE

The Municipal Development Plan (MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Summer Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development. The MDP includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village's decision making authorities when considering specific issues relating to land use or development proposals.

The MDP is also a strategic document that provides the Summer Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one another.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Summer Village's desired land use pattern for the future, and to provide information about current conditions and features found within the Summer Village.

## 1.B PRINCIPLES

The Summer Village of Seba Beach MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

### PRINCIPLE 1

Land use and development will respect and maintain the local heritage of the community.

### PRINCIPLE 2

In fulfilling planning responsibilities, the Summer Village will assess impacts on residents, the environment, and the economic viability of the municipality.

### PRINCIPLE 3

Planning decisions will ensure the efficient use of land, infrastructure, public services and public facilities.

### PRINCIPLE 4

The Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner.

### PRINCIPLE 5

The Summer Village promotes regional growth through mutual collaboration and understanding between its neighbours.

## 1.C VISION AND GOALS

The Summer Village of Seba Beach, through developing this plan and its principles, sets out the following vision for its future development:

**A VIBRANT LAKESIDE COMMUNITY OFFERING RESIDENTIAL, RECREATIONAL, AND COMMUNITY-SCALE COMMERCIAL OPPORTUNITIES TO THE RESIDENTS OF SEBA BEACH**

To achieve this vision, the Summer Village has established the following goals. The MGA provides general direction on what an MDP must address at minimum. Beyond the specific requirements of the MGA, the Summer Village of Seba Beach's MDP will seek to achieve the following goals:

### COOPERATION

**GOAL:**

Collaboration with neighbouring municipalities supports compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.

### FUTURE LAND USE

**GOAL:**

Future growth and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

### RESIDENTIAL

**GOAL:**

Local housing options meet the demographic and lifestyle needs of residents.

### COMMERCIAL

**GOAL:**

The local economy supports the needs of local residents.

### COMMUNITY & PARK RESERVE

**GOAL:**

The Summer Village is a safe, vibrant community with abundant recreational opportunities and community services.

### THE WATERSHED

**GOAL:**

New developments and municipal programs protect and enhance Wabamun Lake and unique ecological features within the community.

### INFRASTRUCTURE

**GOAL:**

Efficient and well-maintained infrastructure and transportation systems meet present and future needs.

### IMPLEMENTATION

**GOAL:**

Responsible and transparent governance processes guide decisions.

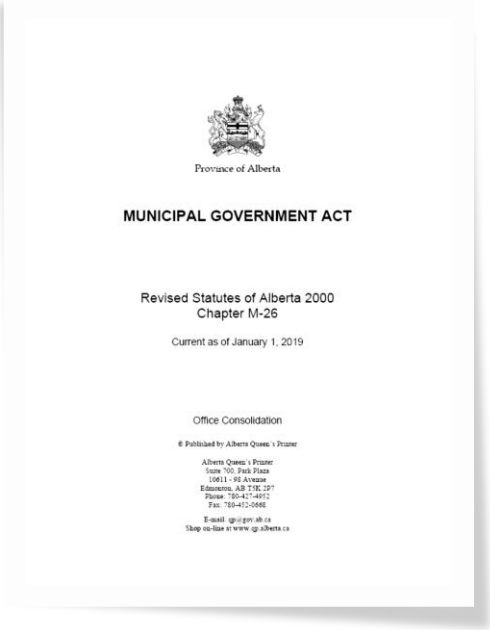
# 2 AUTHORITY

## 2.A LEGISLATION

### MUNICIPAL GOVERNMENT ACT (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26. The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.


Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26

Current as of January 1, 2019

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This MDP satisfies the requirements for MDPs established in the MGA.

### ALBERTA LAND STEWARDSHIP ACT (ALSA)

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

### ALBERTA LAND USE FRAMEWORK (LUF)

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

## 2.B RELATIONSHIP WITH OTHER PLANS

### NORTH SASKATCHEWAN REGIONAL PLAN (NSRP)

The LUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by the Upper Athabasca Region to the north and the Red Deer Region to the south.

The North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region.

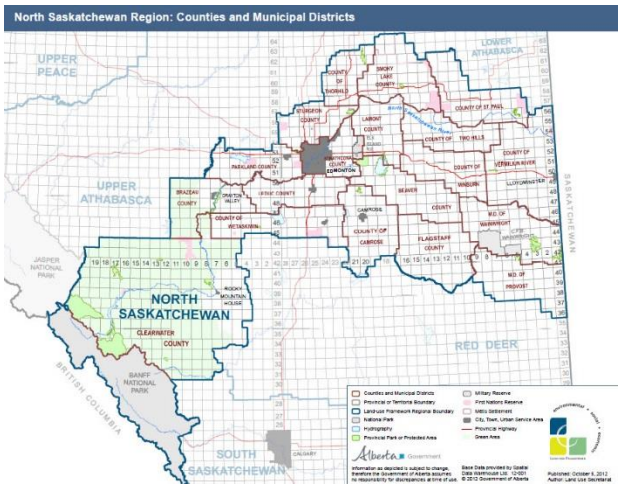



**FIGURE 1: NORTH SASK. REGIONAL PLAN AREA (SOURCE: ALBERTA MUNICIPAL AFFAIRS)**

Pursuant to section 13 of ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the regulatory details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The MDP must be consistent with the NSRP when it comes into effect.

### INTERMUNICIPAL COLLABORATION FRAMEWORKS

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

It is anticipated that the Summer Village and Parkland County will have an approved ICF by 2020.

### INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

The MDP must be consistent with all approved IDPs.

It is anticipated that the Summer Village and Parkland County will have an approved IDP by 2020.

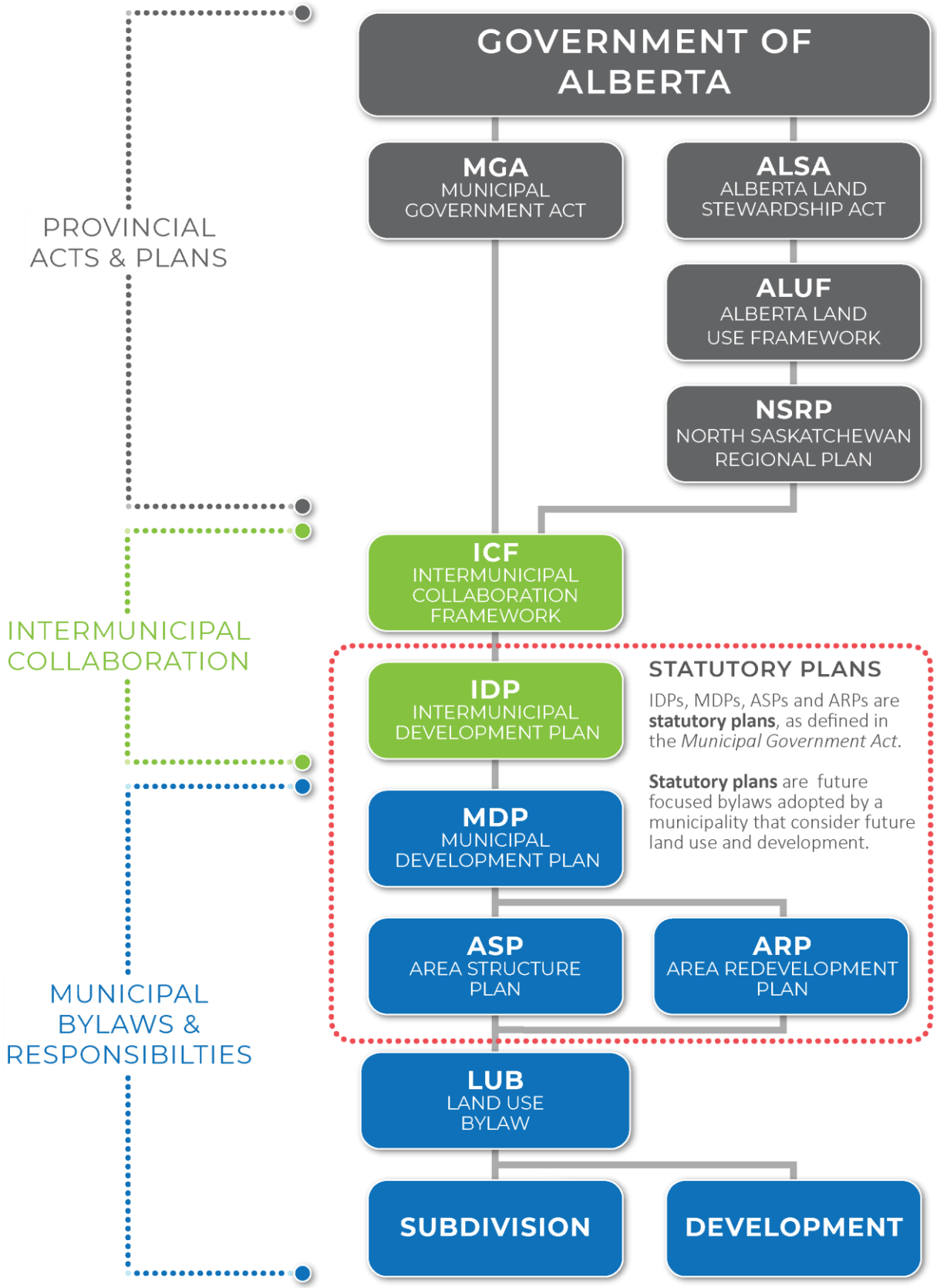
### AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

Currently, there are no approved ASPs or ARPs in the Summer Village.

## PLANNING HIERARCHY

The chart below illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.



## 2.C ROLES AND RESPONSIBILITIES

### SUMMER VILLAGE OF SEBA BEACH COUNCIL

1. Summer Village of Seba Beach Council will adhere to the goals and policies of the Summer Village of Seba Beach Municipal Development Plan.
2. Summer Village of Seba Beach Council will be responsible for the following implementation duties:
    a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Summer Village of Seba Beach Municipal Development Plan;
    b. Consult with all relevant stakeholders in the implementation of the Summer Village of Seba Beach Municipal Development Plan;
    c. Engage the public in municipal decision making with respect to the goals and policies contained within the Summer Village of Seba Beach Municipal Development Plan;
    d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Summer Village of Seba Beach Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

### SUMMER VILLAGE OF SEBA BEACH ADMINISTRATION

1. Implement the policies of the Summer Village of Seba Beach Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Summer Village of Seba Beach Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Summer Village of Seba Beach Municipal Development Plan as requested by Council.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to Summer Village Council for possible amendments.
5. Ensure that all statutory plans and documents, including amendments, conform to the Summer Village of Seba Beach Municipal Development Plan.

### COMMUNITY MEMBERS AND DEVELOPMENT PROPONENTS

1. Review the Summer Village of Seba Beach Municipal Development Plan and consult with Summer Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to the Summer Village Council and Administration at public meetings, public hearings, and other opportunities when the Summer Village of Seba Beach Municipal Development Plan is proposed to be reviewed, amended, or updated.

# 3 COMMUNITY PROFILE

## 3.A HISTORY AND GEOGRAPHY

The Summer Village of Seba Beach was incorporated as a Summer Village in 1920, and was one the first Summer Villages created in Alberta. The Summer Village was formed through the severance of lands from the former Municipal District of Stony Plain (now Parkland County).

**FIGURE 2: SEBA BEACH, CIRCA 1900) (SOURCE: ARCHIVES OF ALBERTA)**

Seba Beach and the surrounding area was first established as a small collection of camps, by settlers originating from Edmonton in the 1890s/1900s, seeking land that could accommodate hunting and fishing. Early settlers constructed log buildings as cookhouses and bunkhouses and established Seba Beach as a "stopping place" on Wabamun Lake.

In 1910, the railway from Stony Plain was extended to lands north of Seba Beach, and the Summer Village's current street grid was laid out. The first 'government road' to Seba Beach was built in 1914, during which time a cottage building boom occurred in the community.

**FIGURE 3: AERIAL VIEW, 1980 (SOURCE: ARCHIVES OF ALBERTA)**

The Summer Village has steadily grown in area from its incorporation in 1920, with annexations occurring in 1928, 1949, 1956, 1961, 1979, 1983, 2010, and most recently in 2017 (Order in Council 227/2010).

Located on the western shore of Wabamun Lake, the Summer Village of Seba Beach is situated immediately east of Highway 31 (forming the Summer Village's western boundary). The Summer Village is approximately 2.8 kilometres south of Highway 16 (the Yellowhead Highway) along Highway 31. See Map 1 – Regional Location.

The Summer Village's northern boundary follows the lakeshore line from Highway 31, extending approximately 3 kilometres in a northeast direction. The northern boundary has significant steep slopes that form a natural boundary with lands within Parkland County. The Summer Village's eastern boundary consists entirely of the shoreline of Wabamun Lake. The Summer Village's southern extent is bounded by 10th Street, while the western boundary abuts Highway 31.

Vehicle access to the Summer Village is from Highway 31 and intersections with 1st through 10th Streets.

**FIGURE 4: GRUHN GENERAL STORE, 1984 (SOURCE: ACROSS ALBERTA BY TRAIN)**

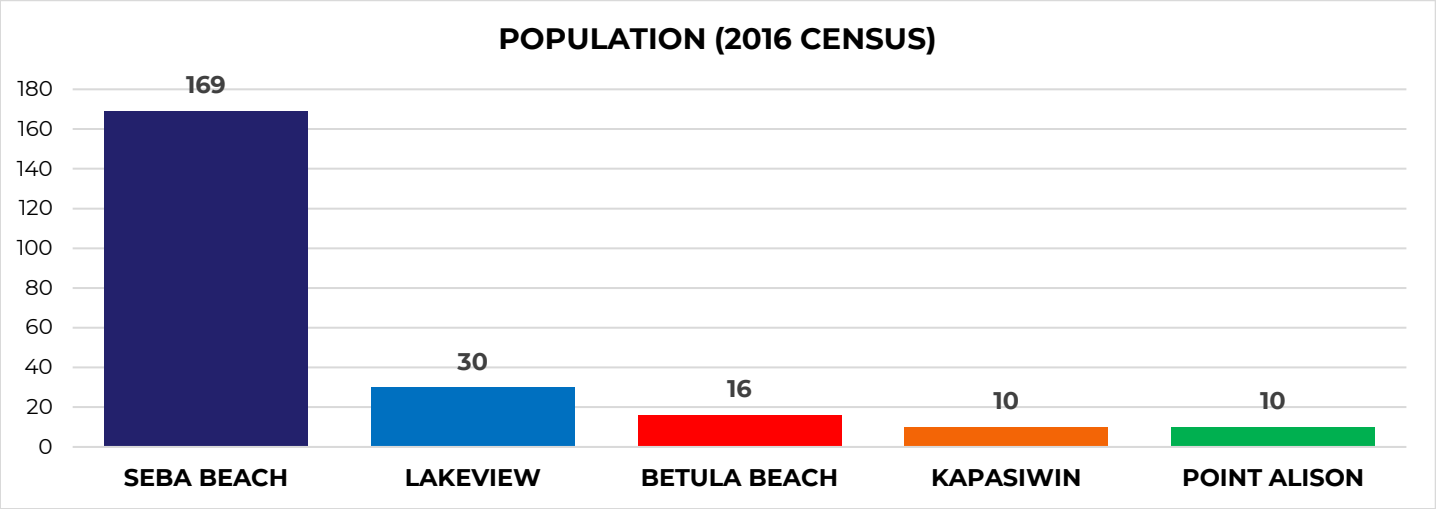
## 3.B POPULATION AND DEMOGRAPHICS

**169**
POPULATION (2016 CENSUS)

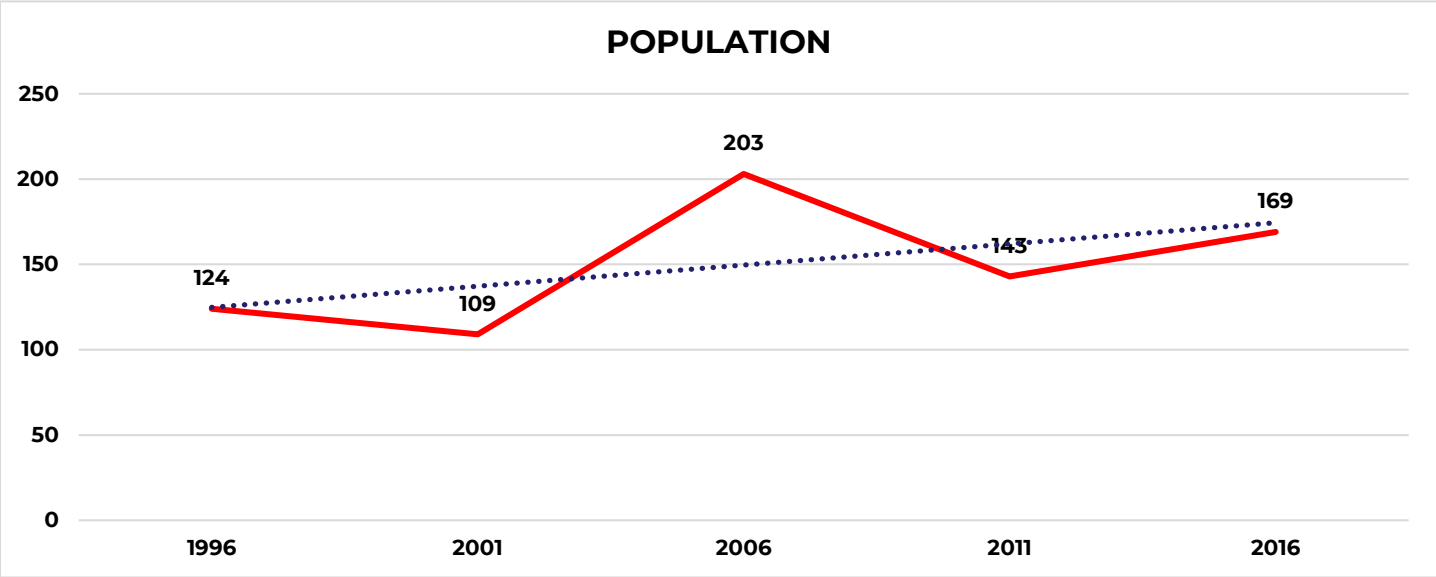
**18.2%**
POPULATION INCREASE FROM 2011 TO 2016

*(Source: Statistics Canada)*

### COMMUNITY CHARACTERISTICS (FEDERAL CENSUS INFORMATION)

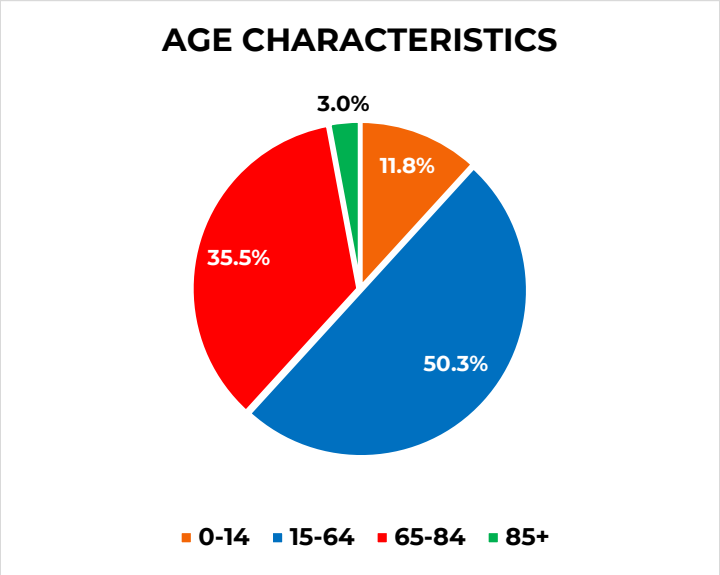


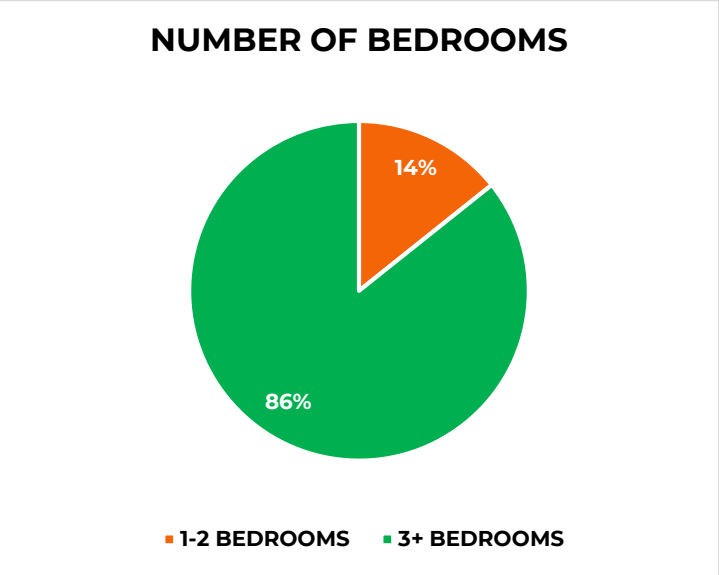

*(Source: Statistics Canada)*




*(Source: Statistics Canada)*

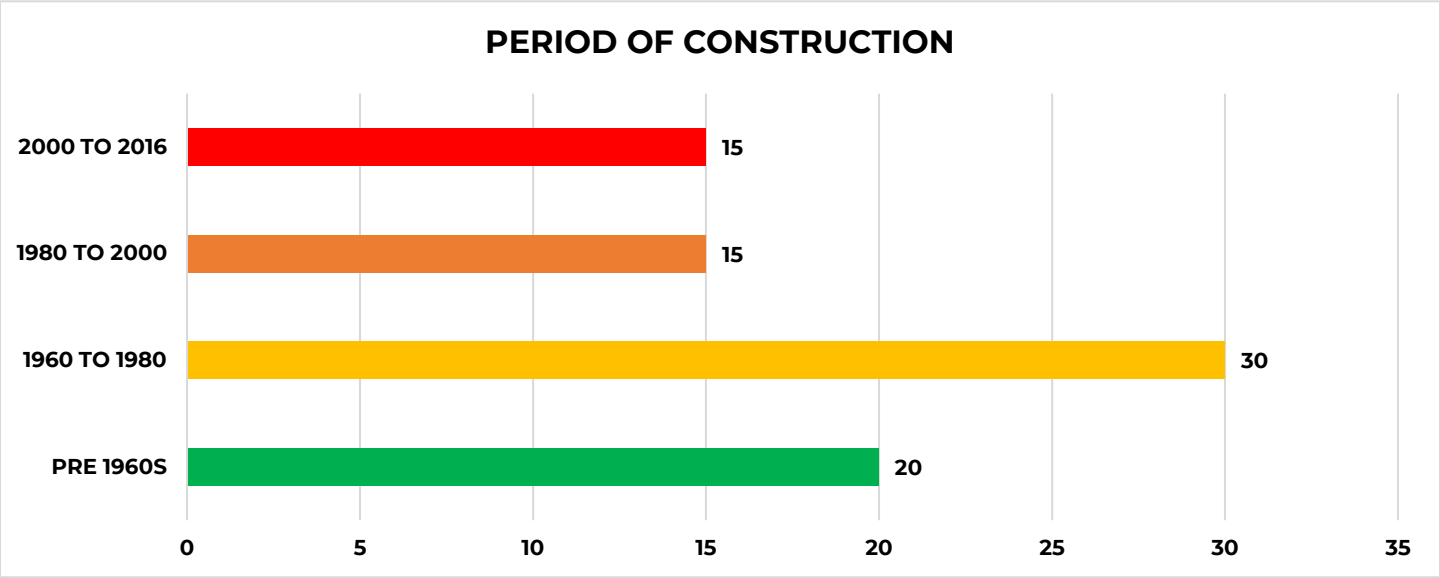
Residents aged 15 to 64 years accounted for nearly half of Seba Beach's population, according to the 2016 Federal Census. However, the average (53.3) and median age (59.4) of Summer Village residents are significantly higher than that of the equivalent in the City of Edmonton (37.7 and 35.7, respectively). Of the community population over the age of 15, approximately two-thirds are not in the labour force (neither employed, nor unemployed).




Seba Beach is the largest Summer Village by population on Wabamun Lake. In 2016, the Federal Census reported Seba Beach to have a population of 169. From 2011 to 2016, the Summer Village's population increased by 18.2% (from 143 to 169, according to the 2016 Federal Census). Other Summer Villages and small urban municipalities in the Wabamun Lake and Parkland County Regions have also experienced increased growth rates during this time. In the summer months, the population of of the Summer Village increases as seasonal residents return to the lake.

There are 393 properties within the Summer Village and 354 developed dwellings (not including non-residential buildings and guest houses).



Policies within the MDP ensure that future development patterns will support the needs of current and anticipated residents today and well into the future. Ensuring neighbourhood design features which support aging residents (healthy lifestyle choices, multi-modal transportation options, proximity of local services) are also an important focus of this plan.

**FIGURE 5: SEBA BEACH PARADE (SOURCE: EDMONTON JOURNAL)**

**FIGURE 6: SEBA BEACH REGATTA (SOURCE: EDMONTON JOURNAL)**

## 3.C ENVIRONMENTAL FEATURES

In August 2018, CPP Environmental conducted a terrestrial and aquatic survey of the Summer Village of Seba Beach for the purpose of informing the policies of this Municipal Development Plan. The following is a summary of their report, which is included as Appendix A.

### TERRESTRIAL

The Summer Village of Seba Beach is located within the Alberta Boreal Forest Natural Region and the Dry Mixedwood subregion. Native vegetation in this subregion consists predominantly of aspen forests with a shrub layer of rose, beaked hazelnut, low-bush cranberry, and other species. On moister soils, balsam poplar, white spruce, and birch can be found. In low-lying areas, wetlands commonly occur.

Lots within the Summer Village are largely developed. Small stands of white spruce and trembling aspen are found throughout the Summer Village, including along the lakeshore, which offer shelter for breeding song birds. The steep slopes of the northern portion of the Summer Village offer limited habitat for wildlife, but can provide foraging and nesting habitat for songbirds, woodpeckers, and birds of prey.

Three watercourses were identified by CPP within the Summer Village. Only one of the streams was considered fish bearing and was classified as a small permanent located within the southern region of the project boundaries. The other two were considered non-fish bearing and were classified as 'ditch drainage' and 'intermittent', respectively. Both non fish-bearing streams were non-fluvial, meaning the stream had no pool or riffle sequences and several organic bridges (live plants). Both had no water and are not considered valuable fish habitat due to the steep incline, which creates blockage for fish passage.

The small permanent stream is considered fish bearing due to valuable fish habitat characteristics including fluvial features such as pool and riffle sequences, uniform channel distribution, no organic bridges and streambed cobbles, sand and gravels. The headwaters of the unnamed creek are especially valuable due to the undisturbed nature of the surrounding landscape. This stream can be considered an important environmental feature within the Summer Village. The location of these streams are identified on Map 3 – Local Features.

### WETLANDS

No wetlands were identified by CPP during their assessment of the Summer Village.

### RIPARIAN AREAS

In 2015, the North Saskatchewan Watershed Alliance (NSWA) published a riparian health assessment on Wabamun Lake. Results show that 92% (3,747 m) of the section of lake along the Summer Village of Seba Beach is highly impaired, 2% is moderately impaired (87 m), and 6% was assessed as healthy (226 m). The findings of the health assessment are identified on Map 3 – Local Features.

### SHORELINE

CPP Environmental undertook an aquatic survey of the Summer Village's shoreline in 2018. The aquatic assessment identified a total of six shoreline areas representing the entire near-shore area of the Summer Village. Despite differences in the degree of disturbance and vegetative cover, water quality parameters were relatively similar at all shoreline areas and were at levels suitable to support aquatic life. Submergent vegetation consisted primarily of sago pondweed, northern milfoil, and Richardson's pondweed, with a few isolated patches of yellow pond lily and arrowhead. The substrate was dominated by sand and fines, with some cobbles observed closer to shore especially near rock retaining walls.

Shoreline areas 2, 3, 4 and 5 were documented as disturbed and accounted for the majority (93%) of the project area. Disturbed shoreline areas were characterized by extensive shoreline disturbance in the form of residential and recreational development, including buildings, docks, manicured lawns, man-made beaches, shoreline vegetation removal, and rock or concrete retaining walls. Nearly all of the shoreline assessment zones within shoreline areas 2, 3, 4 and 5 have been significantly disturbed and emergent vegetation was not present. Due to the absence of vegetative cover, shallow water

depths and substrate type, these areas are unlikely to provide adequate spawning or rearing habitat for sport fish such as northern pike, walleye or lake whitefish.

Natural shoreline areas included 1 and 6, which are located at each end of the Summer Village. The natural littoral zones were characterized by relatively undisturbed shorelines with abundant emergent and submergent vegetative cover. These shoreline areas may provide important spawning and rearing habitat for Northern Pike as well as a variety of forage fish. Natural shoreline areas also provide nesting and foraging opportunities for waterfowl and provide accessible areas for larger mammals.

These disturbed and natural shoreline areas are identified on Map 3 – Local Features.

## FISH AND WILDLIFE

Four species of sport fish live in Wabamun Lake including northern pike, yellow perch, whitefish, and walleye. According to Alberta Environment and Parks, northern pike populations are at High Risk due to low numbers. Walleye are at Very High Risk since the population is not self-sustaining, and whitefish continue to decline.

The Summer Village is located on the western shores of Wabamun Lake where little more than half of the riparian area is healthy. The associated healthy littoral areas provide potential spring spawning habitat for northern pike and yellow perch. Northern pike spawning habitat includes flooded vegetation areas such as marshes and occurs in early spring when ice is still on the lake. Natural areas or submerged logs where eggs are attached in a long, jelly like band also occur in the spring. The abundant vegetation also provides habitat for juvenile and forage fish such as minnows. Natural littoral areas also provide nesting and foraging opportunities for waterfowl and shade from the vegetation helps to regulate water temperatures.

**FIGURE 7: WALLEYE (SOURCE: ALBERTA ENVIRONMENT AND PARKS)**

**FIGURE 8: ALDER FLYCATCHER (SOURCE: ALBERTA BIODIVERSITY MONITORING INSTITUTE)**

Common songbirds were documented by CPP during the survey including the alder flycatcher and black-capped chickadee. The alder flycatcher is listed as a Sensitive species under the *Alberta Wildlife Act* due to decreasing populations. The alder flycatcher feeds on insects and it was observed foraging insects in the air from a dead standing tree. It is considered a migratory species that breeds locally and over-winters in southern Alberta or further south into the United States. The local nesting location of this species is currently unknown, but its nest can generally be found in thickets of alder and birch as a coarse, loose cup with material hanging off it. The black-capped chickadee is a common species that overwinters in Canada. It is listed as Secure and prefers nesting in cavities of dead trees.

# 4 COOPERATION

The Summer Village of Seba Beach supports a proactive approach to:

- Fostering cooperation with its immediate and regional municipal neighbours and other levels of government; and
- Improving communication on land use and related issues.

Anticipated future development and community servicing pressures in the Wabamun Lake Region supports and enables cooperative approaches to service delivery and land management.

A focus on intergovernmental regional cooperation fosters respectful working relationships between the Summer Village of Seba Beach and neighbouring municipalities. Benefits of collaboration include: more coordinated environmental management and planning efforts, increased opportunities for regional service provision, and greater possibilities for the provision of intermunicipal community services.

## GOAL

Collaboration with neighbouring municipalities supports compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.

### OBJECTIVE 1

Work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.

#### POLICIES

1. The Summer Village of Seba Beach will work to identify new areas for collaboration in the delivery of programs, services and facility operations, and land use planning.
2. The Summer Village of Seba Beach will work with municipalities and government stakeholders on Wabamun Lake through planning processes – from conceptual design to development – to ensure compatible land uses in adjoining areas or areas of shared importance.

### OBJECTIVE 2

Collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.

#### POLICIES

1. The Summer Village of Seba Beach will support the use of intermunicipal agreements and regional partnerships as a means of delivering services, such as recreation, emergency and community services, in a co-operative manner.
2. The Summer Village of Seba Beach will pursue new intergovernmental initiatives to benefit residents of the Summer Village of Seba Beach, which include Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.
3. The Summer Village of Seba Beach will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure including highways, railways, and major utility corridors (such as regional water lines, wastewater lines, and powerlines).
4. Where provided the opportunity to do so, the Summer Village of Seba Beach will work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
5. The Summer Village of Seba Beach will refer the following to Parkland County for comment:
    a. Subdivision applications;

b. Discretionary development permit applications that may create off-site impacts which affect Parkland County;
c. A proposed Land Use Bylaw;
d. Proposed amendments to the Land Use Bylaw;
e. A proposed Area Structure Plan;
f. Proposed amendments to an Area Structure Plan.

6. The Summer Village of Seba Beach will refer proposed amendments to this MDP for comment to:
    a. Parkland County;
    b. Any public agency whose interest is relevant to the proposed amendment; and
    c. Any other person or agency that Council considers necessary.

## OBJECTIVE 3

Ensure consistency and transparency in community engagement strategies and consultation.

### POLICIES

1. The Summer Village of Seba Beach will undertake public consultation in accordance with the Summer Village's approved public consultation policy.

## OBJECTIVE 4

Demonstrate fiscal responsibility in governance decisions and expenditures.

### POLICIES

1. The Summer Village of Seba Beach will be fiscally responsible by ensuring expenditures do not exceed available revenue sources as per the requirements of the MGA.
2. The Summer Village of Seba Beach will promote the efficient use of resources so that the cost of providing effective services at reasonable levels can be minimized, while ensuring the needs of residents, businesses, and other stakeholders are met today and in the future.

# 5 FUTURE LAND USE

**GOAL**

Future growth and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

## 5.A PLANNING AREAS

The boundaries of the future land use areas, as illustrated on **Map 2 – Future Land Use**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in this plan are general indications of future forms of development. They do not correspond directly to existing land use districts set out in the Summer Village of Seba Beach Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of this plan may be approved. Similarly, redistricting applications to Land Use Bylaw districts that are generally consistent with the land use areas shown in this plan may be approved.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final Municipal Development Plan boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approval Authority.
2. An amendment to revise **Map 2 – Future Land Use** of this plan is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to the residents and visitors of the Summer Village.

As development and redevelopment proceeds in the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stages.

| | |
|---|---|
| **RESIDENTIAL AREA** | Lands within the Summer Village of Seba Beach identified on **MAP 2 - FUTURE LAND USE** as RESIDENTIAL are areas where residential development will be the predominant future land use. |
| **COMMERCIAL AREA** | Lands within the Summer Village of Seba Beach identified on **MAP 2 - FUTURE LAND USE** as COMMERCIAL are areas where commercial development will be the predominant future land use. |
| **COMMUNITY AREA** | Lands within the Summer Village of Seba Beach identified on **MAP 2 - FUTURE LAND USE** as COMMUNITY are areas where community-focused public uses will be the predominant future land use. |
| **PARK RESERVE AREA** | Lands within the Summer Village of Seba Beach identified on **MAP 2 - FUTURE LAND USE** as PARK RESERVE are areas that will remain in their natural state (to minimize negative impacts on the lake's health and water quality) or be developed for public recreational uses. |

Policies that apply to lands within these planning areas are identified in the following sections.

## 5.B RESIDENTIAL AREA

As a Summer Village, Seba Beach is home to seasonal and year-round residents. The community's long term focus is to provide a safe and welcoming environment for residents and visitors.

As most residential lots in the Summer Village are already developed, it is anticipated that the majority of development activity in Seba Beach will be the redevelopment of existing structures to accommodate family dynamics, lifestyle needs, and energy efficiency upgrades.

The Summer Village wishes to ensure that any future residential development or redevelopment occurs in a manner that respects the natural environment and complements the existing community.

### GOAL

Local housing options meet the demographic and lifestyle needs of residents.

#### OBJECTIVE 1

Ensure that redevelopment occurs in a way that respects the local environment and does not create an undue infrastructure burden on the Summer Village.

##### POLICIES

1. New residential development shall not be permitted within 6 m of the 1 and 100 year flood line of water bodies including wetlands.
2. Except in instances where a subdivision:
    a. Adjusts the boundary of one or more lot; or
    b. Separates two or more lots that were previously consolidated into one title,

    No further subdivision of existing residential lots within the Summer Village will be permitted.
3. Development proposals that seek to significantly increase the overall residential or recreational density of the Summer Village will be discouraged.
4. All residential redevelopments and new residential developments shall be required to provide onsite water and sanitary systems to the satisfaction of the Summer Village of Seba Beach and applicable provincial departments as a condition of development approval.
5. All new private sewage disposal systems on residential lots must be sealed onsite holding tanks that conform to current provincial standards and requirements.

## 5.C COMMERCIAL AREA

Seba Beach is a local commercial centre for permanent and seasonal residents, as well as day-visitors to the Wabamun Lake area. The Summer Village wishes to continue to serve as a gathering place for area residents and visitors and support the development of local businesses that cater to recreational and service needs.

As the Summer Village is located adjacent to Highway 31, Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) may require that future commercial developments conform to provincial regulations respecting land use activities near highways.

### GOAL

The local economy supports the needs of local residents.

#### OBJECTIVE 1

Support the development of businesses that support the needs of local residents and visitors in locations that are safe and compatible with surrounding land uses and environmental features.

#### POLICIES

1. Light, medium, and heavy industrial developments will not be permitted within the Summer Village of Seba Beach.
2. Proposals for commercial development must conform to the requirements of Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended). Prior to consideration for approval, the proponent must provide:
    a. Confirmation to the Summer Village that a highway development permit has been granted by Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended); or
    b. A letter from Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) indicating that a highway development permit is not required.
3. Home occupations that do not generate significant vehicle traffic may be allowed on residential lots within the Summer Village at the discretion of the Development Authority.

## 5.D COMMUNITY AND PARK RESERVE

Recreational opportunities for residents and visitors of the Summer Village of Seba Beach are primarily activities such as walking, biking, boating, and other lake activities. Within the Summer Village are other community assets such as commercial-recreation businesses (e.g. mini golf, boating, and sailing), a museum, library, Post Office, and a farmer's market.

The use of joint access and docking facilities by lakeshore landowners, rather than individual piers/docks and access points (for each lot/unit), will provide lake access for residents with much less impact to littoral zones and fish and aquatic habitat than currently occurs with multiple access points.

The Summer Village wishes to continue to offer recreational opportunities to support healthy active lifestyles, gatherings and celebrations, and active transportation.

#### GOAL

The Summer Village is a safe, vibrant community with abundant recreational opportunities and community services.

#### OBJECTIVE 1

Support the development of community and recreation infrastructure designed to minimize impacts on important natural features and ecological systems.

#### POLICIES

1. The Summer Village will encourage the development and maintenance of formal and informal trail systems along roads within the Summer Village.
2. Low impact recreational developments, such as hiking, bicycling, swimming, cross country skiing and snow shoeing shall be encouraged outside of the shore lands and riparian areas.
3. Formal trails for motorized recreational activities shall not be permitted within the bed and shore[1] of Wabamun Lake or within riparian areas.

[1] The bed and shore of all permanent and naturally occurring water bodies and all naturally occurring rivers, streams, and watercourses are owned by the Crown as per Section 3 of the *Public Lands Act.*

As defined in Section 17 of the *Surveys Act*, the bed and shore of a waterbody ends at the legal bank, also known as the ordinary high water mark. The legal bank is a natural boundary formed by the presence of water that typically results in vegetation distinct from the upland vegetation. The legal bank may fluctuate over time.

**OBJECTIVE 2**

Ensure safe, equitable, and environmentally responsible public access to Wabamun Lake.

**POLICIES**

1. Communal docks should be constructed as either floating, pipe or pile docks.
2. The Summer Village will encourage residents to construct new docks out of appropriate building materials such as untreated wood (cedar, fir, hemlock and tamarack), rust resistant metals, composite, or other materials that do not negatively impact the lake's water quality. Treated wood shall be discouraged.
3. Developers or landowners of a lakeshore property shall not carry out any work or undertaking that results in the harmful alteration, disruption or destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, *Water Act* and *Public Lands Act* authorizations may be required.

## 5.E GENERAL DEVELOPMENT

The following policies apply to all land use and development activities within the Summer Village. These policies are intended to ensure that the development and redevelopment of lands within the Summer Village will not negatively impact the local landscape, lake water quality, important aquifers, important ecosystems or habitat areas, and enjoyment of the Summer Village by local residents.

**OBJECTIVE 1**

Establish requirements for all development activities in the Summer Village to ensure that important natural features and ecological systems are protected, while providing opportunities for safe, orderly and efficient redevelopment.

**POLICIES**

1. The Summer Village of Seba Beach shall require that landowners and development proponents wishing to undertake any stripping, grading and significant brushing activities apply for a development permit. No stripping or grading activities shall occur unless a development permit is issued by the Summer Village of Seba Beach Development Authority.
2. As part of a development permit application for stripping and grading activities, the Summer Village of Seba Beach shall require the applicant to produce a Construction Management Plan. The Construction Management Plan should address:
    a. The management of construction vehicles and materials;
    b. The retention of native vegetation;
    c. The stockpiling and retention of top soils removed during construction;
    d. Dust, noise, and light control measures;
    e. The control of mud and earthen materials on nearby roads and trails;
    f. The control of stormwater runoffs and drainage channels;
    g. The control of onsite sediments and treatment of runoff flows;
    h. Any other matter requested by the Development Authority.
3. The Summer Village of Seba Beach shall require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:
    a. Retaining native vegetation that does not require irrigation;
    b. Controlling the proliferation of invasive species;
    c. Applying low-impact development strategies;
    d. Encouraging the installation of rain gardens and absorbent landscaping materials; and

e. Prohibiting the use of fertilizers and pesticides on private lots and reserve parcels except for the control of noxious weeds.

4. Development on new lots and the redevelopment of existing lots will be encouraged to provide a minimum of 25% of the lot area not covered by buildings as permeable or semi-permeable surfaces (e.g. grasses, vegetation, gravel, non-compacted soils, etc.) to support on-site water filtration and decrease surface runoff areas. The figure on the right illustrates the permeable/semi-permeable surface requirements.
5. Development permit applications must identify areas on a site plan where vegetative cover is to be remain/be converted.
6. Applications for development and/or subdivision within the Summer Village on sites which may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.
7. All reasonable efforts must be made to preserve wetlands within the Summer Village. If a wetland is proposed to be disturbed then the proponent must satisfy all requirements of Alberta Environment and Parks, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended.

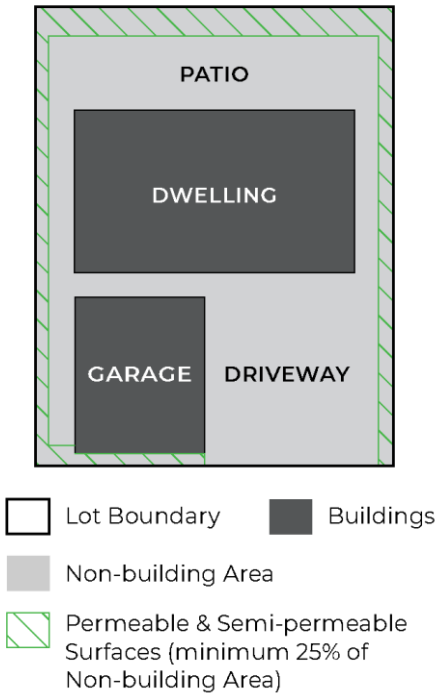



*Illustration demonstrates an example of site coverage only and is not representative of setback, building floor area, and siting requirements.*

**FIGURE 9: EXAMPLE OF PERMEABLE / SEMI-PERMEABLE SURFACE COVERAGE**

8. All applications for subdivision and development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Alberta Culture, Multiculturalism and Status of Women, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended (see Map 3 – Local Features). Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
9. All applications for subdivision within areas identified as containing environmentally significant areas may be required to provide:
    a. A biophysical assessment; and/or
    b. A hydrological assessment which indicates potential impacts on the aquifer, riparian areas, recharge areas and how these impacts will be mitigated; and/or
    c. A wetland assessment which delineates and classifies wetlands within the development area; and/or
    d. Site plan which identifies how the development has been sited to avoid riparian areas and contributing areas.
10. Should Summer Village Council/the Approving Authority deem that new development and/or redevelopment may jeopardize the Lake's water quality and natural ecosystems or seriously impact the quality of life of existing residents, or decide that other factors would recommend against further development, they may do one or all of the following:
    a. Impose additional controls over further development;
    b. Restrict further development; and/or

c. Refuse to permit any further development.

11. The Summer Village of Seba Beach will implement FireSmart Canada recommendations into the Summer Village of Seba Beach Land Use Bylaw.

## 5.F AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT

The Summer Village of Seba Beach is a small municipality, with an area of less than 35 hectares. The predominant land use in the Summer Village is residential development. Undeveloped lands within the Summer Village are intended to facilitate low-impact recreational activities and support the ecological health of Wabamun Lake. Large scale agricultural activities and natural resource development would be incompatible with the Summer Village's current and planned built form.

Policies in this section apply to all lands in the Summer Village.

### OBJECTIVE 1

Ensure that land-intensive agricultural and natural resource developments occur in appropriate locations.

#### POLICIES

1. Large agricultural operations shall be prohibited within the Summer Village.
2. Local small scale agricultural activities such as gardens and non-commercial greenhouses shall be encouraged.
3. No commercial logging shall be permitted within the Summer Village.
4. No aggregate resource extraction developments will be allowed within the Summer Village.
5. The development of oil and gas infrastructure (e.g. wellsites, pipelines) shall be discouraged within the Summer Village of Seba Beach. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features.

# 6 THE WATERSHED

A watershed refers to the area of land that drains into a body of water (in this instance, Wabamun Lake). Activities that occur in the watershed influence the quantity and quality of water that enters the lake and the overall health of the lake ecosystem. Runoff from urban and agricultural areas can contribute significant quantities of nutrients, bacteria, pesticides, metals, oils and other contaminants to lakes. To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.

As a whole, water quality is considered to be one of the most important long term factors influencing the quality of the ground and surface water within the Wabamun Lake watershed. Given that the long term health and sustainability of the lake and its water quality, policies outlined in this section provide for the protection of the water quality and the watershed in the short-term and well into the future.

The Summer Village recognizes that, as stewards of Wabamun Lake, residents and visitors have a role to play in ensuring that land use and development activities do not have a negative impact the Lake's water quality.

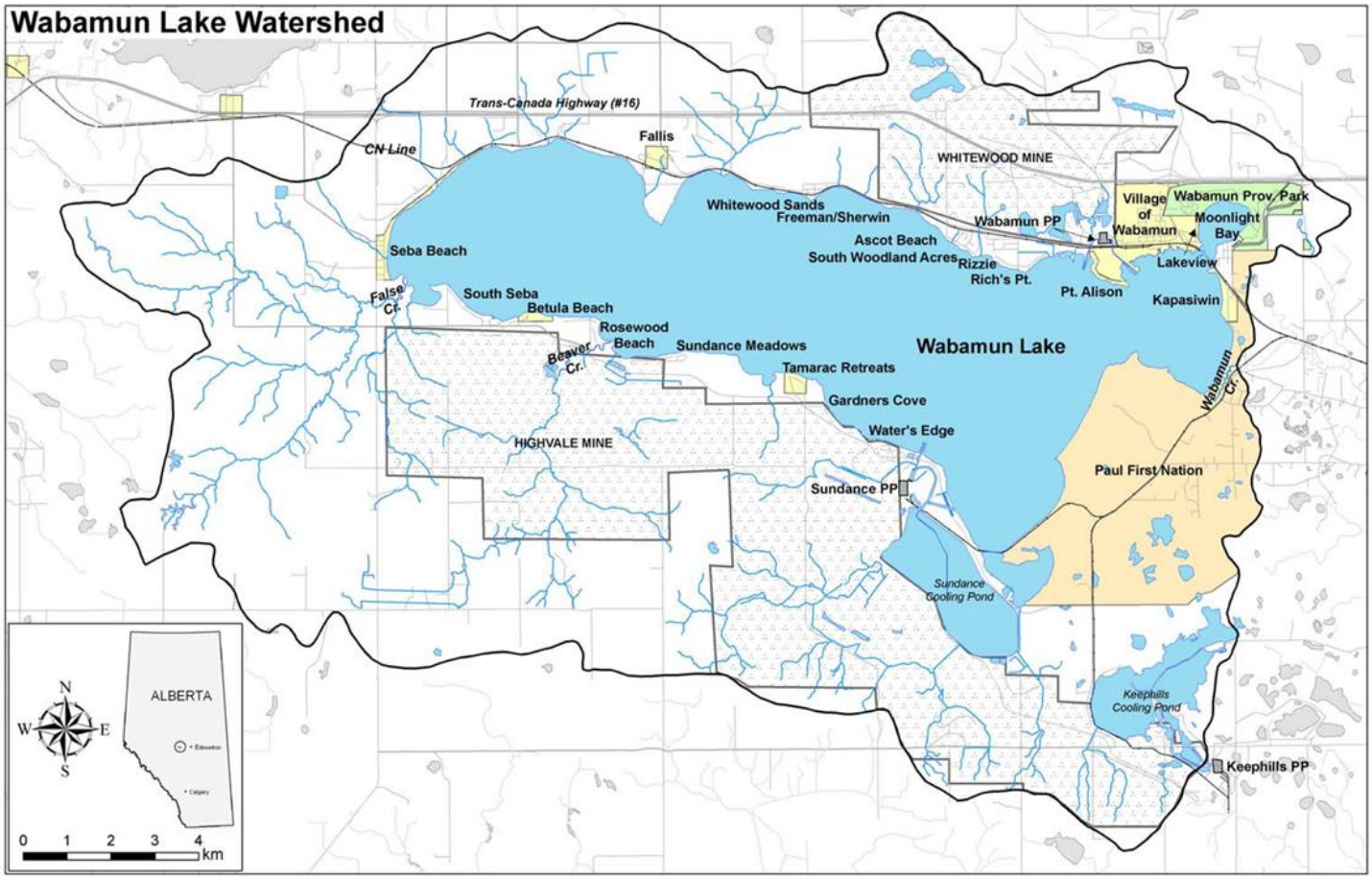



**FIGURE 10: WABAMUN LAKE WATERSHED**
**(SOURCE: WABAMUN WATERSHED MANAGEMENT COUNCIL)**

Ecosystem health and supporting water quality conservation and restoration within the Summer Village are primary considerations of the MDP. New development that will negatively impact the viability of the Wabamun Lake ecosystem and overall health of the lake will be discouraged. Maintaining the recreational capacity of the lake and the quality of life for residents and visitors is also a primary consideration of this MDP.

Some of the negative impacts on water bodies in environments similar to Wabamun Lake are caused by damaged riparian and littoral areas due to development adjacent to the shore of the lake.

Additional causes of nutrient and phosphorous loading, which contribute to decreases in lake water quality, include sanitary effluent and stormwater runoff entering the lake. Uncontrolled runoff can travel across surfaces, carrying undesirable materials and compounds into the lake (e.g. sediment, fertilizers, pesticides, and petrochemicals). Effluent contaminants, including sediment and phosphorous from these sources may reach the water body directly or through percolation into the groundwater.

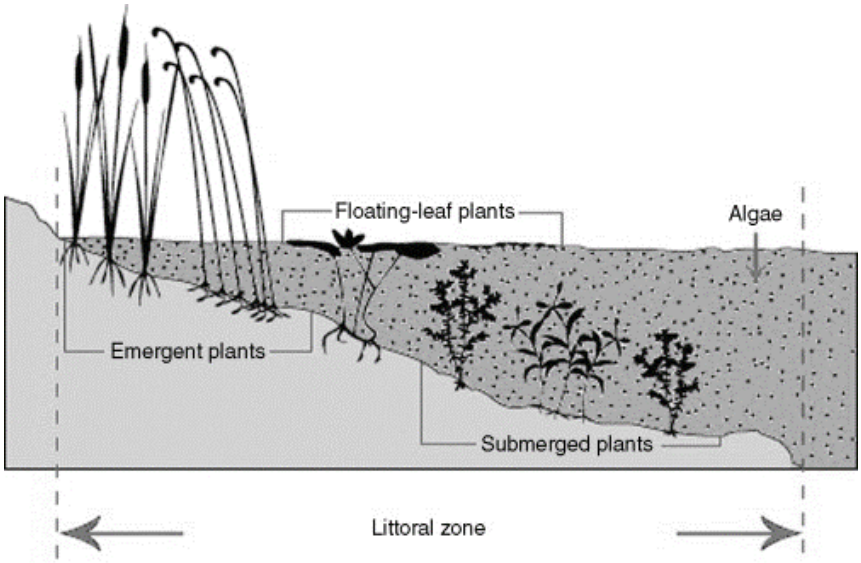



**FIGURE 11: EXAMPLE OF A LITTORAL ZONE (SOURCE: SCIENCE DIRECT)**

Modern construction and landscape design methods, when properly applied, are capable of preventing or mitigating the opportunity for increased sediment and phosphorous from reaching a water body except in extraordinary circumstances (e.g. in the event of a greater than a 1-in-100 year flood). If such flows associated with new development can be slowed or directed away from the lake, then that source of water quality contamination may be reduced.

Development and redevelopment capacity within the Summer Village may also be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Wabamun Lake Watershed. Additional information will be required at time of redevelopment to ensure the Development Authority has sufficient information to assess site constraints.

The redevelopment of lots within the Summer Village should be limited to those land uses and those locations which can be demonstrated through site location and/or site design to have minimal impacts on the health and viability of Wabamun Lake, and sites where there are not presently significant environmental hazards that would make the site unsuitable for new development or redevelopment.

Policies in Section 6 apply to all lands in the Summer Village.

**GOAL**

New developments and municipal programs protect and enhance Wabamun Lake and unique ecological features within the community.

## 6.A RIPARIAN AREAS, RESERVES, AND EASEMENTS

The Summer Village contains water courses and streams. In addition to the 6 m setback from waterbodies mandated in the *Municipal Government Act*, it is common for municipalities to require a further setback from lakes, rivers, and streams to protect against pollution and provide additional public access opportunities.

The primary purpose of setbacks is to protect water quality by capturing sediment and chemicals before they reach the lake. The effectiveness of the strip is greatly enhanced by the presence of vegetation and a grass strip to help capture phosphorous.

Significant riparian areas exist in the Summer Village. These riparian areas help to improve the quality of water draining into Wabamun Lake and provide important habitat for local wildlife and plant species.

**OBJECTIVE 1**

Protect important riparian areas through the use of reserves, easements, and setbacks.

**POLICIES**

1. Development shall be setback a minimum 7.5 metres from the lakefront property line.
2. Development setbacks may be increased due to steep slopes, erosion, shallow ground water, or high ice damage risk at the discretion of the Development Authority.
3. Individual landowners and/or development proponents with lands adjacent to the shoreline of Wabamun Lake shall not be permitted to create an artificial beach or plant grass or non-native plant species within the Park Reserve Area, except for the Heritage Pavilion.

## 6.B NATURAL VEGETATION AND PROPERTY INITIATIVES

Natural vegetation, particularly riparian vegetation and terrestrial vegetation (e.g. forest cover) near Wabamun Lake is important for maintaining water quality. Shoreline vegetation and forest cover act as buffers, filtering nutrients and sediments before they enter the lake. Shoreline vegetation also stabilizes shorelines, reducing the effects of erosion and sedimentation resulting from wave action or ice thrust.

In addition to helping maintain water quality through filtering runoff, natural terrestrial vegetation also plays an important role in providing habitat for wildlife, including both birds and mammals. Larger and connected forest blocks provide year-round cover and forage for larger ranging mammals such as deer and coyotes, as well as forest interior species of birds and species sensitive to human related disturbance.

Natural vegetation in the Summer Village provides important habitat for local wildlife species and contributes to the overall ecological health of Wabamun Lake.

**OBJECTIVE 1**

Protect natural vegetation in the Summer Village in order to maintain healthy water quality.

**POLICIES**

The preservation of forest cover policies below reflect the values of water quality protection and also the protection of terrestrial vegetation and wildlife:

1. The Summer Village of Seba Beach shall maintain a Bylaw that restricts the types and situational usage of fertilizers in the municipality, in order to improve the health of riparian areas and water quality of Wabamun Lake.
2. The Summer Village of Seba Beach shall encourage individual landowners and/or development proponents to preserve important forest cover surrounding Wabamun Lake when planning new developments, to the greatest extent possible.
3. As part of the effort to ensure the long-term sustainable health of the lake's natural ecosystems and water quality, the Summer Village of Seba Beach in collaboration with the local community shall encourage individual landowners and/or development proponents to contribute to the restoration and the re-establishment of natural vegetation cover within the Wabamun Lake watershed (using native plant species).
4. Connectivity between habitat patches (forested areas) around the lakeshore shall be maintained and enhanced to ensure the ecological viability of remaining habitat.
5. Subdivision and development proposals shall be designed to conserve and where possible avoid unique habitat areas and significant wildlife corridors.
6. The Summer Village of Seba Beach shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment

transport. In order to ensure that sediment and erosion controls are in place, the Summer Village may require the submission of a Construction Management Plan. Adherence to the Construction Management Plan may be a condition of development approval.

# 7 INFRASTRUCTURE

As a small residential community, the Summer Village of Seba Beach maintains a limited network of municipal infrastructure. Roads and culverts in the Summer Village are maintained by the municipality.

Water, sanitary, and stormwater servicing for residential lots is via private individual and communal systems.

Various services for the Summer Village are provided by Parkland County by way of intermunicipal agreements, including:

- Fire response service
- Solid waste service
- Telecommunications broadcasting
- 911 call answer service
- Emergency communication services system

**GOAL**

Efficient and well-maintained infrastructure and transportation systems meet present and future needs.

## 7.A ROADS

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands now and into the future. It will be the responsibility of individual development proponents to demonstrate to the Summer Village of Seba Beach (and where necessary, adjacent municipalities and Alberta Transportation, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) the impact their proposed development(s) will have on local roads and will be responsible for any updates, expansions, extensions, and studies that will be required to support the proposed development(s).

**OBJECTIVE 1**

Ensure that the local road network in the Summer Village provides safe and efficient access for local residents and visitors.

**POLICIES**

1. New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
2. Access to lots within the Summer Village shall not be permitted through lots within adjacent municipalities.
3. The Summer Village may restrict the use of heavy vehicles on narrow portions of local roads to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.
4. A traffic impact assessment (TIA) may be required for developments that may generate high volumes of vehicle traffic.
5. A TIA prepared by a qualified professional in support of a development application in the Summer Village will determine the traffic impact of the development on roadways and adjacent lands (in the Summer Village and, if necessary, adjacent municipalities) and the upgrading that would be required to these roadways as a result of the proposed development. The traffic impact assessment will also predict the increase in traffic volumes and changes in traffic patterns attributable to the development in question.
6. The Summer Village will continue to work collaboratively with Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as

amended) to mitigate potential impacts from new development on the provincial highway network.

## 7.B WATER SERVICING

Piped municipal potable water infrastructure is currently not available within the Summer Village. Individual residents and businesses are responsible for providing on-site water systems via private wells, cisterns, and private delivery.

New and/or redeveloped properties will need to be provided with private or communal onsite water services that are safe, efficient, and comply with all provincial rules and regulations until such time that municipal piped services become available.

**OBJECTIVE 1**

Ensure private water servicing in the Summer Village is safe and compliant with all rules and regulations.

**POLICIES**

1. Water servicing in the Summer Village of Seba Beach shall be via individual private water systems (such as wells and/or cisterns).
2. Water systems in the Summer Village of Seba Beach shall comply with all current provincial rules and regulations.

## 7.C SANITARY SERVICING

Sanitary waste services in the Summer Village are entirely onsite systems developed by individual landowners. Most sanitary systems in the Summer Village are 'pump out' tanks; the remaining systems utilize either a pit, chemical, or septic field. All existing and new landowners are responsible for ensuring that their private sewage disposal systems meet current provincial requirements, as effluent released into the groundwater can decrease the quality of Wabamun Lake's aquifers. Provincial regulations governing sanitary systems were last updated in 2015.

**OBJECTIVE 1**

Ensure private sanitary servicing in the Summer Village is safe and compliant with all rules and regulations.

**POLICIES**

1. New private sewage disposal systems must comply with current provincial regulations.
2. New surface discharge systems and septic fields and mounds will be prohibited within the Summer Village.
3. The disposal of greywater on the ground within the Summer Village shall be discouraged.
4. Residential lots shall provide onsite facilities for the disposal of greywater.
5. All Recreational Vehicles must store and dispose of private sewage in a sealed container that comply with the current Alberta Private Sewage Systems Standard of Practice and be suitable for the intended use. Further, all private sewage must be disposed of in licenced facilities.

## 7.D STORMWATER MANAGEMENT

When multi-lot residential subdivisions within the Summer Village of Seba Beach were first registered it was not common practice of rural municipalities to prepare a stormwater management plan. Consequently, a stormwater management plan was not required for the Summer Village at that time.

Stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties. Stormwater runoff can become problematic within the Summer Village during the spring or periods of prolonged rainfall.

## OBJECTIVE 1

Ensure stormwater flows in the Summer Village are managed to reduce the risk of flooding and contamination of Wabamun Lake.

### POLICIES

1. The use of low impact design (LID) stormwater management systems and design features that improve stormwater run-off quality and reduce the risk of flooding will be encouraged. Potential LID design features may include: the use of pervious paving surfaces (which trap pollutants), bio-swales, and rain gardens.

# 8 IMPLEMENTATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended, this MDP shall be adopted by the Summer Village of Seba Beach as the Summer Village of Seba Beach Municipal Development Plan. Subdivision, development, and redevelopment of lands within the Summer Village of Seba Beach by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Summer Village of Seba Beach.

## GOAL

Responsible and transparent governance processes guide decisions.

### OBJECTIVE 1

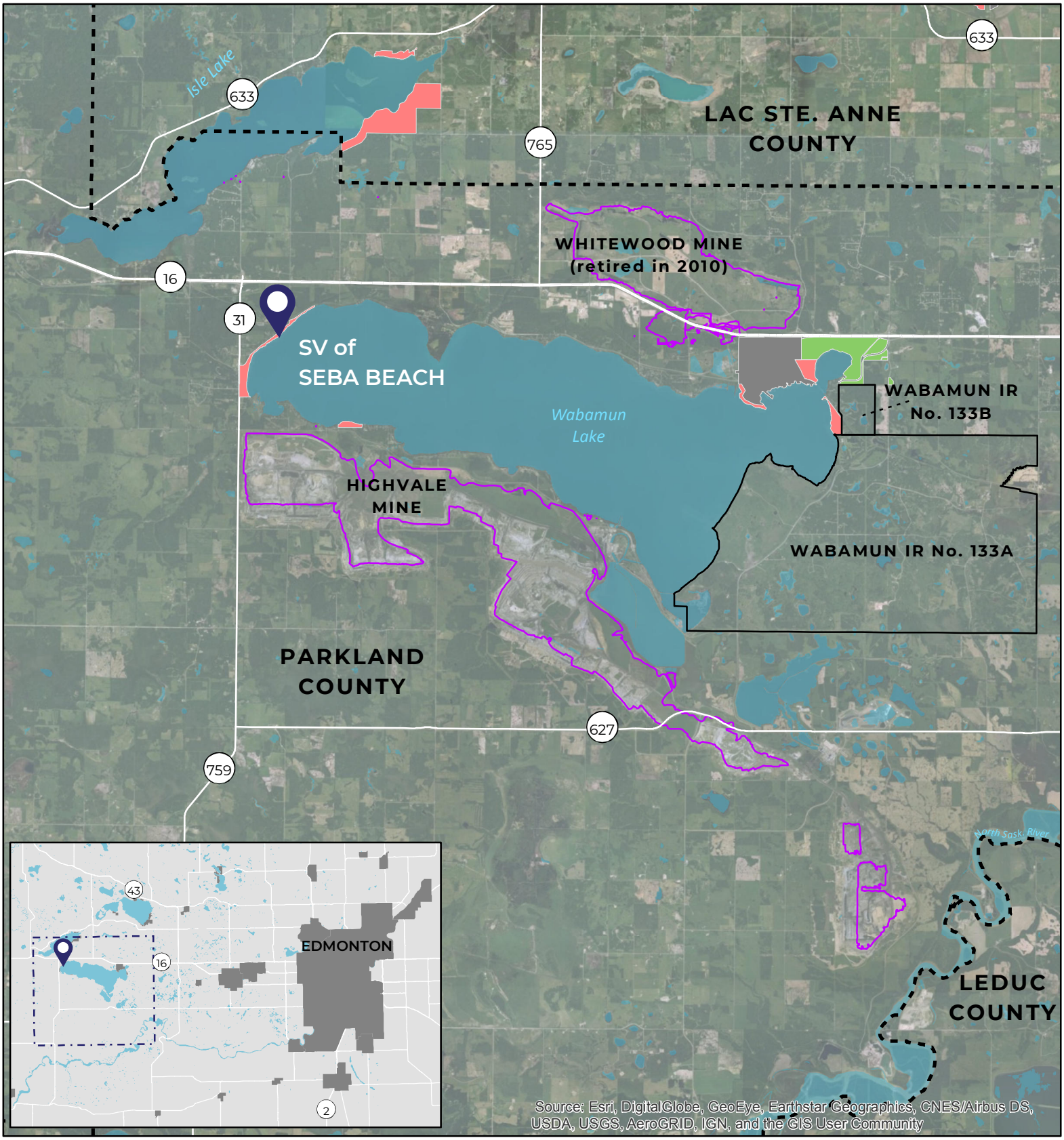
Ensure that all Summer Village of Seba Beach planning documents are consistent and up-to-date.

#### POLICIES

1. Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Framework(s) and Intermunicipal Development Plan(s) adopted by the Summer Village of Seba Beach.
2. When this MDP or any part thereof takes effect, the Summer Village of Seba Beach Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
3. The *Municipal Government Act* outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. Planning is a continuous process and it is important that the MDP be monitored, reviewed, and updated in order to ensure that the planning needs of the Summer Village of Seba Beach are being met. A review may be appropriate when:
    a. changes in economic, social or technical developments occur;
    b. a new Council is elected; or
    c. an amendment to the MDP is made.
5. Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
6. In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
    a. a formal request for amendment will be submitted to Council;
    b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;
    c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
    d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
7. When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the *Municipal Government Act*.

8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
9. Summer Village of Seba Beach Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

# 9 MAPS




Summer Villages

Villages

Wabamun IR No. 133A & 133B

Wabamun Lake Provincial Park

Counties

Coal Mines

Nov 2019

0 10 20 40 KM

# MAP 1

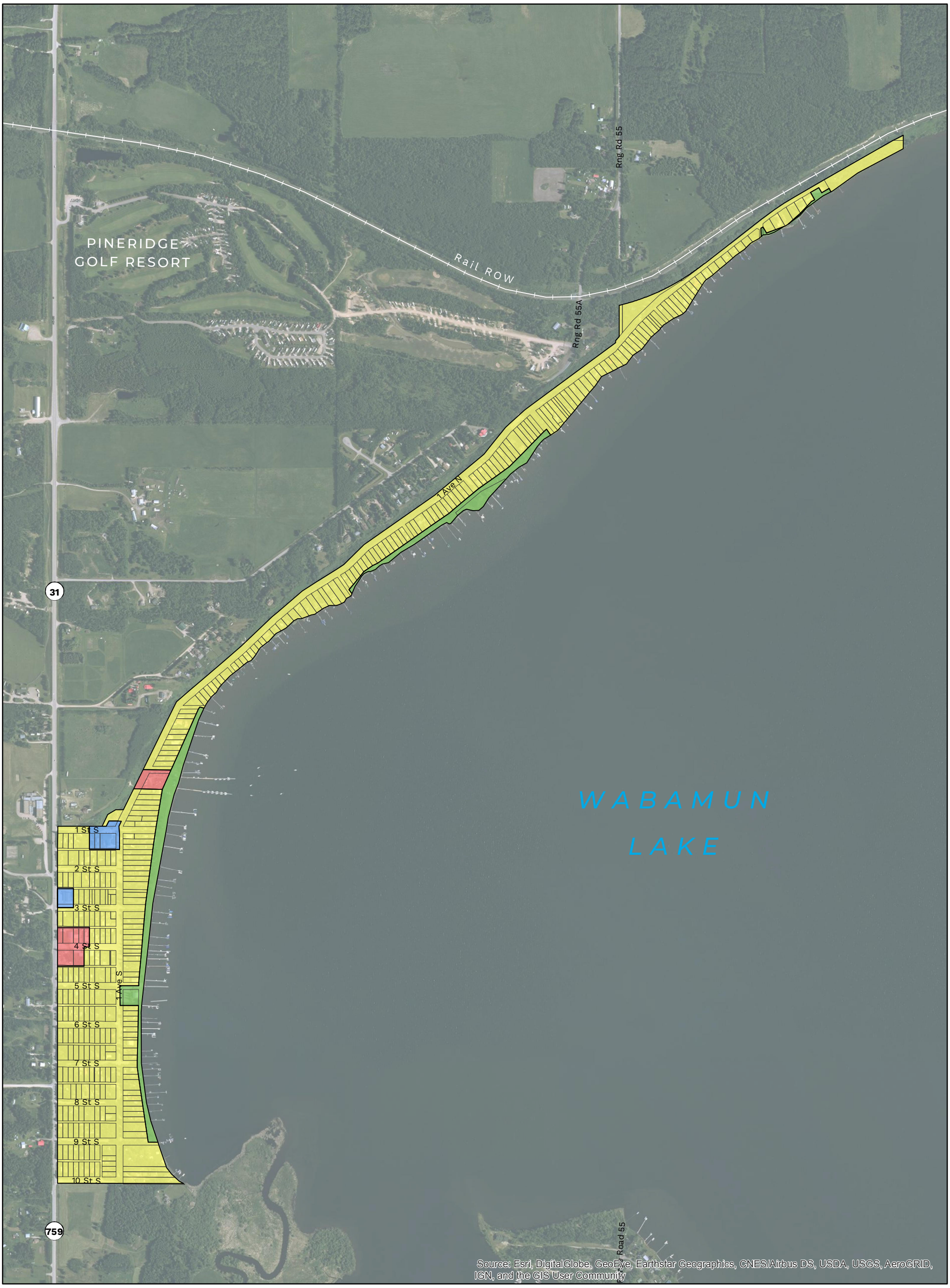
REGIONAL LOCATION

## SV of SEBA BEACH

## MUNICIPAL DEVELOPMENT PLAN

Digital Information: Geogratis, Geodiscover, and Altalis
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES




Residential Area | Commercial Area | Community Area | Park Reserve Area

Nov 2019

0 125 250 500 M

# MAP 2
## FUTURE LAND USE

SUMMER VILLAGE OF SEBA BEACH

# MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratis, Geodiscover, and Altalis

Projection:
UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES

SV Boundary
Permanent Stream
Intermittent Stream
Ditch Drainage
Bridge
Stairs
Important Intersection
Disturbed Shoreline
Natural Shoreline
Environmentally Significant Area (ESA Sum > 0.189)
HRV 4, Historic Resource may require avoidance
HRV 5, High potential for Historic Resource

Nov 2019

0 125 250 500 M

# MAP 3
## LOCAL FEATURES

SUMMER VILLAGE OF SEBA BEACH
**MUNICIPAL DEVELOPMENT PLAN**

Digital Information:
Geogratis, Geodiscover, and Altalis

Projection:
UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES