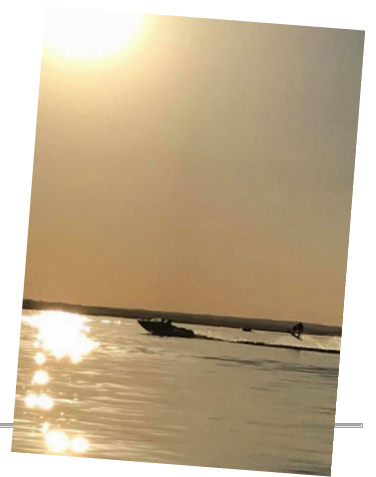


Municipal Development Plan



Summer Village of
ROCHON SANDS



Bylaw #241-18

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Part One: Background and Purpose

Section 1: Background

- 1.1 The Municipal Government Act, Statutes of Alberta, 2000 (as amended) requires that every council of a municipality must prepare and adopt a municipal development plan (MDP). The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.
- 1.2 The overall purpose of the Rochon Sands 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 and visitors of Rochon Sands.
- 1.3 The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. 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 for Rochon Sands.

Section 2: Goals and Policies

- 2.1 The goals and policies of the MDP apply to land within the Summer Village boundary, and are intended to:
 - 2.1.1 Protect and enhance past physical characteristics and traditions;
 - 2.1.2 Guide the orderly and systematic physical growth of the community;
 - 2.1.3 Establish the desirable qualitative and quantitative direction for future community development;
 - 2.1.4 Define strategies for achieving the Summer Village's aspirations and set priorities for the near and long term future.
 - 2.1.5 Establish policies and recommendations that will delineate how the Summer Village can move towards achieving its goals.

Part Two: Physical Environment

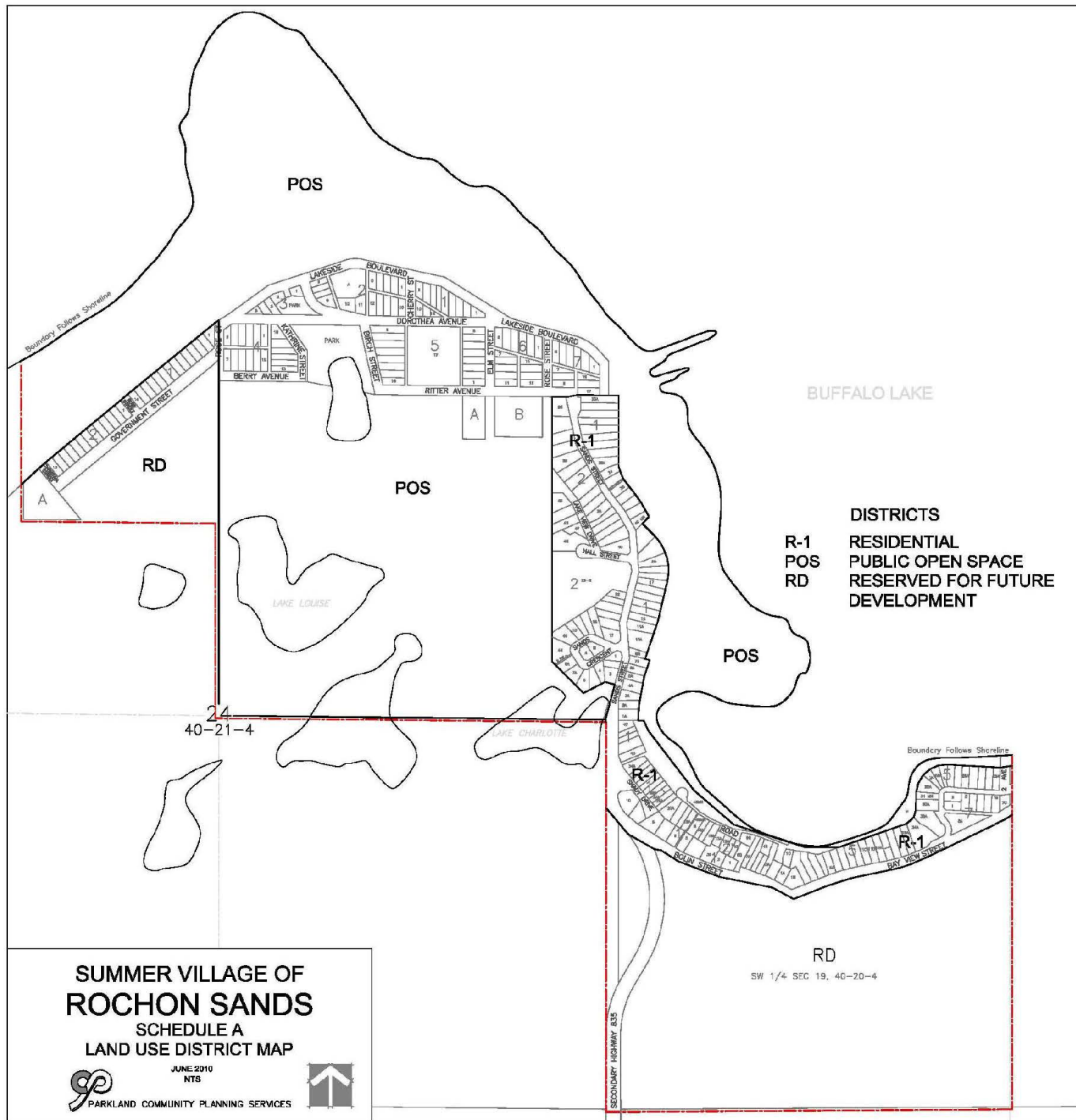
Section 3: Maps

- 3.1 Map 1 identifies all subdivided parcels, roads and other features that exist in the Summer Village.
- 3.2 Map 2 identifies the limits of the Rochon Sands Provincial Park
- 3.3 Map 3 identifies zoning in the Summer Village and include future land uses as envisioned by the MDP

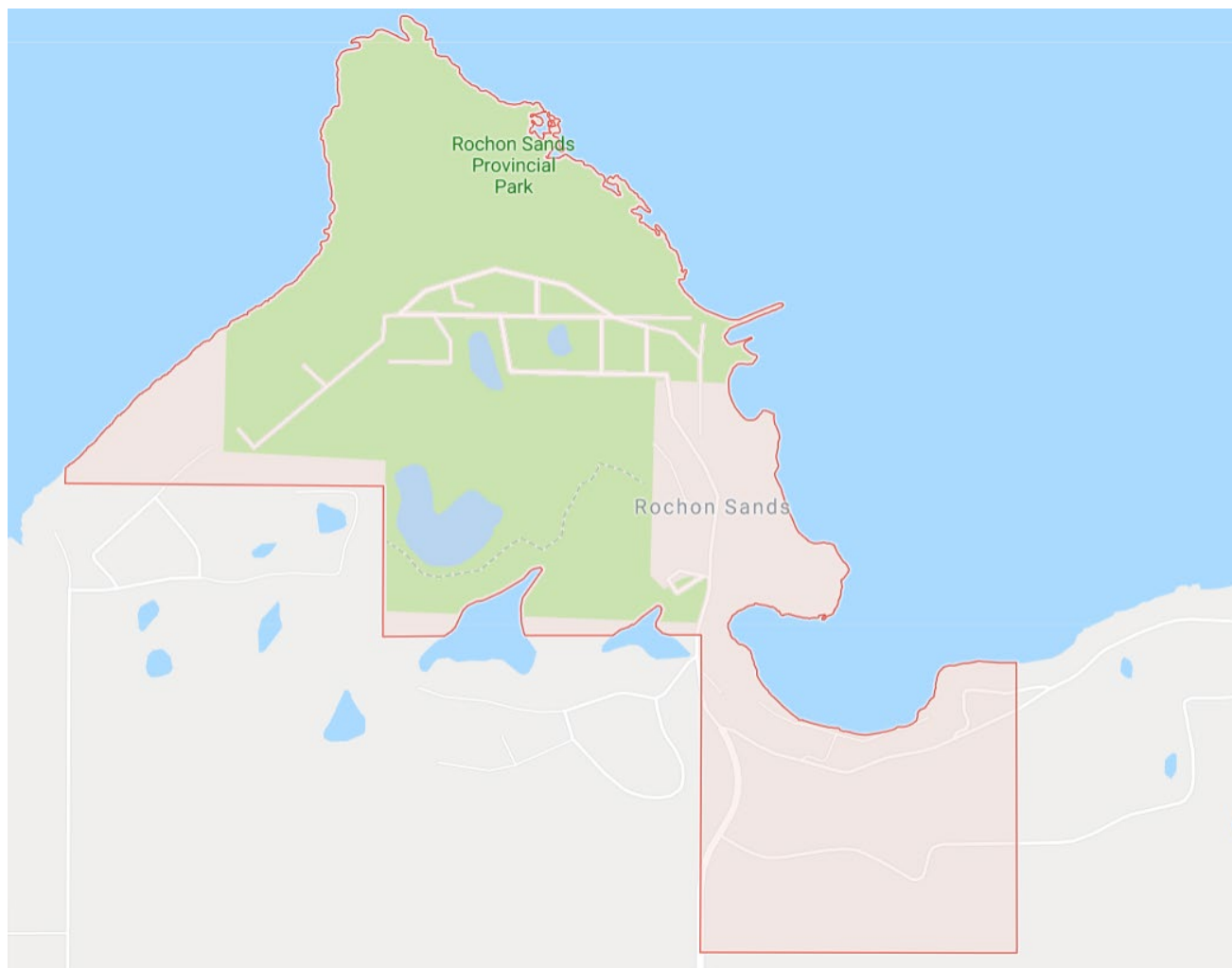
Section 4: Population

- 4.1 In the 2016 Census of Population conducted by Statistics Canada, the Summer Village of Rochon Sands recorded a permanent population of 86 living in 47 of its 152 total private dwellings
- 4.2 In the 2011 Census conducted by Statistics Canada, the Summer Village of Rochon Sands had a permanent population of 84 living in 46 of its 201 total dwellings.
- 4.3 The Summer Village of Rochon Sands is situated on the south shore of Buffalo Lake and is defined as a resort community seeing an influx of residents in the summer months, although the permanent population is only reflected in a federal census the Summer Village maintains a stable permanent and non permanent population.

MAP 1



MAP 2



MAP 3



Legend	
	R1 – Residential
	PR – Provincial Park
	POS – Public Open Space
	VS – Village Square
	RD – Reserve for Future Development

Part Three: Setting the Stage for Growth

Section 6: Goals

- 6.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within Rochon Sands.
- 6.2 To encourage the orderly and complementary use and development of the physical environment in the plan area identified in the Buffalo Lake and Buffalo Lake South Shore Inter-municipal Development Plans.
- 6.3 To identify future growth needs and directions for Rochon Sands and endeavour to ensure an adequate supply of developable land.

Section 7: Policies

- 7.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 3.
- 7.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Summer Village may consider amending this plan to accommodate proposals it deems acceptable.
- 7.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 7.4 The Summer Village shall require the preparation of an area structure plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into three or more lots and consist of greater than 2.0 hectares of land is permitted to proceed.
- 7.5 All adopted statutory plans shall adhere to this plan.
- 7.6 The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan.

- 7.7 The Summer Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
- 7.7.1 The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 7.7.2 The views of the public;
 - 7.7.3 The physical characteristics of the subject and adjacent land;
 - 7.7.4 The use of other land in the vicinity;
 - 7.7.5 The availability of and possible impact on public and private utilities;
 - 7.7.6 Access to and possible impact on transportation systems;
 - 7.7.7 The overall design; and
 - 7.7.8 Any other matters which, in the opinion of Council, are relevant.
- 7.8 Pursuant to the Municipal Government Act, the Village shall require that development and subdivision applications in close proximity to sour gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines, with respect to minimum separation distances, between sour gas facilities and other uses.
- 7.9 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
- 7.10 The Summer Village may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 7.11 Upon the subdivision of land, the Summer Village will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the Municipal Government Act.

Part Four: Residential Development

Section 8: Goals

- 8.1 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.

Section 9: Policies

- 9.1 Map 3 identifies existing and future residential areas.
- 9.2 In residential areas, upon subdivision, the Village will require the provision of reserves be in the form of land in order to provide adequate buffering and open spaces.
- 9.3 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.
- 9.4 Home based businesses may be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements shall be governed by the Land Use Bylaw.

Part Five: Village Square Development

Section 10: Goals

- 10.1 To promote and encourage the provision of a full range of recreational services for the citizens and visitors of Rochon Sands.
- 10.2 To create a sense of community in a common gathering place.
- 10.3 To encourage aesthetically pleasing recreational development.

Section 11: Policies

- 11.1 Map 3 identifies the existing and future Village Square area.
- 11.2 The Summer Village supports the concept of the village square development, serving the needs of the immediate and greater community.
- 11.3 The external design and finish of all development should be of high quality and reflect or complement existing development in the vicinity.
- 11.4 The Summer Village will strive to implement an overall Village Square plan to ensure the Village Square area is pedestrian friendly while providing adequate vehicular access and parking.
- 11.5 The Summer Village commits to the long term maintenance of the Village Square as it exists and after future phases are developed.
- 11.6 The Village Square as identified on Map 3 incorporates the Community Hall, Village Office, Tennis Courts, Snack Shack, Playground, Disc Golf and Open Spaces. Future phases and development will be reviewed on an as needed basis ensuring that development takes place in a fiscally responsible manner.

Part Six: Provincial Park

Section 12: Goals

- 12.1 To enhance the feature of a Provincial Park nestled in the boundaries of the Summer Village of Rochon Sands.
- 12.2 To ensure a continued and successful relationship with Alberta Parks.

Section 13: Policies

- 13.1 Map 2 and 3 identify the extents of the Provincial Park boundary within the Summer Village.
- 13.2 The Summer Village will seek to minimize potential negative impacts associated with the provincial park.
- 13.3 The Summer Villages welcomes and encourages citizens and visitors to enjoy the amenities the Provincial Park has to offer.
- 13.4 The Summer Village encourages the tourism industry in and around Rochon Sands and Buffalo Lake.
- 13.5 Tourism oriented development should benefit the residents of the Summer Village and area by providing greater economic, recreational and cultural opportunities.

Part Seven: Transportation

Section 14: Goals

- 14.1 To identify short and long term transportation needs of both the Summer Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.
- 14.2 To foster alternative modes of travel.

Section 15: Policies

- 15.1 The Summer Village will endeavour to protect Highways 835 from uses and development that may be detrimental to the flow and safety of traffic.
- 15.2 The Summer Village may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening. Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.
- 15.3 The Summer Village may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw

Part Eight: Municipal Utilities, Servicing and Improvements

Section 16: Goals

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.
- 16.2.1 The Summer Village will endeavour to keep a high standard of services that complement our lakeside community while being fiscally responsible.

Section 17: Policies

- 17.1 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 17.2 The Summer Village may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Village will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 17.3 The Summer Village supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 17.4 The Summer Village supports the development, whenever possible, of partnerships with the County of Stettler No. 6 for the provision of municipal services.
- 17.5 The citizens of Rochon Sands should, whenever possible, be provided with adequate, timely, and efficient common services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.
- 17.6 The Summer Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, open spaces and community facilities.

Part Nine: Environment

Section 18: Goals

- 18.1 To protect, preserve and minimize impacts to Buffalo Lake
- 18.2 To protect and preserve, whenever possible, existing natural areas.
- 18.3 To ensure that development does not unduly impact the natural environment.
- 18.4 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of Rochon Sands.

Section 19: Policies

- 19.1 The Summer Village may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.2 The Summer Village will work with developers to ensure that developments do not have a significant negative environmental impact on the Summer Village.
- 19.3 The Summer Village will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 19.4 Through the subdivision process, the Village shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.5 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.6 Lands dedicated as environmental reserve shall remain in their natural state.
- 19.7 The Summer Village supports the use of the Public Open Space District within the Land Use Bylaw. This district serves to protect environmentally sensitive and significant areas in their natural state, more or less. Development may be limited to such things as public trails, public beaches, public signs, public parking facilities and any development necessary to ensure public safety.

Part Ten: Community Development

Section 20: Goals

- 20.1 To strive to provide community and recreational facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the citizens of Rochon Sands to protect and preserve, whenever possible, existing natural areas.

Section 21: Policies

- 21.1 The Summer Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, open spaces and community facilities.
- 21.2 The Summer Village supports the long term maintenance of existing recreational amenities.
- 21.3 New local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision.
- 21.4 The Village supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.5 The Summer Village supports and commits to maintaining the Recreation and Community amenities provide in the Public Open Space District such as the Provincial Park Lands, beaches, the marina and boat launch, the disc golf course and the Village Square.

Part Eleven: Intermunicipal Cooperation

Section 22: Goals

- 22.1 To undertake cooperative planning with the County of Stettler No. 6.
- 22.2 To coordinate land use policies for the Buffalo Lake Intermunicipal Development Plan and Buffalo Lake South Shore Intermunicipal Development Plan Areas which are mutually beneficial to both the Summer Village and the County.
- 22.3 To coordinate the provision of roads, facilities, utilities and other services that serve residents of both municipalities.

Section 23: Policies

- 23.1 The Summer Village will continue to support the Intermunicipal Development Plans to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 23.2 The Summer Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in the County of Stettler No. 6.

Part Twelve: Administrative Matters

Section 24: Interpretation

- 24.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Summer Village staff can evaluate immediate situations or proposals in the context of a long range plan for Rochon Sands.
- 24.2 Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.
- 24.3 The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
 - 28.3.1 "Shall" policies must be complied with,
 - 28.3.2 "Should" policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 28.3.3 "May" policies indicate that the applicable authority determines the level of compliance that is required.

Section 25: Implementation

- 25.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Buffalo Lake and Buffalo Lake South Shore Inter-municipal Development Plans, statutory plans (area structure plans and area redevelopment plans), non statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 26: Amendment

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

Section 27: Review

- 27.1 In order to ensure that the MDP is current, the entire plan should be reviewed periodically.