

Municipal Development Plan

Summer Village of Burnstick Lake



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Summary of MDP for Summer Village of Burnstick Lake

The Summer Village of Burnstick Lake is a recreational and residential community of 57 dwellings located on the north shore of Burnstick Lake. Its primary attraction is the natural beauty and recreational opportunities on the lake and the surrounding forested areas.

The Municipal Development Plan (MDP) for the Summer Village of Burnstick Lake provides a context in which both public and private decision making will occur. The MDP describes what the community wishes to be in the future and, together with the Land Use Bylaw (LUB), provides current and future landowners and residents with a vision and guide to future development. The MDP was developed using a collaborative, consensus-based process that included Open Houses, surveys, input from a resident-based committee, and updates and discussion at Council Meetings over a two year period. The MDP was developed in accordance to the Municipal Government Act of Alberta.

Based on community input the following vision for the Summer Village of Burnstick Lake was adopted:

The Summer Village of Burnstick Lake will remain a small recreational and residential village where commitment to the community is readily apparent and where people can enjoy the natural lake and forest environments.

As well, the community expressed the following key principles:

- We will be a low density, single family recreational and residential community.
- We will be good and effective stewards of the environment.
- We will preserve and protect the natural spaces within and surrounding the village.
- We will have municipal services that complement a simple and safe approach to community living.
- We will communicate, cooperate and work towards maintaining the quality of Burnstick Lake.
- We will have a rich sense of community, with community spaces and community events that enable people to get together.

The MDP provides a more detailed description of the current environment plus community goals and policies across six areas: Growth, Development, Environment, Municipal Services, Transportation and Community Connection. The goals are:

- Maintain the current number of lots and dwellings within the Summer Village and ensure that any growth is appropriate and complementary to the existing surrounding uses.
- Encourage high standards for new and existing development that complements and protects the existing character, environment and safety of the Summer Village and surrounding areas.
- Maintain and enhance the environmental integrity of the Village, Burnstick Lake and the surrounding areas.
- Provide cost effective core municipal services that support a safe and secure community.
- Provide an effective and safe transportation network that meets the needs of multiple users (e.g., vehicles, pedestrians, bikes, OHV, boats, etc.)
- Foster avenues for open communication, resident engagement and community events.

The MDP provides guidance to the community and Council. The MDP will be reviewed periodically to ensure it continues to express the long-term goals of the community.

Location

The Summer Village of Burnstick Lake is a recreational and residential community located approximately 15 kilometers southwest of the Village of Caroline, Alberta. Its primary attraction is the natural beauty and recreational opportunities on the lake and in the surrounding forested areas. The general area dealt with in this plan is shown on the satellite image below.



The Summer Village consists of 57 dwellings on 0.18 km² of land. The Summer Village is physically located within Clearwater County, but is politically and administratively separate from the County.

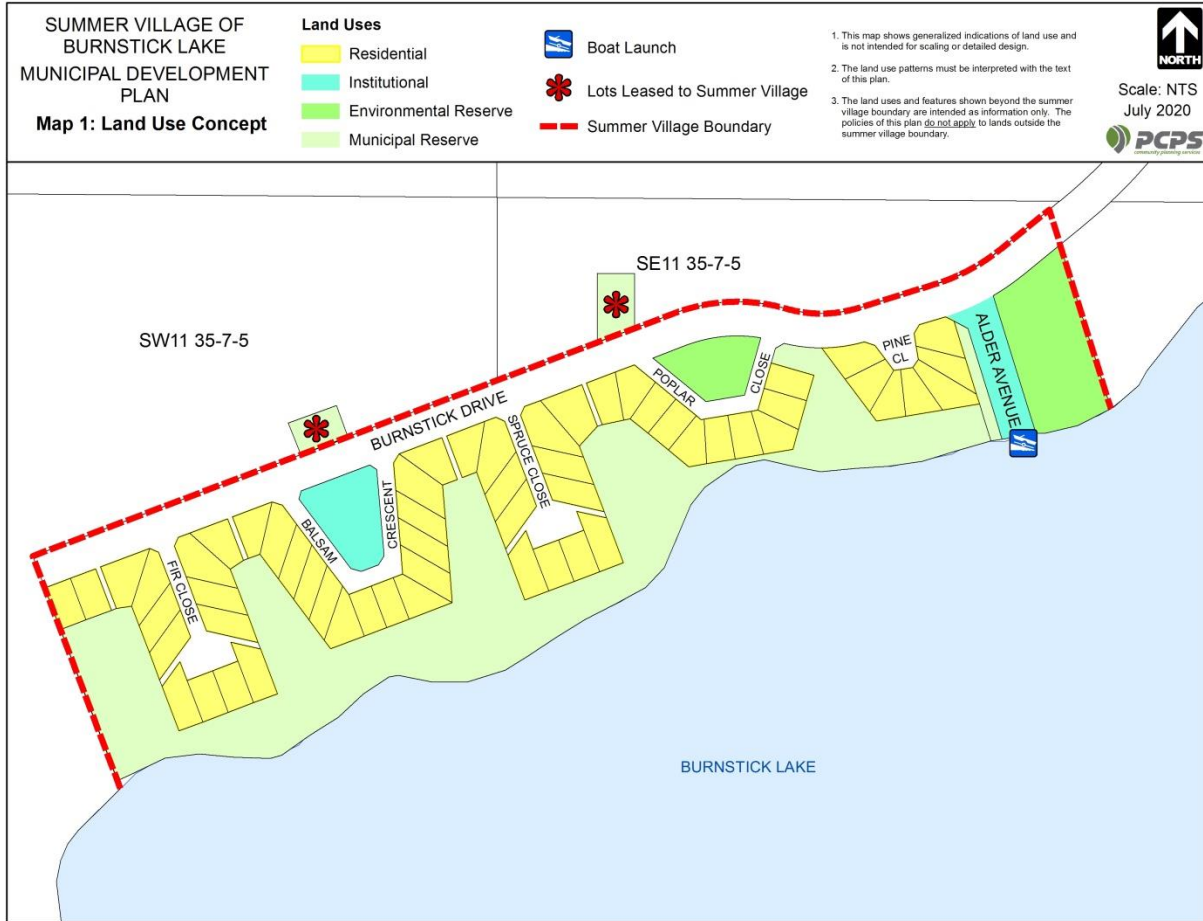
Population

As with any seasonal residential community only the permanent population is recorded by Statistics Canada. The 2016 (revised) census information indicates a permanent population of 15, a decrease of 6% from the 2011 census findings of 16 persons. Nearly all of the 57 dwellings are utilized in the summer and it is estimated that more than 75% of the dwellings are used in the winter months.

Land Use

The Land Use Concept Map identifies the preferred long range growth and land use pattern as envisioned by the Summer Village. This includes the type and location of different land uses, potential future development areas outside the Summer Village's boundary, and the location of roads. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller areas of the Summer Village.

A Land Use Bylaw, that clearly expresses requirements and has measures to ensure compliance, shall be utilized to implement the MDP policies through the designation of land use districts, the assignment of detailed land uses, and application of development standards for each district. In this regard, the boundaries between the land uses shown on the map are not to be rigidly



interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts. The land use designations and the objective for each are as follows:

Residential - reflects existing areas of residential development and land subdivided for residential development, to accommodate low density housing forms;

Institutional - reflects existing community amenities, major institutional uses, recreational uses, and public works;

Municipal Reserve – reflects areas for public and private recreational areas; and,

Environmental Reserve – reflects areas to be kept in a natural state.

Planning Framework

The Municipal Development Plan is a policy document that provides guidance to the Summer Village’s Council and the community concerning future development. As per the Municipal Government Act, the plan must be consistent with the land use policies and all other statutory plans that fall under the MDP, including the Land Use Bylaw, must be consistent with the MDP.

The Summer Village used a process to build consensus of what the community wishes to be in the future. The process incorporated public input to help build consensus around major topic areas and strengthens the final product adopted by Council.

This MDP was prepared in collaboration by a steering committee comprised of a representative from the Summer Village Council, the Chief Administrative Officer and property owners. In order to facilitate involvement from council and residents, an update on the progress of the MDP has been presented at each council meeting from June 30, 2018 until the approval of the plan. Review and adoption of the MDP was based on community consultation with residents and property owners in the Summer Village of Burnstick Lake and in accordance with the provisions of the Municipal Government Act. The Act requires that all Alberta municipalities, no matter their population, must create a Municipal Development Plan.

The Municipal Development Plan is a policy document that provides guidance to the Summer Village's Council and the community. As per the Municipal Government Act, the plan must be consistent with the land use policies. Future municipal policy documents, such as a Land Use Bylaw, or amendments to current policy documents must conform to the vision and policies expressed in the MDP. The Province of Alberta developed the Land Use Policies to help harmonize provincial and municipal policy initiatives at the local land use planning level. This MDP has been prepared in the spirit and intent of the Provincial Land Use Policies.

The Councils of the Summer Village of Burnstick Lake and Clearwater County approved an Intermunicipal Collaborative Framework (ICF) in December 2019.

Vision

This Planning Process has resulted in a community vision:

The Summer Village of Burnstick Lake will remain a small recreational and residential village where commitment to the community is readily apparent and where people can enjoy the natural lake and forest environments.

The following are some statements that further define the Summer Village of Burnstick Lake:

- We will be a low density, single family recreational and residential community.
- We will be good and effective stewards of the environment.
- We will preserve and protect the natural spaces within and surrounding the village.
- We will have municipal services that complement a simple and safe approach to community living.
- We will communicate, cooperate and work towards maintaining the quality of Burnstick Lake.
- We will have a rich sense of community, with community spaces and community events that enable people to get together.

1.0 Growth

The Summer Village of Burnstick Lake is a recreational and a residential community that seeks to maintain the quality of life they currently enjoy, seasonal and permanent residents alike, and is not considering growth, annexation or economic diversification. Its attraction is its recreational and open space atmosphere and basic amenities. The consumer needs of the community are met by the Village of Caroline and other population centres in the region.

Unless the Summer Village were to annex land or re-zone existing land, there is no additional residential land available for growth. Over the past few years there has been a trend of increased construction on existing properties with approximately one building permit being issued per year.

The Village is bounded by crown land to the north, west and east and by Burnstick Lake to the south. There is currently no development on the crown lands adjoining the Village. One well site is located just north of the Village on the eastern side of the Village. It is not anticipated, nor desired, that any residential or commercial development will occur on the lands surrounding the Village.

The Village currently has three types of land use areas within the Summer Village: Residential, Municipal Reserve, and Institutional. The Municipal Reserve area along the lake to the west of the boat launch contains trails, decks, docks, boat storage and forest. The Municipal Reserve to the east of the boat launch has a trail but no structures and has been signed as an “Environmental Area”. The Village land surrounded by Balsam Crescent and Burnstick Drive houses the Municipal Building, water well, bulletin board, garbage bins, siren tower, outhouse and forest. This is the preferred location for any future Village-owned buildings. The Village land surrounded by Poplar Close and Burnstick Drive has been left undeveloped. The Village’s Institutional lands are currently road allowances.

The Summer Village has a lease from the Government of Alberta for two lots to the north of Burnstick Drive. The two leased properties are currently undeveloped. It has been proposed that the west leased lot should become a playing field for recreational use by residents of the Summer Village. This proposed use aligns with the desire for increased community gathering spaces and increased engagement across the community.

Growth Goal

Maintain the current number of lots and dwellings within the Summer Village and ensure that any growth is appropriate and complementary to the existing surrounding uses.

Growth Policies

- 1.1 The Summer Village recognises that future expansion of the Summer Village boundary is unlikely, and any new growth and development will be in the form of redevelopment of existing parcels within the parcel boundary and the leased lots north of Burnstick Drive.
- 1.2 The Summer Village will maintain the current usage approach for all of the Municipal Reserve areas.

- 1.3 The leased lots to the north of Burnstick Drive will be designated Municipal Reserve.
- 1.4 The Summer Village shall pursue the development of the west leased lot north of Burnstick Drive with Alberta Environment and Parks as a community recreation facility in the form of a playing field.
- 1.5 The Summer Village shall work with Alberta Environment and Parks in consultation with the community to develop a plan for the future use of the east leased lot north of Burnstick Drive.

2.0 Residential Development

Single detached buildings for residential or recreational use is the exclusive permitted land use of privately owned land within the Summer Village of Burnstick Lake. It is the wish of residents that the community retains the character of a recreational and residential community and, with that objective, there would be no approval of commercial operations within the Summer Village, with the potential exception of some home based businesses. It is also a strong desire of the community that the environment of the lake and the surrounding forests be preserved.

Residential Development Goal

Encourage high standards for new and existing development that complements and protects the existing character, environment and safety of the Summer Village and surrounding areas.

Residential Development Policies

- 2.1 All development shall conform to the provisions set forth in the Summer Village of Burnstick Lake Land Use Bylaw and be in alignment with the Municipal Development Plan.
- 2.2 Single family dwellings shall be the exclusive form of development.
- 2.3 All residential development present and future shall strictly conform to the standards approved by Summer Village.
- 2.4 Commercial uses of residential property are not encouraged and will not be permitted unless approved by the Council of the Summer Village.

3.0 Environment

The majority of residents of the Summer Village of Burnstick Lake have chosen the community because of the recreational lifestyle that Burnstick Lake and the surrounding forests offer. Although the current municipal owned municipal reserve is generally left natural, it is desirable to provide a variety of experiences for the residents such as walking, biking and access to docks.

The Burnstick Lake Management Plan (1996) provided a robust framework for management of the lake and surrounding areas. The Province of Alberta has moved to a model where, instead of individual plans, there is an overarching Watershed Planning and Advisory Councils for each major watershed. While the water from Burnstick Lake flows into the Red Deer River, because the lake is within Clearwater County for planning purposes the lake is deemed to be part of the North Saskatchewan watershed. Key aspects of the 1996 Burnstick Lake Management Plan need to be carried forward into both the Red Deer and North Saskatchewan watershed plans.

Since 1996 there have been periodic measurements of water quality and, in 2019, an inventory of the aquatic weeds in the lake. The sampling programs have shown that the lake continues to have excellent water quality. It is important for the Summer Village to champion and participate in the creation of a Lake Management framework that preserves the quality of Burnstick Lake.

Environmental Goal

Maintain and enhance the environmental integrity of the Village, Burnstick Lake and the surrounding areas.

Environmental Policies

- 3.1 The Village will balance access and use of Municipal Reserves with maintaining the natural forest environment.
- 3.2 Lands dedicated as environmental reserve shall remain in their natural state.
- 3.3 The Village will be an active participant in assessing and maintaining the environmental integrity of Burnstick Lake and the surrounding forests.

4.0 Municipal Services

Key current municipal services include snow plowing, garbage collection, ditch mowing, community well maintenance, road maintenance, security cameras, Community Centre, fire response equipment, and general maintenance. Some of these services are provided by volunteers, some of the services are contracted out, and some services are provided by Clearwater County.

Key municipal priorities over the last few years have included: improving drainage within the community, upgrading of roads, improved community security, pathway improvement and addressing shoreline erosion, and improved fire response capability. Feedback from residents suggest that key future priorities should include: further improvements to fire response capability, increased security, improved stars landing pad, and additional recreational/community services.

It is important to keep the cost of municipal services near current levels to avoid additional costs to taxpayers.

Municipal Services Goal

Provide cost effective core municipal services that support a safe and secure community.

Municipal Services Policies

- 4.1 Through open dialogue and clarity of reporting, the Village will provide transparency of service levels and costs to the community.
- 4.2 The Summer Village shall continue to partner with adjacent municipalities and government departments and agencies for the delivery of emergency and protective services to the community.
- 4.3 The Village will utilize input from committees of engaged community members for any major project decisions.
- 4.4 In the provision of any new service, the Village will consider whether or not it is more effective to utilize existing services from surrounding municipalities.

5.0 Transportation System

The roads network in the Summer Village consists of Burnstick Drive running approximately parallel to the lake shore for one kilometre, plus five streets extending from Burnstick Drive toward the lake. Burnstick Drive has a dust abatement treatment, the other streets are gravel. Residents appear satisfied with the quality of the roads, but several people at the Town Hall expressed interest in measures to reduce speeding on Burnstick Drive.

Burnstick Drive connects to the Clearwater County road system via Range Road 7-1. In 2019-20 the Village worked with Clearwater County to improve the quality of Range Road 7-1 and Township Road 351A.

While access to the Summer Village is mostly reliant on automobiles, it is recognized that an effective transportation system considers not only automobiles, but also pedestrians, cyclists, and other alternative forms of transportation. As seen on the accompanying satellite image, the Summer Village has walking/biking trails along the lakeshore and several walking/biking trails to the north and west of Burnstick Drive.



East of the village there are several OHV trails that provide access to the extensive trail system developed and maintained by the volunteer group Clearwater Trails Initiative (CTI).

The most eastern street in the Village, Alder Avenue, provides access to a boat launch that is used by the community and others. There are two additional boat launches on the lake. Most cabins also have docks attached to the shore within the Village's Community Reserve. Canoes, kayaks and some sailboats are stored on the shore within the Community Reserve.

Transportation System Goal

Provide an effective and safe transportation network that meets the needs of multiple users (e.g., vehicles, pedestrians, bikes, OHV, boats, etc.).

Transportation System Policies

- 5.1 Through open dialogue and clarity of reporting, the Village will provide transparency of service levels and costs to the community.
- 5.2 The Summer Village shall continue to partner with adjacent municipalities and government. The Village will maintain a core road network to meet the needs of the community.
- 5.3 The Village will work with Clearwater County and the Government of Alberta to ensure safe and effective access to the Village road network.
- 5.4 The Village will maintain the boat launch on Alder Avenue.
- 5.5 The Village will maintain a multi-use pathway system for walking and biking.

6.0 Community Connection

Community engagement builds and sustains vibrant and successful communities. The Summer Village needs to engage with its own constituents, with surrounding communities and, just as importantly, enable members of the community to engage with and understand each other.

Council has a history of open dialogue at meetings and engagement with the community to make key decisions, such as initiating capital programs for projects like erosion control on the pathway. Not only does this engagement lead to better outcomes, it is in fact, given our limited resources, the only way for the Village to move forward on critical projects. Much of the success of the Village has been based on the fact that many people within the community volunteer their time and expertise.

Over the past few years the Village has put great effort into working closely with our neighbouring communities. We have an excellent relationship with Clearwater County, on whom we rely on for many of our emergency services. For example, in the past year the Summer Village worked with Clearwater County to obtain fire suppression equipment in the Village and to upgrade the road into the Village. The Summer Village and Clearwater County signed off on an Intermunicipal Collaboration Framework (ICF) in December 2019 that will help us continue to grow our partnership. The Summer Village recognizes the mutual benefits of a consultative and cooperative planning approach with regard to land uses, common infrastructure, economic growth, and environmental concerns.

The Summer Village, although only 57 dwellings, is a vibrant and supportive community. However, given that only a few people reside permanently in the community, it is sometimes difficult for people across the Summer Village to get to know one another. There are community events, most notably the Pancake Breakfast, that provide a venue for people to get to know one another. But as more and more cabins are shared between extended families or change hands we have the risk of losing a sense of community and the communications and understanding that goes with it.

Engagement across the community can occur in many different ways. While the Summer Village Council and CAO have a role, it is often more of an enabler than direct action. Some examples that could lead to more community engagement are: improved recreational facilities (such as a playing field), support of events such as chili competition or movie nights, maintaining more robust contact lists, providing periodic newsletters, and improved social media and web sites.

Community Connection Goal

Foster avenues for open communication, resident engagement and community events.

Community Connection Policies

- 6.1 The Village will continue to engage the community on any important issues.
- 6.2 The Village shall continue to host community events and investigate additional community engagement opportunities.
- 6.3 The Village will maintain a contact list to facilitate communication with and between residents.
- 6.4 The Village will maintain and extend open dialogue with Clearwater County, Village of Caroline, Town of Rocky Mountain House and other adjacent municipalities for the coordinated approach to matters of mutual interest.

Implementation and Review

As the overall planning document that provides direction for the development, land use, and road patterns within the Summer Village, Council has the primary role of administering the goals and policies of the Municipal Development Plan.

This Plan shall be interpreted with flexibility having regard to its purpose, objectives and policies. The Council's decisions on interpretation shall be final. Various policies in this Plan suggest spending by the Summer Village of Burnstick Lake. It is not the intention of this Plan to commit the Summer Village to this spending. Summer Village Council will consider spending proposals suggested by this Plan along with all other Summer Village spending on an annual basis during budget deliberations.

Council will observe the effect of this Plan after adoption and implementation, and if new ideas or changing circumstances warrant, will bring forward amendments to satisfy public concerns and aspirations. Council will conduct a review of this Plan whenever it considers it no longer expresses the long-term goals of the Summer Village. The Plan will be amended in accordance with the procedures established in the Municipal Government Act. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of Burnstick Lake shall be examined. Any changes to this Plan or the Land Use Bylaw shall be in the interest of the future development of the community as a whole.