



Summer Village of
SILVER BEACH
MUNICIPAL DEVELOPMENT PLAN

Consolidated May 2025 | Bylaw #2020-11



ACKNOWLEDGEMENTS

The Summer Village of Silver Beach respectfully acknowledges that the Summer Village is situated on Treaty 6 territory, traditional lands of First Nations and Métis people, whose footsteps have marked these lands and shores for generations.

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



SUMMER VILLAGE COUNCIL

Allan Watt	Mayor
David Rolf	Councillor
Barb Martinson	Councillor

SUMMER VILLAGE ADMINISTRATION

June Boyda	Chief Administrative Officer
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CONSULTING TEAM

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

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INTERPRETATION

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

Common Abbreviations/Short Form

ALSA	<i>Alberta Land Stewardship Act</i>
ALUF	Alberta Land Use Framework
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LID	Low Impact Development
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i>
NSRP	North Saskatchewan Regional Plan
PLWMP	Pigeon Lake Watershed Management Plan
SUMMER VILLAGE	Summer Village of Silver Beach
SILVER BEACH	Summer Village of Silver Beach

Common Action Verbs

Policies in the MDP 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.

Policy Origins

Some policies in this MDP have been developed through the adaptation of recommendations in the Pigeon Lake Watershed Management Plan, the Pigeon Lake Model Land Use Bylaw, and the Alberta Clean Runoff Action Guide. These non-statutory plans and documents have been developed by the Pigeon Lake Watershed Association and partnering organizations to provide Pigeon Lake municipalities with sample policies and regulations that promote land use and development activities that benefit the long term health and water quality of the Pigeon Lake Watershed. The following icons identify policies in the MDP that have been adapted from these plans and documents. Where the policy has been developed specifically for the Summer Village, the municipality’s logo is utilized.

			
PIGEON LAKE WATERSHED MANAGEMENT PLAN	PIGEON LAKE MODEL LAND USE BYLAW	CLEAN RUNOFF ACTION GUIDE	SUMMER VILLAGE OF SILVER BEACH

1 INTRODUCTION

1.1 Purpose

The 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 which 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 and 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 a 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 other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents stakeholders, agencies, and adjacent municipalities to contribute to the planning process; 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 an introductory statement, goal(s), objectives, and policies. Maps are included with the MDP to indicate 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.

1.2 Principles

The 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 and character 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 support 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
Successful regional collaboration and communication between Pigeon Lake municipalities will benefit the watershed region.

1.3 Vision and Goals

The Summer Village, through developing the MDP and its principles, sets out the following vision for land management:

The Summer Village of Silver Beach is a *warm and welcoming lakeside community for residents* on the shores of Pigeon Lake.

The MGA outlines minimum requirements that the MDP must address. To achieve the vision outlined above and comply with the requirements of the MGA, the goals of the MDP are:

INTERMUNICIPAL COOPERATION GOAL: Collaboration with regional partners promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.	FUTURE LAND USE GOAL: Developments and re-developments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.	RESIDENTIAL DEVELOPMENT GOAL: Residential developments are well maintained, low density, and support seasonal and full-time occupancy.
CONSERVATION GOAL: Large privately owned portions of the Pigeon Lake shoreline are conserved or developed in a manner that supports environmental conservation, publicly accessible low-impact recreational uses, and limited residential development.	ENVIRONMENT & RECREATION GOAL: The Summer Village is a safe, vibrant community with natural areas, and recreational opportunities for the enjoyment of residents.	INSTITUTIONAL GOAL: The Tangletrees Girl Guides Camp is an important community feature.
THE PIGEON LAKE WATERSHED GOAL: Excellence in environmental stewardship supports land use and municipal programs that conserve and enhance the Pigeon Lake watershed and the community's unique ecological features.	INFRASTRUCTURE & SERVICING GOAL: Infrastructure is designed and maintained to efficiently meet present and future needs.	IMPLEMENTATION GOAL: Responsible, transparent, and forward thinking governance processes guide decisions.

2 AUTHORITY

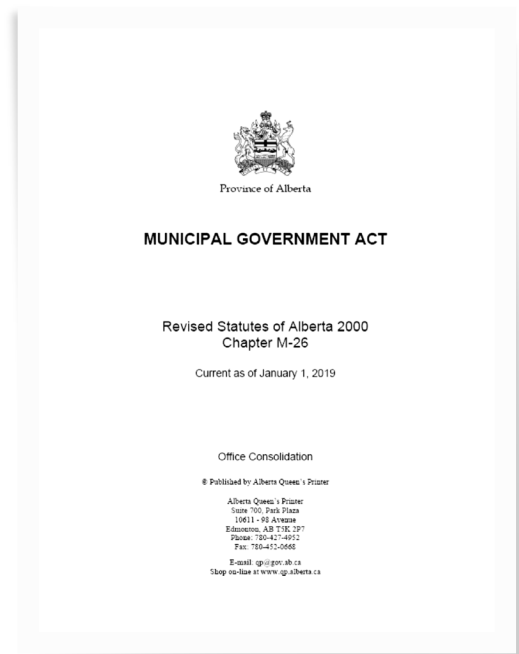
2.1 Legislation

MUNICIPAL GOVERNMENT ACT (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, R.S.A. 2000, c M-26 (the MGA). 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, and municipal and school 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.

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 (ALUF)

The Alberta Land Use Framework (ALUF) 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.

2.2 Relationship with Other Plans

NORTH SASKATCHEWAN REGIONAL PLAN (NSRP)

The ALUF 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.

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 NRSP when it comes into effect.

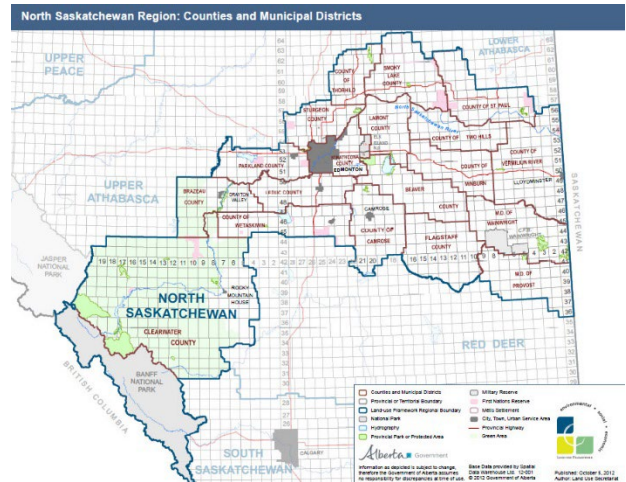


FIGURE 1: NORTH SASKATCHEWAN REGIONAL PLAN AREA (SOURCE: ALBERTA MUNICIPAL AFFAIRS)

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.

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.

The MDP must be consistent with all approved IDPs.

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.

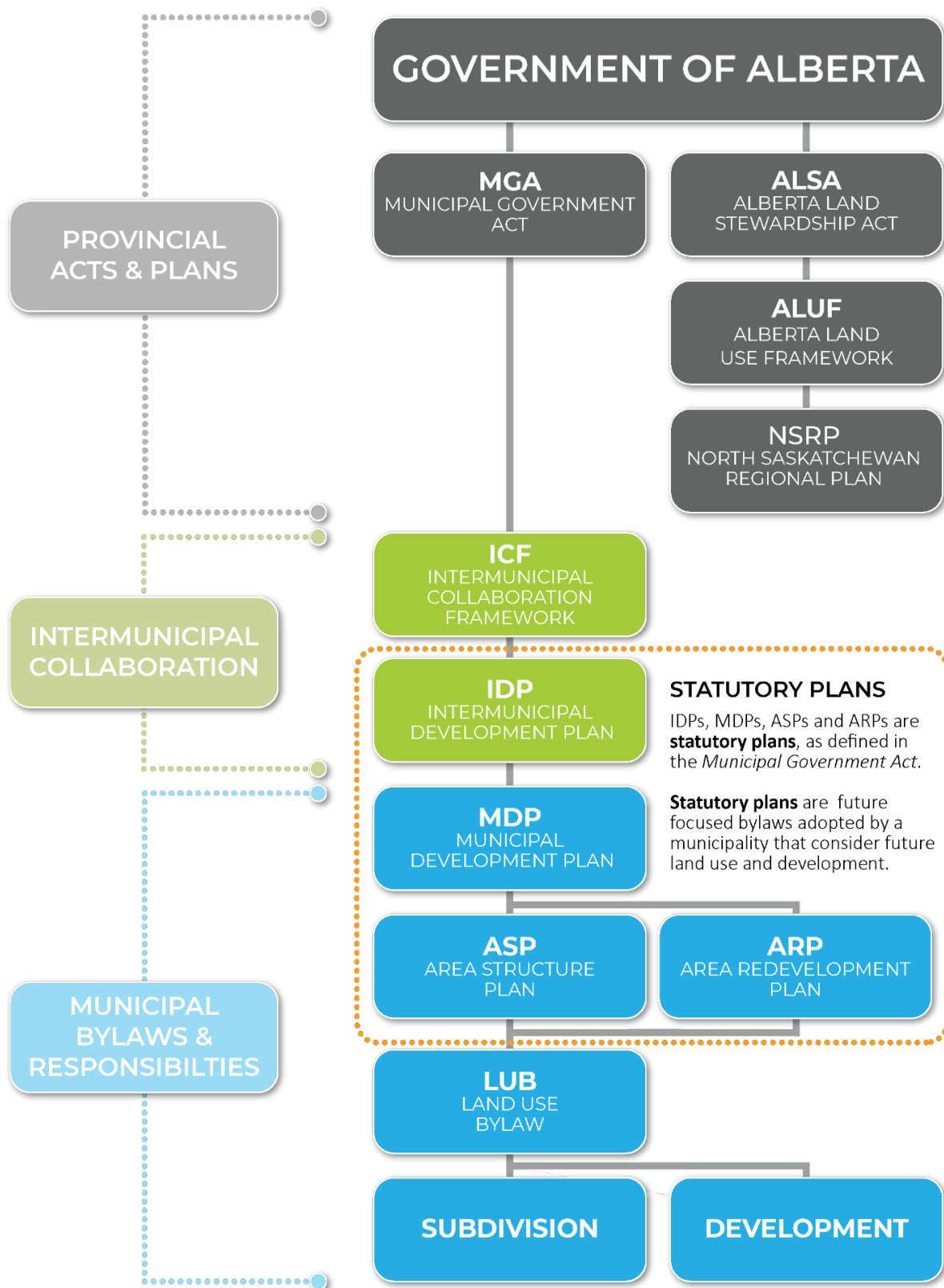


FIGURE 2: PLANNING HIERARCHY

3 COMMUNITY CHARACTERISTICS

3.1 History and Geography

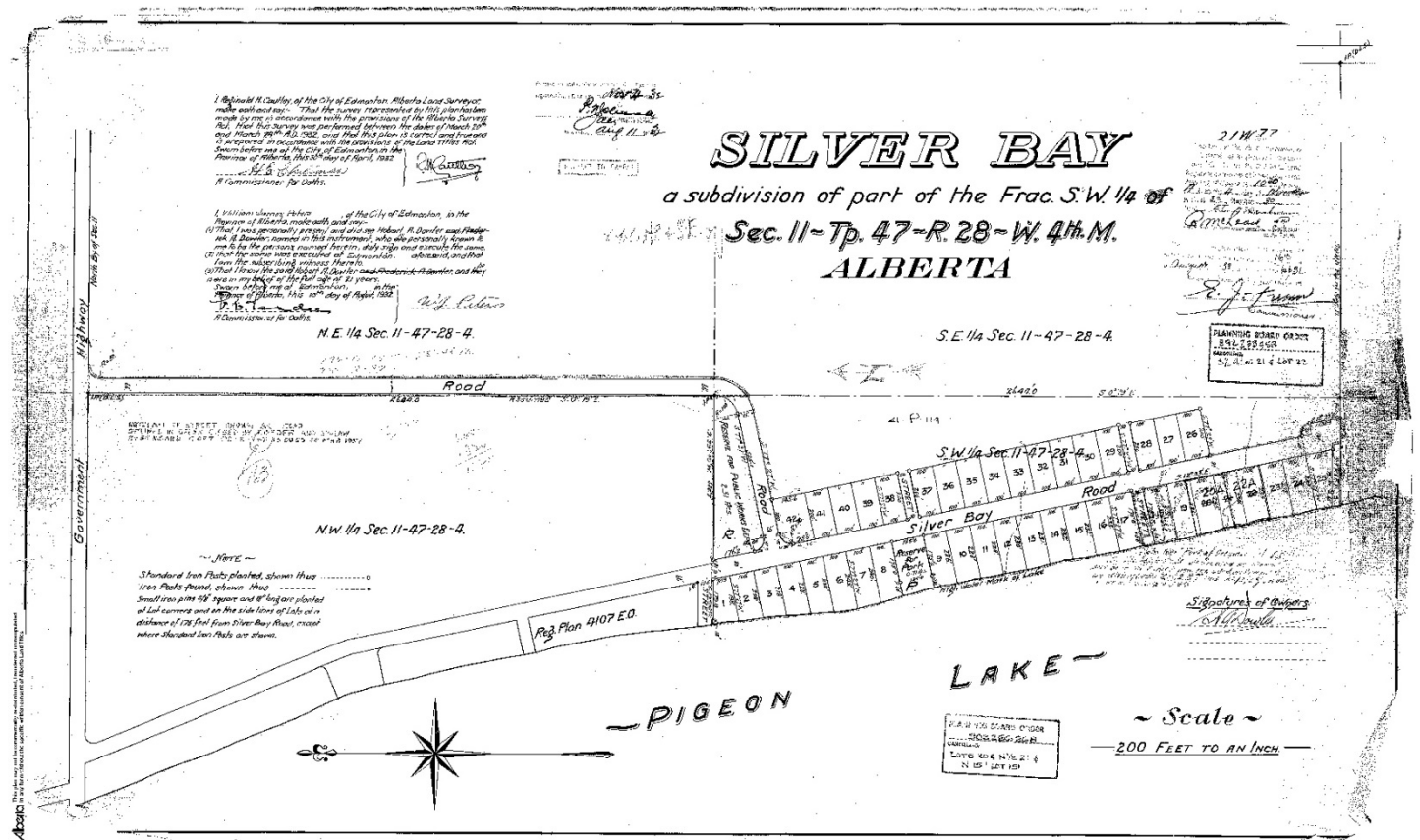


FIGURE 3: SILVER BEACH SUBDIVISION PLAN (SOURCE: ALBERTA LAND TITLES)

The Summer Village was established as a Summer Village in 1953, from lands formerly within the County of Wetaskiwin.

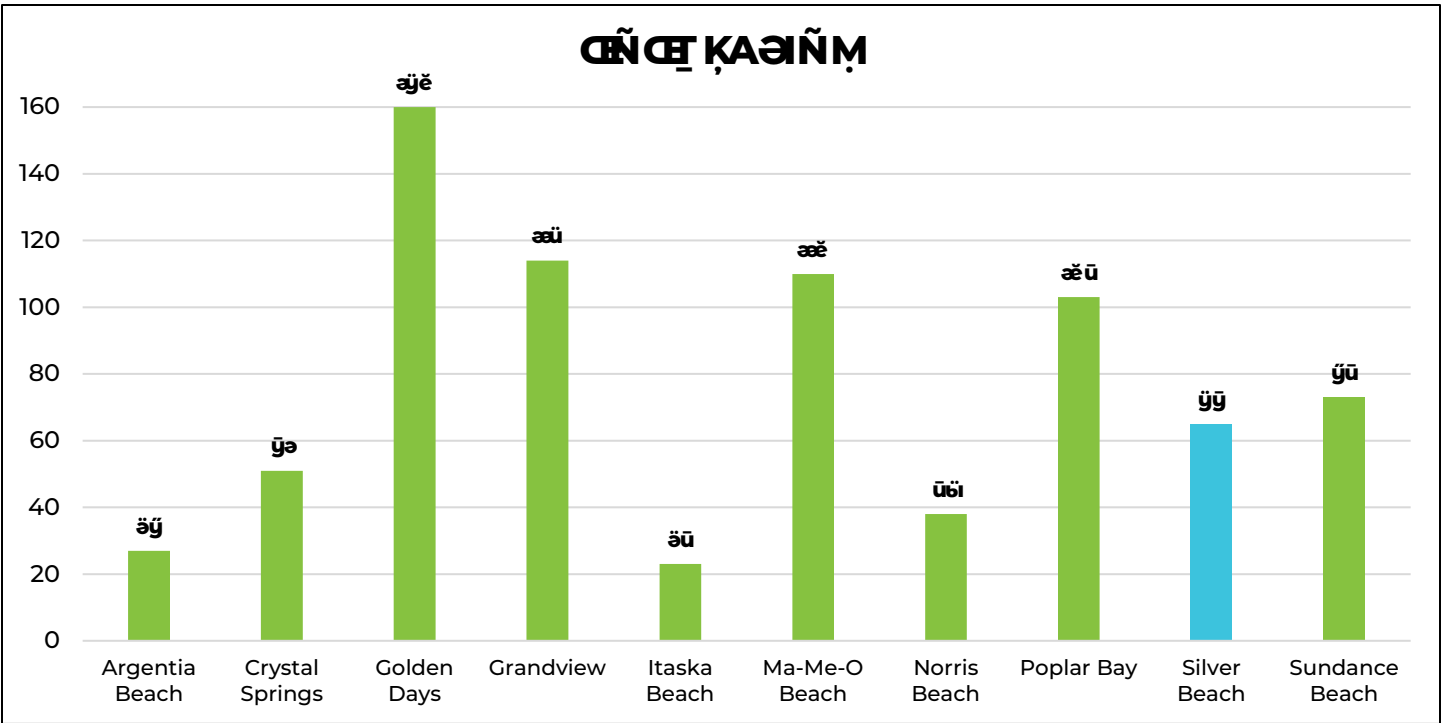
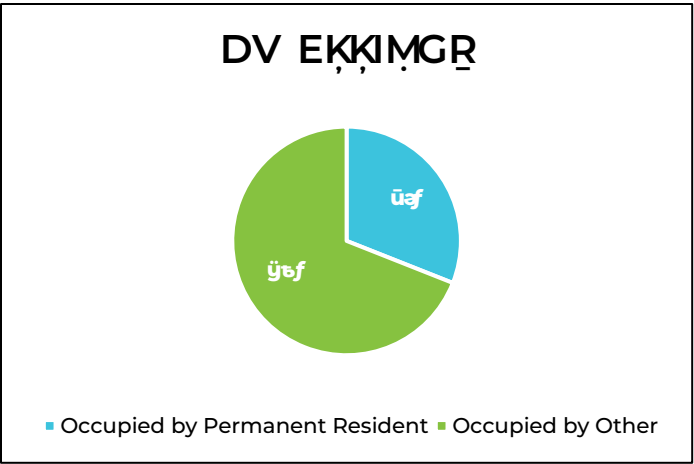
The Summer Village is bounded to the west by Pigeon Lake, and to the north, east, and south by lands within the County of Wetaskiwin. Lands to the north of the Summer Village are currently developed for residential (year-round and seasonal) and recreational purposes (the Pigeon Lake Golf Club). Lands to the east of the Summer Village are primarily undeveloped, except near the northeast portion of the Summer Village's boundary which is part of the Mulhurst Bay Community Centre.

Access to the Summer Village from the wider region is provided via Highways 616 and Highway 780. Direct access to the Summer Village from lands within the County of Wetaskiwin is via Township Road 472/50 Avenue.

Most developed lands within the Summer Village are used for residential purposes (permanent and seasonal occupation). The Tangletrees Girl Guides Canada is located in the southern portion of the Summer Village. The Summer Village also maintains Ouimette Park within the Summer Village.

See **MAP 9.1 – REGIONAL LOCATION** for the location of the Summer Village of Silver Beach within the Pigeon Lake Region.

3.2 Population and Demographics



Silver Beach is the sixth largest Summer Village on Pigeon Lake by population, according to the 2016 Federal Census. In 2016, the Federal Census reported Silver Beach to have a population of 65. From 2011 to 2016, the Summer Village’s reported population increased by 25%, from 52 to 65. This census report would appear to reflect the municipality’s permanent population, not the seasonal population. In total, there are 103 developed lots of 116 total residential lots in the Summer Village (information provided by the Summer Village). Statistics Canada estimates that approximately 69% of dwellings were occupied by non-permanent residents (e.g. seasonal residents. The population of the Summer Village increases during the summer months when non-permanent residents return to the lake.

Policies within the MDP encourage future development patterns that will support the needs of current and anticipated area residents. It is anticipated that Silver Beach will remain a predominately recreational community, and will continue to be planned to address this level of use.

3.3 Environmental Features

In October 2018, CPP Environmental conducted a terrestrial and aquatic survey of the Summer Village for the purpose of informing the policies of the MDP. The following section presents a summary of the report.

TERRESTRIAL

The Summer Village is located within the Dry Mixedwood Subregion of the Boreal Forest Natural Region.

The majority of the Summer Village is developed especially along the lake shoreline; however, some areas remain natural, which provided the opportunity for ecosystem classification. The plant community was classified as a balsam poplar/bracted honeysuckle/fern and soils were a wet/mineral type. The ground stratum was not assessed due to extensive leaf fall that skewed total percent cover, hence the plant community was identified with tree and shrub layers.

CLASSIFICATION	DOMINANT SPECIES	SUB-DOMINANT SPECIES
Tree	Balsam Poplar	Trembling Aspen, White Spruce
Shrub	Red Osier Dogwood	Prickly Wild Rose, Wild Red Raspberry, Low-Bush Cranberry, Bracted Honeysuckle, Willow, Trembling Aspen, and Balsam Poplar

Lands within 50 metres of the shoreline are not classified as a wetland due to the presence of upland vegetation within the plant community and the absence of mottles/gleying within the soil profile. Dogwood ecosites are characteristic of hygric to mesic moisture regime and a medium to rich nutrient regime, meaning the soils contain a medium amount of moisture and a good amount of nutrients.

WATERCOURSES AND CROSSINGS

Watercourse crossings were identified within the Summer Village. See **MAP A.1 – LOCAL FEATURES** for the location of watercourses, drainage paths, and crossings.

RIPARIAN AREAS

In 2002 and 2008, Alberta Sustainable Resource Development conducted riparian health assessments on Pigeon Lake. In both assessment years, results classified the majority of Pigeon Lake's shoreline (65%) as highly impaired. In 2002, 24% of the shoreline was classified as healthy and the remaining 11% was considered moderately impaired. In 2008, riparian health improved slightly, with 29% of the shoreline considered healthy and 6% moderately impaired. This improvement in shoreline quality was likely the result of land purchases by the Government of Alberta along the northwest shore of the lake, although some improvement in riparian health was offset by poorer health scores elsewhere along the lake. Pigeon Lake's riparian impairment is largely a result of extensive riparian vegetation removal and shoreline modification.

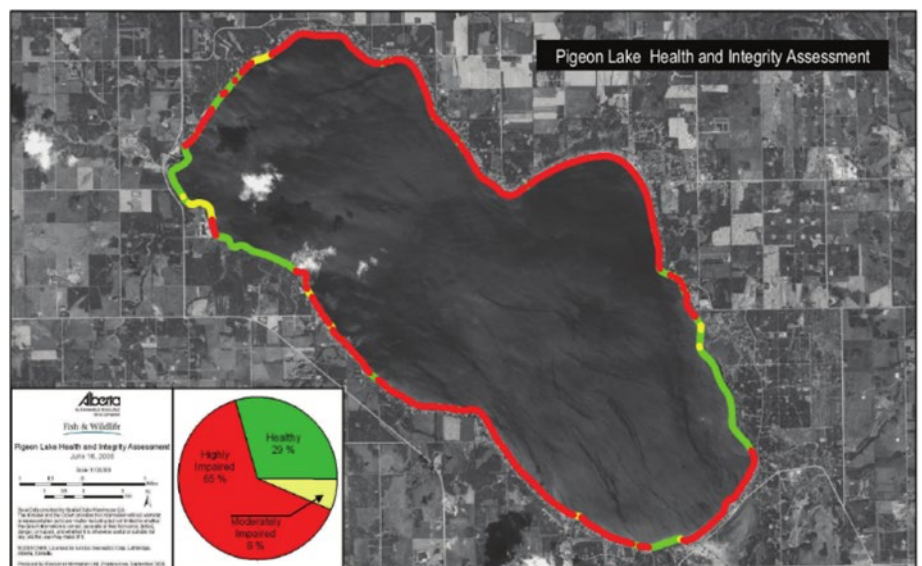


FIGURE 4: PIGEON LAKE HEATH ASSESSMENT (SOURCE: PLWMP, 2018)

SHORELINE

CPP Environmental undertook an aquatic survey of the Summer Village's shoreline in 2018. The aquatic assessment resulted in a total of six shoreline areas representing the entire near-shore area of the Summer Village shoreline areas were classified as either natural, moderately disturbed or highly disturbed. Shoreline areas are identified on **MAP A.1 – LOCAL FEATURES**.

Natural shoreline areas accounted for 7.4% of the project area. These shoreline areas were characterized by relatively undisturbed shorelines with abundant natural riparian vegetation. Highly disturbed shoreline areas accounted for approximately 92.6% of the shoreline. These shoreline areas were characterized by abundant shoreline disturbance in the form of residential and recreational development, including buildings, docks, manicured lawns, rock placement and shoreline vegetation removal.

Despite differences in the degree of disturbance, water quality parameters were relatively similar in all shoreline areas and were at levels suitable to support aquatic life. Submergent vegetation cover consisted primarily of sago pondweed large-sheath pondweed.

Percent cover of submergent vegetation was highest within Reach 1 (30%) and gradually decreased moving south across the length of the study area as sediments became coarser. Emergent vegetation was not present within any of the study shoreline areas at the time of assessment. Substrates throughout the study area were generally coarser near shore, and dominated by cobble with gravel and some boulder. Moving away from shore, sediments transitioned to become sand-dominated. Substrates also became coarser moving south along the study area.

FISH AND WILDLIFE

Five species of sport fish inhabit Pigeon Lake, including burbot, lake whitefish, northern pike, yellow perch, and walleye. Sucker and forage fish species, including white sucker, spottail shiner, emerald shiner, trout perch, and Iowa darter have also been documented within the lake.

Fish species in Pigeon Lake are subject to environmental and anthropogenic pressures such as habitat modification, overfishing and hypoxia due to eutrophic conditions. Northern pike and walleye populations are often used as indicators of the fisheries status within lakes due to these species' value to the recreational fishery, position atop the aquatic food web and sensitivity to stressors such as angling. The population of walleye in Pigeon Lake is currently sustainable, although this is due to intensive stocking efforts in the 1990s which brought the population back from extirpation. Populations of northern pike in the lake are considered collapsed, likely a result of a combination of factors, including the extirpation of the species in the 1950s, loss of littoral spawning and feeding habitat, direct competition with reintroduced walleye, and overfishing. According to Alberta Environment and Parks, as of 2015 walleye populations within Pigeon Lake are at Very Low Risk while northern pike populations are considered Very High Risk due to weak recruitment and low survival.



**FIGURE 5: TRUMPETER SWAN
(SOURCE: NATURE CANADA)**

Wildlife habitat is available throughout the Summer Village natural areas but is limited along the lake edge due urban development. The larger areas of natural riparian vegetation along the southern SV shoreline and to the east of built-up areas are important natural areas as they provide foraging and resting habitat for large and small mammals including porcupine, weasels, coyotes, squirrels, moose, and deer.

The Pigeon Lake shoreline along the Summer Village provides important resting and foraging habitat for migratory waterfowl. Numerous sightings occurred including groups of American white pelicans, Canada geese, trumpeter swans, mallards, northern shovelers, common goldeneye, and common mergansers.

Bird observations included common local species such as the red breasted nuthatch, downy woodpecker, blue jay, black-billed magpie, and black capped chickadee. All of these species, are known to over winter in Canada and will rest in tree cavities and large white spruce trees throughout the winter. Many bird feeders and houses were documented throughout the Summer Village and the forested areas provide habitat for songbirds and woodpeckers. Large mature balsam poplar provide potential nesting cavities for owls and other cavity nesters.



**FIGURE 6: CANADIAN TOAD
(SOURCE: ALBERTA CONSERVATION
ASSOCIATION)**

The FWMIS database documented a previous observation of the Canadian toad within the Summer Village. The Canadian toad is listed as May be at Risk under the *Alberta Wildlife Act* and has no status federally. Habitat includes the borders of waterbodies and breeding occurs in the shallows of lakes and sloughs or in temporary waterbodies from May to June. In Alberta, the toad is active from April to September and otherwise hibernates underground. Hence the toad was not observed during the terrestrial survey and the best potential for habitat includes the ephemeral drainage areas as the pathway remains natural thus providing cover Canadian toad habitat. The intact riparian area at the southern portion of the Summer Village provides natural cover up to the shoreline, which also offers potential Canadian toad habitat.

4 INTERMUNICIPAL COOPERATION



The Summer Village supports a proactive approach to:

- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations;
- Implementing the Pigeon Lake Watershed Management Plan where appropriate; and
- Anticipating future development and community servicing needs in the Pigeon Lake Watershed region.



The benefits of collaboration include:


- Increased coordination in environmental management and planning efforts; and
- Increased opportunities for regional service provision.

GOAL	Collaboration with regional partners promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.
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OBJECTIVE 1	Pursue opportunities to work with regional partners, and the Province of Alberta to pursue collaboration initiatives that benefit the region.
	POLICY 4.1.1 The Summer Village will seek opportunities to work with regional partners and government stakeholders on Pigeon Lake through planning processes including public education, conceptual design, and development to support land uses that are compatible in adjoining areas or areas of shared importance.
	POLICY 4.1.2 The Summer Village will seek opportunities with regional partners to promote collaborative action for a healthy watershed, healthy lake, and healthy community.

OBJECTIVE 2	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
	POLICY 4.1.3 The Summer Village will explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ul style="list-style-type: none"> a. Improved service delivery; or b. Cost savings.
	POLICY 4.1.4 The Summer Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Summer Village such as Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans.
	POLICY 4.1.5 The Summer Village will seek opportunities to work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
	POLICY 4.1.6 The Summer Village will endeavour to work with the Federal Government, Province of Alberta, County of Wetaskiwin, other Pigeon Lake Summer Villages, facility operators, and regional utility providers to protect existing and future regional infrastructure.

	POLICY 4.1.7	The Summer Village supports the Pigeon Lake Watershed Association and the Alliance of Pigeon Lake Municipalities' efforts to improve knowledge about the lake which further the development and implementation of science-based action plans for watershed stewardship.
	POLICY 4.1.8	The Summer Village will refer proposed amendments to the MDP for comment to: <ul style="list-style-type: none"> a. Adjacent municipalities; and b. Any other person or agency that Council considers necessary.

OBJECTIVE 3		Community engagement strategies and consultation are consistent and transparent.
	POLICY 4.1.9	Public consultation shall be conducted in accordance with the Summer Village of Silver Beach Public Participation Policy to provide opportunities for public participation and meaningful public engagement regarding major decisions that impact the community.

5 FUTURE LAND USE

GOAL

Developments and redevelopments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.

5.1 Planning Areas

The boundaries of the future land use areas, as illustrated on **MAP 9.2 - FUTURE LAND USE**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP provide policy direction regarding the preferred future land use and redevelopment pattern in the Summer Village. These areas do not necessarily correspond directly to existing land use districts set out in the Summer Village of Silver Beach Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, applications for redistricting Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP 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 MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approving Authority.
2. An amendment to revise **MAP 9.2 - FUTURE LAND USE** of the MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within 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 stage.

RESIDENTIAL AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as RESIDENTIAL AREA are areas where residential development will be the predominant future land use.
DIRECT CONTROL AREA	Lands within the Summer Village identified on MAP 9.2 – FUTURE LAND USE as DIRECT CONTROL AREA are areas where the Summer Village and landowner will work together to conserve environmentally significant lands for environmental stewardship and low-impact recreational purposes. AMENDED: BYLAW 2025-01
ENVIRONMENT AND RECREATION AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as ENVIRONMENT AND RECREATION AREA are areas that will be left in their natural state or responsibly developed for community recreational uses for the benefit of the Summer Village residents.
INSTITUTIONAL AREA	Lands within the Summer Village identified on MAP 9.2 - FUTURE LAND USE as INSTITUTIONAL AREA represent the Tangletrees Girl Guides Camp.

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




5.2 Direct Control Area

In 2024, the Summer Village of Silver Beach annexed a 3.23 ha (8.0 acres) privately-owned parcel of land from the County of Wetaskiwin. The annexation application was supported by the landowner. The parcel extends along the east boundary of Silver Beach Road and abuts the shoreline of Pigeon Lake.

The future land use concept for the proposed annexation area is to provide for:

- The conservation of a substantial portion of the property, the area of which is to be determined through collaboration with a conservation organization or qualified professional.
- The development of one single-detached dwelling and accessory uses.

The policies in this section apply to lands within the Direct Control Area on **Map 9.2 – FUTURE LAND USE**.







GOAL		Privately owned portions of the Pigeon Lake shoreline are developed in a manner that supports environmental conservation, publicly accessible low-impact recreational uses, and limited residential development.
OBJECTIVE 1		Enable the responsible conservation of privately-owned lands near the shoreline of Pigeon Lake.
	POLICY 5.2.1	No subdivision shall be allowed within the Conservation Area, except as may be required for purposes of ensuring the responsible conservation of environmentally significant lands within the Conservation Area.
	POLICY 5.2.2	The Summer Village of Silver Beach shall concurrently amend its Land Use Bylaw to include a Direct Control District which shall guide future conservation and development within the Conservation Area.
	POLICY 5.2.3	As provided for in the Municipal Government Act, should subdivision of the land occur, the Summer Village of Silver Beach shall establish an environmental reserve lot with a minimum width of 20.16 m (66.14 ft.) adjacent to Pigeon Lake within the Conservation Area.

5.3 Residential Area

As a Summer Village, Silver Beach is home to seasonal and year-round residents. Of the Summer Village's 116 residential lots, 103 are currently developed. There are no commercial, industrial, or major institutional uses within the Summer Village. The community's long term focus is to provide a safe and welcoming environment for residents and visitors.

It is anticipated that the majority of development activity in the Summer Village will be the redevelopment of existing lots to accommodate changing family dynamics, lifestyle needs, and property renovations. The Summer Village wishes to ensure that future residential development and redevelopment occurs in a manner that minimizes negative impacts on the natural environment and complements the existing community.


The policies in this section apply to lands within the Residential Area on **Map 9.2 – FUTURE LAND USE**.

GOAL	Residential developments are well maintained, low density, and support seasonal and full-time occupancy.
OBJECTIVE 1	Minimize impacts from residential development and redevelopment on the watershed and municipal infrastructure.
	POLICY 5.3.1 New dwellings on lakefront lots shall be setback from the front property line as per requirements in the Land Use Bylaw.
	POLICY 5.3.2 New residential development shall be discouraged within a minimum setback area of 6 m from the 1 in 100 year flood plain of watercourses and wetlands.
	POLICY 5.3.3 No further subdivision that would increase the number of residential lots will be permitted within the Summer Village.
	POLICY 5.3.4 All new residential developments and redevelopments shall be serviced with onsite private water systems.
	POLICY 5.3.5 Connections to the regional wastewater line via the Summer Village's wastewater infrastructure shall conform to the applicable requirements of the Summer Village Silver Beach Waste Water Bylaw and applicable provincial regulations.
	POLICY 5.3.6 The Summer Village shall encourage proponents of future residential development or redevelopment proposals to incorporate recommendations from the Clean Runoff Action Guide into building and site design, including: <ul style="list-style-type: none"> a. Landscaping; b. Rainwater harvesting; c. Rain gardens; and d. The use of permeable pavements.

5.4 Environment and Recreation Area

The Summer Village maintains for residents' use and enjoyment and areas that are to remain undeveloped and predominately within their natural state. The Summer Village is a safe, vibrant community with low-impact infrastructure that meets the needs of residents.



The policies in this section apply to lands within the Recreation Area on **Map 9.2 – FUTURE LAND USE**.

GOAL		The Summer Village is a safe, vibrant community with natural areas and recreational opportunities for the enjoyment of residents.
OBJECTIVE 1		Low-impact and well maintained recreation infrastructure does not adversely impact important natural features and ecological systems.
	POLICY 5.4.1	The Summer Village may continue to cost-effectively maintain low-impact recreational amenities including parks and trails for the use of Summer Village residents.

5.5 Institutional Area


The Summer Village recognizes the Tangletrees Girl Guides Camp as an important recreational and institutional feature in the Pigeon Lake area.






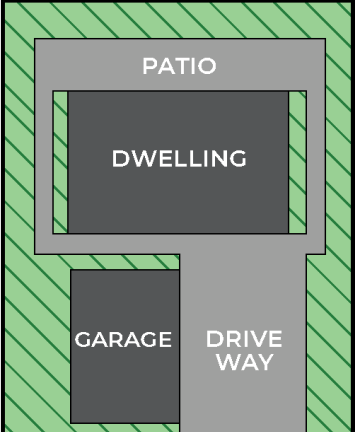






The policies in this section apply to lands within the Institutional Area on **Map 9.2 – FUTURE LAND USE**.


GOAL		The Tangle Tree Girl Guides Camp is an important community feature.
OBJECTIVE 1		Support continued use of this area for the Tangle Tree Girl Guides Camp.
	POLICY 5.5.1	This area shall be continued to be used for low-impact institutional use.
	POLICY 5.5.2	Redevelopment of these lands for a different use will require an amendment to this MDP.

5.6 General Development

The following policies apply to all land use and development activities within the Summer Village. These policies are intended to support development and redevelopment of lands within the Summer Village will not adversely impact: the local landscape, lake water quality, important aquifers, important ecosystems or habitat areas, significant cultural or historic resources, the character of the community, and the enjoyment of Summer Village residents.





OBJECTIVE 1		Establish requirements for all development activities in the Summer Village to conserve important natural features and ecological systems, while providing opportunities for safe, orderly and efficient development and redevelopment.
	POLICY 5.6.1	Commercial development within the Summer Village excluding home-based businesses that do not generate additional vehicle traffic shall be prohibited.

	POLICY 5.6.2	The Summer Village will encourage the installation of erosion and sediment control measures during construction and landscaping.
	POLICY 5.6.3	Major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport.
	POLICY 5.6.4	<p>The Summer Village will encourage landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:</p> <ol style="list-style-type: none"> Retaining native vegetation that does not require irrigation; Controlling the proliferation of noxious weeds; Applying low-impact development strategies; Encouraging the installation of rain gardens and absorbent landscaping materials; and Restricting the use of fertilizers, as per the Summer Village's Cosmetic Lawn Fertilizer Bylaw.
	POLICY 5.6.5	Landowners and/or development proponents should restore and re-establish natural vegetative cover on their lots where reasonably possible.
	POLICY 5.6.6	<p>Development and redevelopment should be designed to provide a portion 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.</p> <div data-bbox="1084 766 1453 1207">  </div> <div data-bbox="1052 1218 1485 1344"> <p>  Lot Boundary  Buildings  Non-building Area  Permeable & Semi-permeable Surfaces </p> </div> <p><i>Illustration demonstrates an example of site coverage only and is not representative of setback, building floor area, and siting requirements.</i></p>
	POLICY 5.6.7	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Summer Village on sites which may include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands in relation to the building pocket on the site.
	POLICY 5.6.8	All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Ministry of Culture, Multiculturalism and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.

	POLICY 5.6.9	All new developments shall be designed to reduce risk from wildfires. The Summer Village will consider the inclusion of FireSmart Canada recommendations in the Land Use Bylaw where appropriate.
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5.7 Agriculture and Natural Resource Development

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

OBJECTIVE 1		Land-intensive agricultural and natural resource developments occur in appropriate locations within the watershed.
	POLICY 5.7.1	Large agricultural operations and confined feeding operations shall be prohibited within the Summer Village.
	POLICY 5.7.2	Local small scale agricultural activities such as non-commercial gardens and greenhouses will be encouraged.
	POLICY 5.7.3	Aggregate resource extraction developments shall be prohibited within the Summer Village.
	POLICY 5.7.4	The development of oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Summer Village. 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 discourage locating oil and gas infrastructure in areas with important natural features.

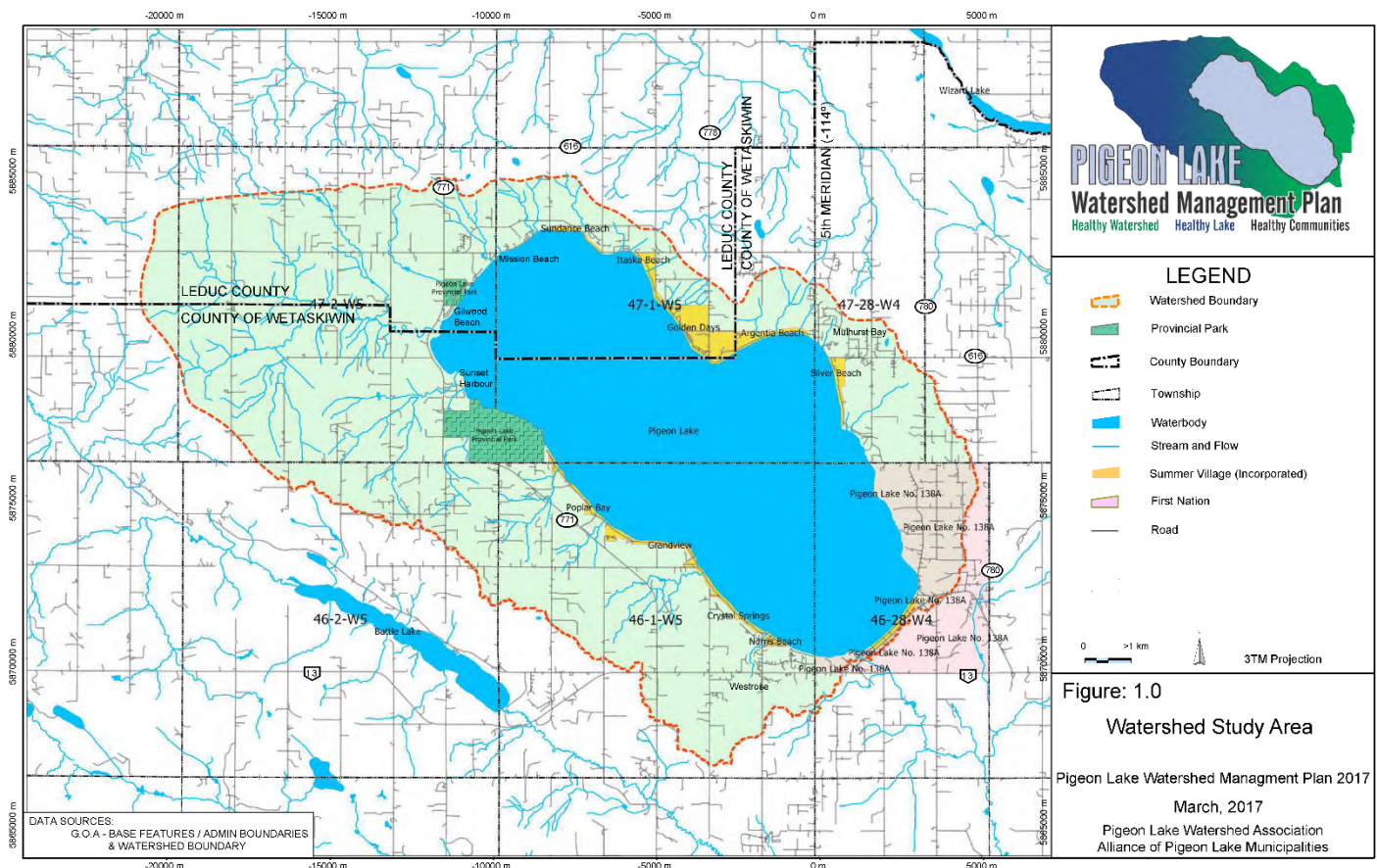
6 THE PIGEON LAKE WATERSHED

A watershed refers to the area of land that drains into a body of water. The Pigeon Lake Watershed, which falls with Leduc County and the County of Wetaskiwin, is shown in the figure below.

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 agricultural and urban areas can contribute significant quantities of nutrients, bacteria, pesticides, fertilizers, metals, oils and other contaminants to the lake. Uncontrolled runoff can travel across 'polluted' surfaces, carrying these undesirable materials and compounds into the lake. Lake waters may also be polluted by nutrients and bacteria leaching from septic systems. Contaminants from these sources may reach the water body directly or through percolation into the groundwater. Nutrient and phosphorous loading from these sources contribute to blue green algae blooms.

To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.



**FIGURE 7: PIGEON LAKE WATERSHED MANAGEMENT PLAN BOUNDARY
(SOURCE: PLWMP, 2018)**

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

Modern construction and landscape design methods, when properly applied, can prevent or mitigate 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 that source of water quality contamination may be reduced.

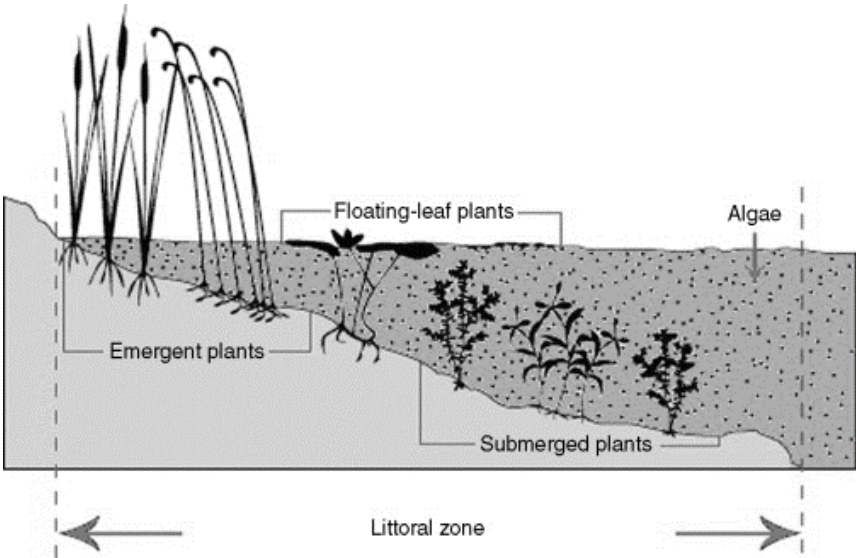





FIGURE 8: LITTORAL ZONE DIAGRAM (SCIENCE DIRECT)

The long term health and sustainability of Pigeon Lake and its water quality have been identified as important. The policies outlined in this section ensure that restoration and conservation of water resources within the Pigeon Lake watershed are considerations of future planning and development decisions.

GOAL	Excellence in environmental stewardship supports land use and municipal programs that conserve and enhance the Pigeon Lake watershed and the community’s unique ecological features.
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OBJECTIVE 1		Future land use activities in the Summer Village are designed to mitigate negative impacts on Pigeon Lake.
	POLICY 6.1.1	Redevelopment within the Summer Village may be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Pigeon Lake Watershed. Additional information will be required at time of redevelopment to ensure the Development Authority has sufficient information to assess site constraints.
	POLICY 6.1.2	Future new development and redevelopment 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 impact on the health and viability of Pigeon Lake and where there are not presently significant environmental hazards that would make the site unsuitable for new development or redevelopment.
	POLICY 6.1.3	Lot owners will be encouraged to minimize sources of contamination on their lots that may negatively affect ground and/or surface water quality.



7 INFRASTRUCTURE AND SERVICING

As a small residential community, the Summer Village maintains a limited network of municipal infrastructure. Roads and culverts in the Summer Village are maintained by the municipality. Water and stormwater servicing for residential lots is provided via private individual systems. Wastewater collection services are provided by the municipal utility system, which connects to the Northeast Pigeon Lake Regional Services Commission. Fire response services for the Summer Village are provided by the County of Wetaskiwin by way of intermunicipal agreements.

GOAL

Infrastructure is designed and maintained to efficiently meet present and future needs.



7.1 Roads

OBJECTIVE 1		The local road network in the Summer Village provides safe and efficient access.
	POLICY 7.1.1	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.
	POLICY 7.1.2	The Summer Village may restrict the use of heavy vehicles on local roads to ensure safe transportation routes are maintained, and to protect the integrity of the road and surrounding developments.

7.2 Water Servicing





The Summer Village does not operate a municipal potable water distribution system. Landowners are responsible for providing private on-site water systems to their own lots. Potable water is provided via individual private wells, cisterns, or brought from other locations.

Landowners are responsible for providing private water services that are safe, efficient, and comply with all provincial rules and regulations.

OBJECTIVE 1		Private water servicing in the Summer Village is safe and compliant with provincial requirements.
	POLICY 7.2.1	Water servicing in the Summer Village shall continue to be provided to individual lots via individual private water systems (private wells and/or cisterns) or brought from other locations.
	POLICY 7.2.2	Water systems in the Summer Village shall comply with all current provincial rules and regulations.

7.3 Wastewater Servicing



Wastewater collection within the Summer Village is provided by the municipality. The system is connected to the Northeast Pigeon Lake Regional Services Commission line.

OBJECTIVE 1		Wastewater servicing in the Summer Village is safe and compliant with provincial regulations.
	POLICY 7.3.1	Wastewater systems must comply with current provincial regulations and the Summer Village's Wastewater Bylaws.
	POLICY 7.3.2	New surface discharge systems and septic fields and mounds shall be prohibited within the Summer Village, as per the Summer Village's Wastewater Bylaws.
	POLICY 7.3.3	The disposal of greywater on the ground within the Summer Village shall be prohibited.
	POLICY 7.3.4	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.

7.4 Stormwater Management

When multi-lot residential subdivisions within the Summer Village 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.









Historically, stormwater run-off from individual residential lots currently drains 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		Stormwater flows in the Summer Village are managed to reduce the risk of flooding and minimize sediment and phosphorus runoff entering Pigeon Lake.
	POLICY 7.4.1	The use of low impact development (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 and have a lower nutrient release rate, bio-swales, and rain gardens.
	POLICY 7.4.2	The development or redevelopment of private driveways shall not interfere with the natural drainage of stormwater flows. If a driveway is constructed across the path of stormwater flows, a culvert must be utilized to the satisfaction of the Development Authority.

8 IMPLEMENTATION

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

GOAL	Responsible, transparent, and forward thinking governance processes guide decisions.
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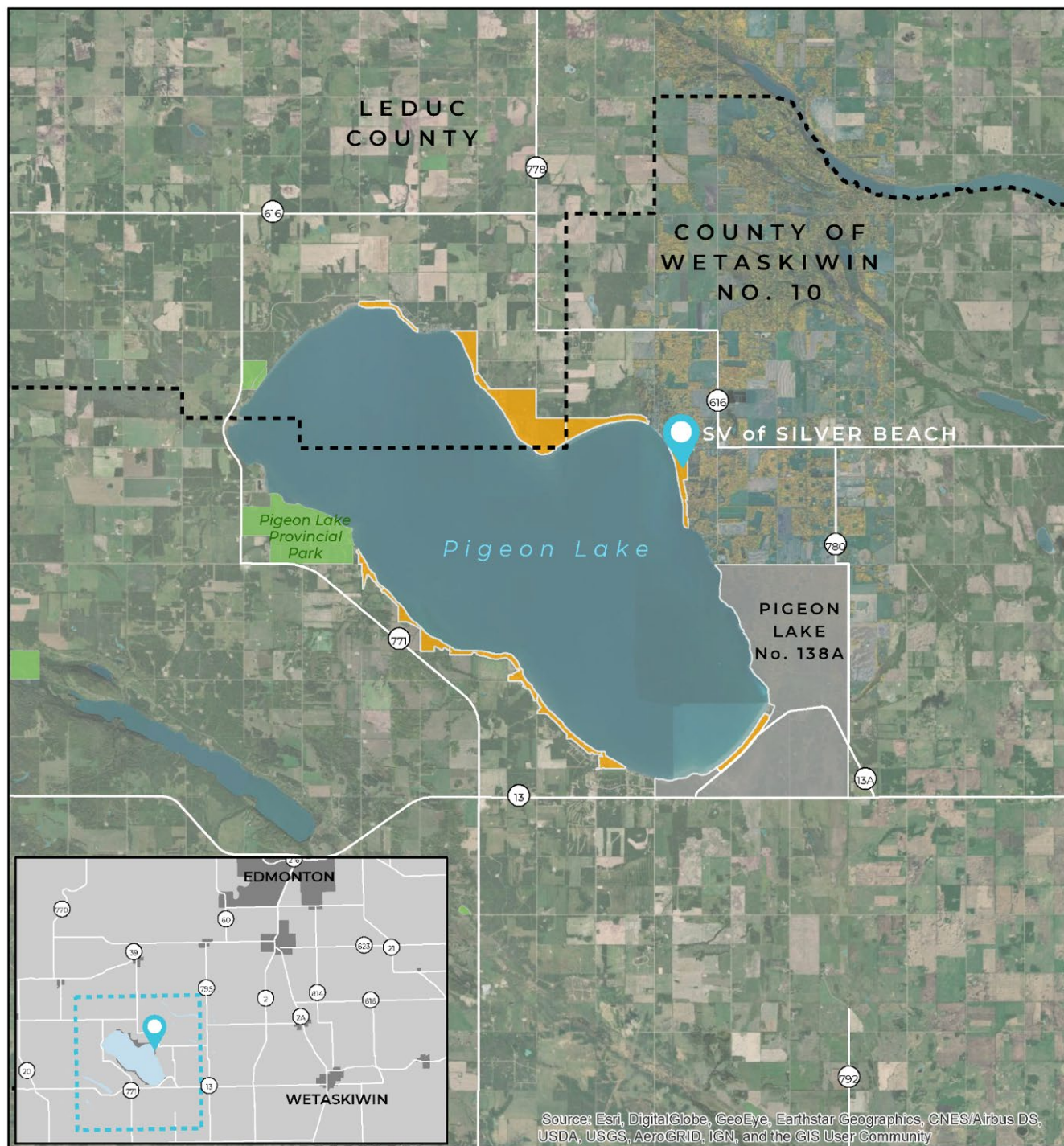
OBJECTIVE 1	Summer Village planning documents are consistent and up-to-date.	
	POLICY 8.1.1	Amendments to the MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Summer Village.
	POLICY 8.1.2	When the MDP or any part thereof takes effect, the Summer Village Land Use Bylaw shall be amended, if necessary, to conform to the MDP.
	POLICY 8.1.3	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 are being met. A review may be appropriate when: <ul style="list-style-type: none"> a. changes in economic, social or technical developments occur; b. a new Council is elected; or c. an amendment to the MDP is made.
	POLICY 8.1.4	Should changing conditions necessitate an amendment to the MDP, the amendment will be by bylaw.
	POLICY 8.1.5	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: <ul style="list-style-type: none"> 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.
	POLICY 8.1.6	When considering an amendment to the MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.
	POLICY 8.1.7	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
	POLICY 8.1.8	The Summer Village of Silver Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of the MDP.

9 MAPS

9.1 Regional Location

9.2 Future Land Use

9.1 Regional Location



- Summer Villages
- Pigeon Lake No. 138A
- Rural Municipalities
- Parks & Protected Areas



Jan 2025



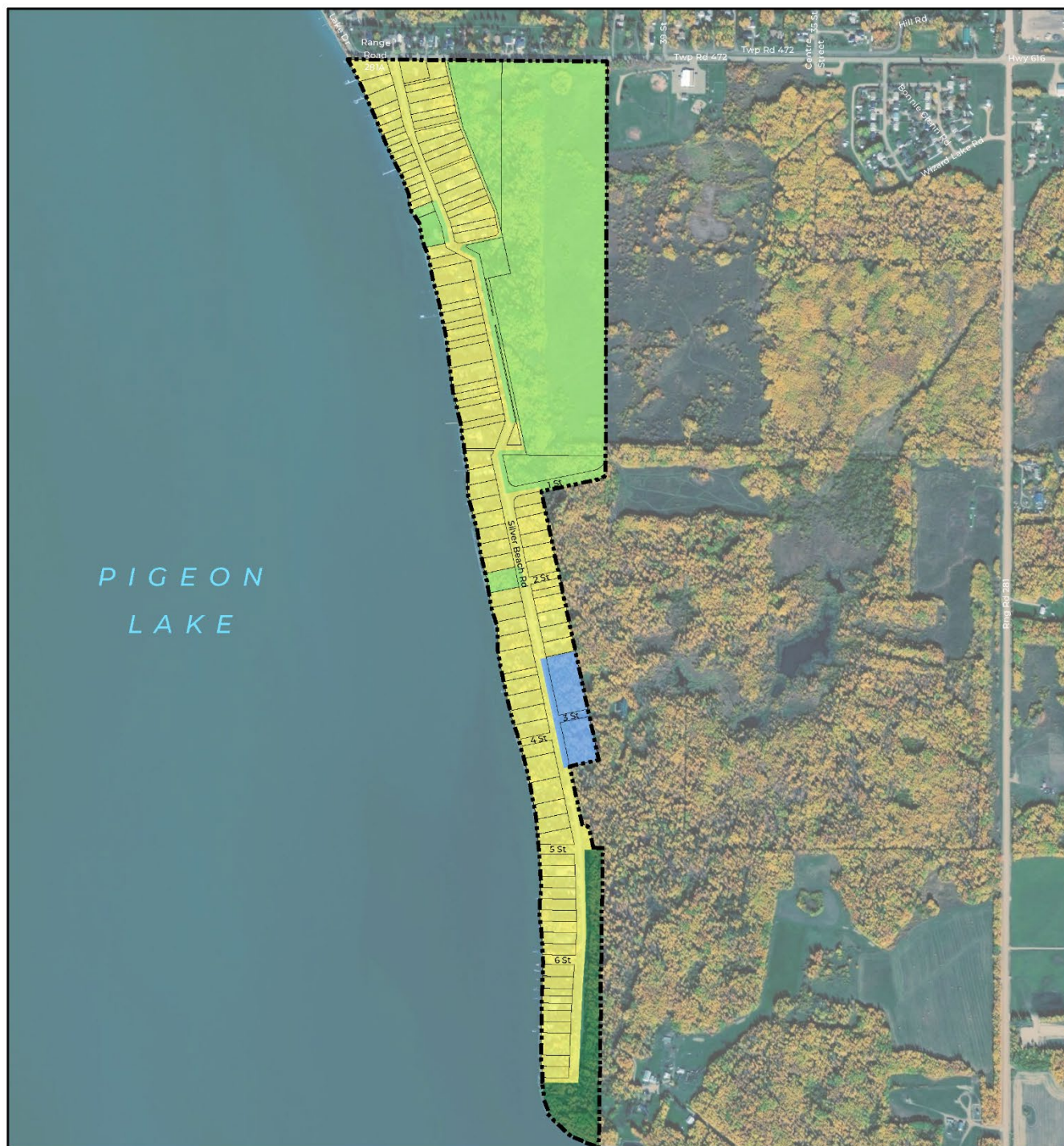
MAP 9.1
REGIONAL LOCATION

SV of SILVER BEACH
MUNICIPAL DEVELOPMENT PLAN

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



9.2 Future Land Use



Residential Area

Institutional Area

Direct Control Area

Environment and Recreation Area



Mar 2025



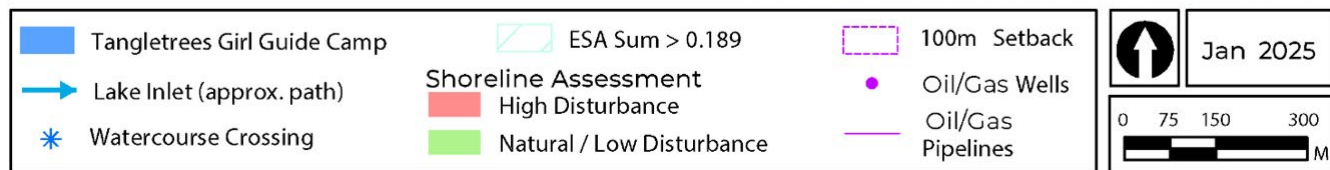
MAP 9.2
FUTURE LAND USE

SV of SILVER BEACH
MUNICIPAL DEVELOPMENT PLAN

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



A.1 – Local Features



MAP A.1
LOCAL FEATURES

SV of SILVER BEACH
MUNICIPAL DEVELOPMENT PLAN

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

