

VILLAGE *of* SPRING LAKE

MUNICIPAL DEVELOPMENT PLAN | BYLAW #390

TABLE *of* CONTENTS

1.	<i>PURPOSE OF THE PLAN</i>	1	8.	<i>INTERMUNICIPAL COOPERATION</i>	18
2.	<i>PLAN PRINCIPLES</i>	1	9.	<i>GENERAL DEVELOPMENT</i>	19
3.	<i>VISION AND GOALS</i>	2	10.	<i>WATERSHED STEWARDSHIP</i>	22
4.	<i>LEGISLATION</i>	4	11.	<i>FUTURE LAND USE</i>	24
5.	<i>RELATIONSHIP WITH OTHER PLANS</i>	5	12.	<i>VILLAGE INFRASTRUCTURE</i>	31
6.	<i>COMMUNITY PROFILE</i>	8	13.	<i>PLAN IMPLEMENTATION</i>	34
7.	<i>ENVIRONMENTAL PROFILE</i>	9	14.	<i>MAPS</i>	36

ACKNOWLEDGEMENT *and* THANKS

The Village of Spring Lake is located within **Treaty 6 Territory**, the traditional lands of the **Plains Cree** (ᓂᓄᓐᓂᓄᓐ) and **Metis** people.

Land use planning recognizes the **interconnected nature of water systems and human culture.**

Responsible land use and resource management of lands within the Village of Spring Lake did not begin with this plan; Indigenous Peoples have been and continue to be stewards of the land and water.

VILLAGE COUNCIL

JASON SHEWCHUK	Mayor
MELANIE SERA	Deputy Mayor
BONNIE HALL	Councillor
ADAM MACCORMACK	Councillor
JOHN ROZNICKI	Councillor

VILLAGE ADMINISTRATION

EMILY HOUSE	Chief Administrative Officer
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PLAN AUTHORS

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THANK YOU

Village Council and Administration would like to thank all community members who provided feedback, attended meetings, and contributed to this plan.

INTERPRETING *the* PLAN

COMMON TERMS AND ACRONYMS

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	Parkland County
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	Municipal Government Act
NSRP	North Saskatchewan Regional Plan
VILLAGE	Village of Spring Lake
SPRING LAKE	The waterbody of Spring Lake

POLICIES AND STATEMENTS

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

1. 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**.
2. 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 in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.
3. 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.

ROLES AND RESPONSIBILITIES

VILLAGE COUNCIL

1. Council will adhere to the goals and policies of the Village of Spring Lake Municipal Development Plan.
2. Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Spring Lake Municipal Development Plan;
 - b. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Spring Lake Municipal Development Plan; and
 - c. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Spring Lake Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.

ADMINISTRATION & APPROVING AUTHORITIES

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

COMMUNITY MEMBERS

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

ABOUT *the* PLAN

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 Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

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

PRINCIPLE 4

The Village will conduct planning activities in an open, consistent, and equitable manner.

PRINCIPLE 5

Successful regional collaboration and communication between neighbouring municipalities will benefit the region.

1. PURPOSE OF THE PLAN

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 (MGA). The MDP functions as the principal long-range land use planning document for the Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development; it includes policy direction for land use activities within the Village. The MDP is intended to provide direction and guidance for the 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 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 to contribute to planning decisions that affect the Village; and
- Be consistent with the Village's Intermunicipal Development Plan with Parkland County;
- Align land use decision-making processes with the Village's commitment to sustainable watershed planning and lake management practices.

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

2. PLAN PRINCIPLES

The Village MDP is rooted in five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Village's planning obligations outlined in the Municipal Government Act (the Act) as well as the Provincial Land Use Policies.

3. VISION AND GOALS

The Village has identified eight planning goals. These include:

INTERMUNICIPAL COOPERATION	GENERAL DEVELOPMENT	WATERSHED STEWARDSHIP
Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems within the Spring Lake Watershed.	Development is well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village’s long term future.	New developments and municipal programs protect and enhance Spring Lake and unique ecological features within the community.

VISION

The Village of Spring Lake will aspire to be a unique community because of its small village atmosphere, with a strong sense of pride to protect and enjoy the natural beauty and history of the community and whose efforts are to create a safe, tranquil place to live, work and play.

RESIDENTIAL DEVELOPMENT AREA	COMMERCIAL DEVELOPMENT AREA
Residential development meets the demographic and lifestyle needs of residents.	Commercial developments in Spring Lake support the needs of local resident and the regional economy.

RECREATION RESORT AREA	COMMUNITY & ENVIRONMENT AREA
Recreational resort developments respect the environmental and cultural significance of Spring Lake to the community.	Lands that contain significant environmental features or are essential to the long term health of Spring Lake are protected and preserved in their natural state and/or used for low-impact recreational purposes for the benefit of community residents.

INFRASTRUCTURE & SERVICING	PLAN IMPLEMENTATION
Village infrastructure is designed and maintained to efficiently meet present and future needs.	Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.

AUTHORITY *of the* **PLAN**

4. LEGISLATION

4.1 *Municipal Government Act (the Act)*

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

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

This MDP satisfies the requirements for MDPs established in the *Act*.

4.2 *Alberta Land Stewardship Act (ALSA)*

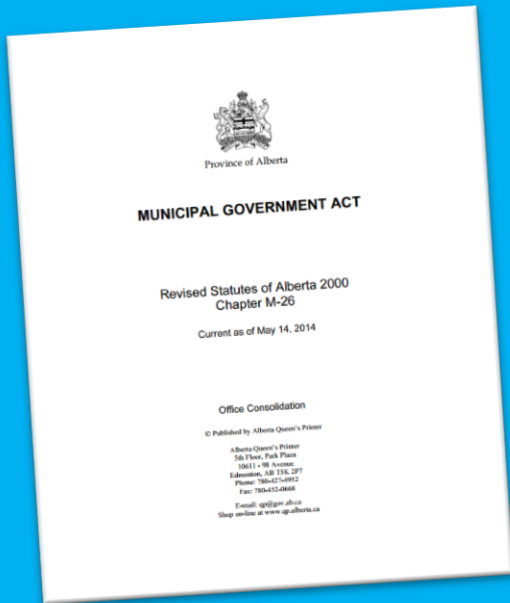
The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

4.3 *Alberta Land Use Framework (LUF)*

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

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

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



5. RELATIONSHIP WITH OTHER PLANS

5.1 North Saskatchewan Regional Plan

The LUF establishes seven planning regions in Alberta based on watersheds. The Village is located entirely within the North Saskatchewan Regional Plan area.

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 the ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of the 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.

5.2 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.

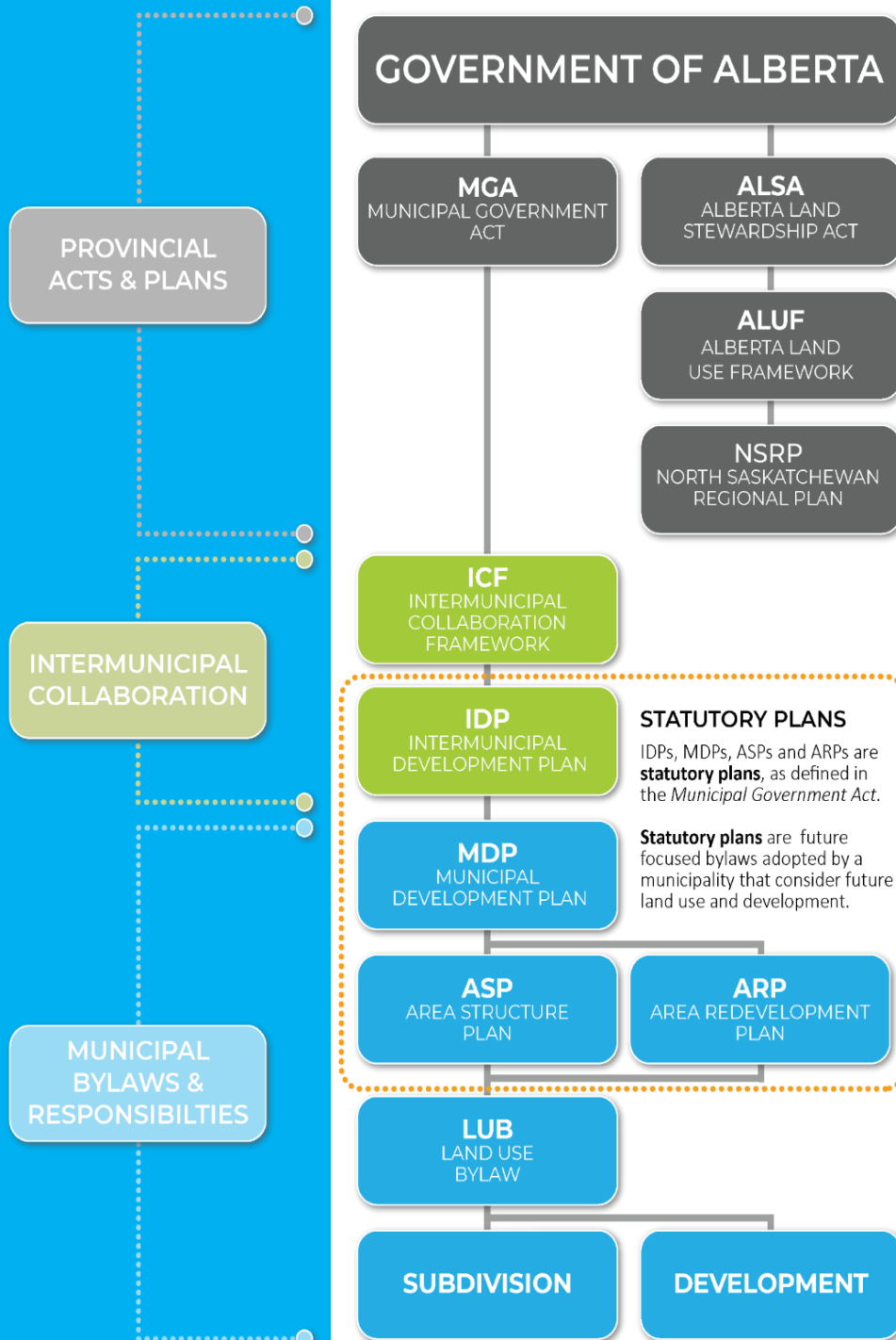
5.3 Intermunicipal Development Plans

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 any approved IDP.

5.4 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 Village.

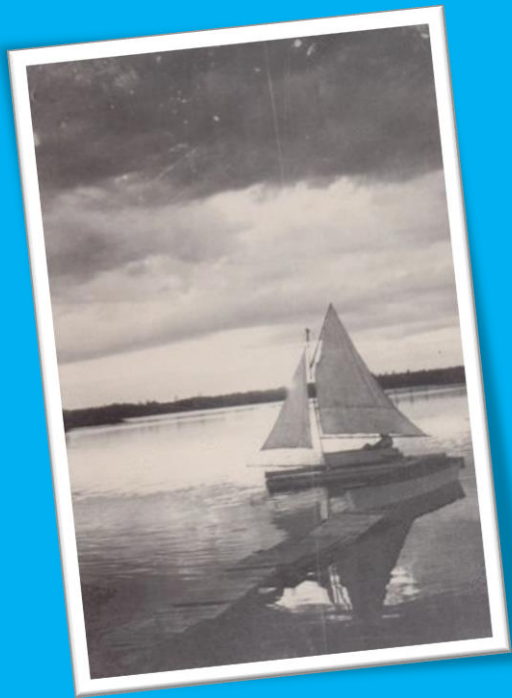




5.5 Planning Hierarchy

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

ABOUT *the* VILLAGE



6. COMMUNITY PROFILE

6.1 History and Geography

The Village of Spring Lake is located approximately 6 kilometres west of the Town of Stony Plain and south of Highway 16A and 30 Kilometres west of the City of Edmonton. The Village is bound on all sides by Parkland County. For more information, see Map 14.1 – Regional Location.

The Village has a total land area of approximately 212 hectares (512 acres). The Village completely surrounds Spring Lake, a beautiful mesotrophic lake with a surface area of approximately 80 hectares (198 acres).

The area surrounding Spring Lake was homesteaded in 1894. In the early 1900s, the Lake became popular among residents of Edmonton and the surrounding areas, and small acreage and cottage lots were developed and sold.

In 1894, Spring Lake was called Schimpf's Lake. In the years that followed, the name was changed several times as ownership of the surrounding land changed; the Lake has been called McCoppen's, Cottage and Barrie's Lake, as well as Edmonton Beach. In the 1940s, the water level began to decline. Underground springs were thought to feed the Lake and attempts to find and clear the springs with dynamite didn't work. However, the work did prompt a final name change, to Spring Lake.

Edmonton Beach was established in 1918, and was the first development on Spring Lake. In the years following its establishment, a community grew around the resort.

The Summer Village of Edmonton Beach was incorporated as of January 1, 1959. Because of the Lake's location within the Edmonton Metropolitan Region, the Lake itself is popular with cottagers, resort patrons and day-users, and receives moderate to heavy recreational use during summer. Over the years, the Village itself became the year-round home to about 699 residents. In 1999 (at the request of Council), the Village's municipal status and official name was changed by Alberta Municipal Affairs to the **Village of Spring Lake**.

The two largest non-residential developments in the Village are Spring Lake RV Resort and Bonnie Beach Resort. Spring Lake RV Resort was established as Edmonton Beach in 1918 and drew in people from all over the province. Currently it is a privately owned and operated public seasonal campground on the southeast corner of the lake shore. Popular activities include camping, swimming and fishing.

Bonnie Beach Resort was purchased in 1956 and opened as a public campground. Currently it is a privately owned and operated private seasonal campground on the southwest corner of the lake shore. It is much smaller and lesser known than Spring Lake RV Resort.

The Village of Spring Lake has three other commercial properties (that provide services to local residents and visitors), but continues to function primarily as a bedroom community.



2020 TERRESTRIAL & AQUATIC SURVEY

As part of the development of this MDP, CPP Environmental was contracted by the Village to complete a terrestrial and aquatic survey in the Village of Spring Lake and in adjacent aquatic areas.

The onsite survey was completed on July 2020.

The survey included documentation of fish and wildlife, wildlife habitat, wetland and ecosite classification, and riparian health.

Where available, information provided by external sources was incorporated into the report.

This section provides an overview of key findings in the survey report.

7. ENVIRONMENTAL PROFILE

7.1 *Spring Lake*

Spring Lake is a small (0.80 km²), mesotrophic lake. The drainage basin (watershed) for Spring Lake is 16 times larger than the area of the lake itself, though there are no defined inlets to or outlets from the lake. Thus, Spring Lake effectively has no real surface hydrological connection to other waterbodies in the area. The residence time (average amount of time that water stays in a waterbody) for the lake is over 100 years, indicating that very little turnover of water (or dissolved substances) occurs. Groundwater appears to be an important source of water inputs into Spring Lake, as indicated by high amounts of the sulphate ion. In the 1930s, water levels were reported to have dropped significantly. Water levels in Spring Lake have been fairly stable since the 1960s, although some variation has been reported throughout the past twenty years. The water is usually clear, supporting low turbidity and a euphotic zone that often extends to the bottom of the lake, except in five deeper areas.

7.2 *Aquatic Habitats*

The aquatic survey was completed by kayak within 50 m of Spring Lake's 6.3 km shoreline. Field measurements included percent cover of different substrate and vegetation types along reaches defined in the field. An individual reach was defined while travelling parallel to the shoreline, as follows. The first reach began at the southern end of the Village. When a notable change in substrate or vegetation type occurred, a waypoint was created to mark the end of the reach and the start of the next reach. At each waypoint, water quality was measured. Measured parameters included temperature, conductivity, turbidity, dissolved oxygen, and pH.

The aquatic assessment resulted in a total of four reaches representing the entire near-shore area of the Village. For the location of these reaches, see Map 14.3 – Environmental Features. Despite differences in the degree of disturbance and vegetative cover, water quality parameters were relatively similar at all reaches and were at levels suitable to support aquatic life.

Submergent vegetation was visible in clear waters and consisted primarily of common mare's tail, coontail, northern milfoil, and pondweed species. The substrate was dominated by fine materials, with some sand and small gravel observed along the boat launches and swimming area.

SHORELINE REACH 1

Reach 1 accounted for 3.8% of the lakeshore. It was highly disturbed with extensive shoreline disturbance in the form of recreational development, including a private boat launch, man-made beach, boat storage along shoreline and shoreline vegetation removal/disturbance. Emergent vegetation was not present and submergent vegetation lacked biodiversity and abundance. The submergent vegetation was found up to the shoreline, except within the swimming area. This area was developed this way beginning in the 1920s; in recent years the current landowners have taken action to restore and naturalize the riparian area.

The land adjacent to the riparian area was developed into a park, with a playground, beach, and a roped off swimming area. Within the swimming area, submergent vegetation was absent and the substrate was predominately sandy, consistent with the beach area. A floating dock is used for angling. A deep pool near the floating dock allows for excellent fishing opportunities.

Water depth along this reach was shallow and got progressively deeper. Aquatic species, such as invertebrates and crustaceans, and small forage fish could utilize the shallow depths and submergent vegetation for cover.

SHORELINE REACH 2

Nearly all of Reach 2 was natural to low disturbance and accounted for 94.7% of the lakeshore. The natural littoral zones were characterized by relatively undisturbed shorelines with abundant emergent and submergent vegetative cover. Low disturbance was characterized by disruptions in the natural connectivity of the shoreline through lake access points from private residences. Typical disturbance found were small trails to access docks or floating rafts. Emergent vegetation was apparent on either side of the docks. Natural areas provide nesting and foraging opportunities for waterfowl and provide accessible areas for larger mammals.

While conducting the aquatic survey within Reach 2, a male common loon was encountered while paddling near the emergent vegetation and displaying aggressive defensive behaviors. The emergent vegetation was utilized as nesting habitat for the common loon. The abundance of aquatic vegetation has potential to support habitat for a variety of life stages for species of fish.

SHORELINE REACHES 3 & 4

Reaches 3 and 4 accounted for 1.4% of the shoreline. They were categorized as moderately disturbed, meaning that emergent vegetation is degraded or less in abundance, submergent vegetation cover is minimal, and direct access to lake shore is apparent and used frequently resulting in low recovery for aquatic vegetation.

Reach 3 is located on private property along the east shore. It is used by the Edmonton Trout Fishing Club to access the lake shore. Within this area, the emergent vegetation was sparse and aquatic vegetation cover was minimal. A floating dock with another boat launch access, just north of the main boat launch, is also utilized. The dock extends into the lake, past emergent vegetation, which is apparent only on the north side of the dock.

Reach 4 is located on the southwest bay of the lake. Riparian vegetation, in the form of larger trees and shrubs, have been removed and the emergent vegetation is half the width of that of Reach 2. Direct access to the lake shore for launching boats and a floating dock are present. Aquatic vegetation cover was not substantially altered and no floating aquatic vegetation, such as algae and duckweed, were documented. Clearing in this area was carried out in the past; landowners are currently working to restore the natural vegetation.

7.3 *Wetlands*

Wetlands are highly diverse, productive ecosystems that provide a variety of ecological services, such as protecting water quality, providing water storage and infiltration, habitat for wildlife, fish and plants and sustaining biodiversity. Wetlands play an important role in sustaining healthy watersheds and are defined as: "*Land saturated with water long enough to promote wetland or aquatic*

processes as indicated by poorly drained soils, water-loving vegetation, and various kinds of biological activity that are adapted to a wet environment." in the Alberta Wetland Classification System.

Wetlands were classified in accordance with the AWCS and included a desktop delineation of wetland boundaries and field verification within project boundaries. Several wetlands were identified within the Village, including shrubby swamps, graminoid marshes, and shallow open water wetlands. Most delineated wetlands were within the north portion of the Village by Spring Lake Ranch. According to satellite imagery, these wetlands were present prior to the development of the community, thus they are natural in origin. Natural wetlands are protected under the *Water Act*. Wetlands in the Village noted in the survey are identified on Map 14.3 – Environmental Features.

WETLAND CLASSIFICATION	DESCRIPTION	DOMINANT SPECIES
Seasonal Shrubby Swamp S-S-III	Shrubs occupying >25% of the wetland area, with mineral soils and water that typically persists into mid-summer	Willows, River alder, Wild raspberry, Common horsetail, Arrow-leaved coltsfoot, and Stinging nettle
Temporary Graminoid Marsh M-G-II	Grass-like plants dominate the wetland area, with mineral soils and water that typically persists until early summer	Wheat sedge, Water sedge, Reed canary grass, and Wild mint
Seasonal Graminoid Marsh M-G-III	Grass-like plants dominate the wetland area, with mineral soils and water that typically persists into mid-summer	Wheat sedge, Water sedge, Reed canary grass, and Wild mint
Semi-permanent Graminoid Marsh M-G-IV	Cattails and bulrushes dominate the wetland area, with mineral soils and water that typically persists into late summer	Common cattail, Bulrushes, Wheat sedge, Water sedge, and Wild mint
Vegetated Permanent Shallow Open Water Wetland W-A-V	Grass-like plants and cattails/bulrushes on the edge of the wetland with floating or submerged plants in the central open water area, with mineral soils and water that remains year-round	Common cattail, Bulrushes, Unidentified aquatic plant species, Wheat sedge, Water sedge, and Wild mint

7.4 Riparian Areas

Riparian areas are the transitional ecological zones bordering rivers, lakes, and wetlands. They encompass areas of emergent aquatic vegetation, the shoreline, the bank and upwards to areas where plants remain tolerant of water-logged soils. These areas provide important ecological services, including stabilizing lake sediments and terrestrial soils, reducing shoreline erosion, filtering sediment and nutrients from runoff entering the lake, storing water during wet periods and releasing it during dry periods and providing essential habitat for fish and wildlife.

Generally, the riparian area around Spring Lake is intact and in good (healthy) condition. The riparian area was found to encircle the perimeter of the lake in all areas except where the two resorts exist at the southeast and southwest bays of the lake. The

riparian vegetation included emergent vegetation closest to the water’s edge and deciduous tree/shrub swamp species further inland.

The table below lists the typical species comprising the riparian area around Spring Lake.

TREES	SHRUBS	GROUND
Paper birch, and Balsam poplar	Willows, Bracted honeysuckle, Red osier dogwood, and River alder	Marsh reed grass, Reed canary grass, Asters, Common horsetail, Marsh skullcap, and Arrow-leaved coltsfoot

In 2018, the North Saskatchewan Watershed Alliance (NSWA) commissioned a riparian area assessment report for the Sturgeon River watershed (Fiera Biological Consulting 2018). The report measured the intactness (amount of breaks in natural vegetation cover and extent of human footprint, with fewer breaks representing better health) of riparian areas for numerous lakes and rivers in the Sturgeon watershed, including Spring Lake. The report stated that 72.6% of Spring Lake’s 6.3 km shoreline was considered to be moderate to high intactness, while 27.4% of the shoreline was considered to be low to very low intactness.

Noxious weeds were noted in the Village during the onsite survey. The Village’s Environmental Advisory Committee has been working to identifying and eradicating prohibited noxious weeds in the Village. In recent years, planting has been carried out within the lake’s riparian areas to support the area’s important ecological functions in improving the lake’s health.

7.5 Fish and Wild Life Habitat

FISH

AEP’s FWIMT database provides an inventory of the fish species within Spring Lake, based on professional fish surveys. At least five fish species are known to have inhabited Spring Lake, with the last professional survey having been conducted in 2013. Small forage fish species include fathead minnows and brook stickleback, with yellow perch documented as a predatory/sportfish species. Spring Lake is managed as a sport fishery only with no commercial or domestic fisheries supported.

The lake’s fish population has been significantly altered. The lake has been regularly stocked with rainbow trout every year since 1953 and aerated throughout the winter to prevent winterkill from oxygen depletion under the ice through Alberta Conservation Association Aeration Program. Abundant emergent and submergent vegetation, with deep pools, minimal turbidity, and oxygenated waters provide suitable in-lake habitat for a variety of fish species.

Fishes in Spring Lake are subject to environmental and anthropogenic pressures such as overfishing and winterkill. According to local information, the pike and perch populations have drastically lowered in recent years and do not support sustainable fisheries. The perch have been affected by winterkill events, and with no connectivity of the lake to other waterbodies, there is limited opportunity to replenish the population besides stocking. The majority of the fish habitat present in Spring Lake is suitable to support fish at a variety of life stages; however, there is no access to flowing water for spawning. Flowing water during spawning provides oxygen to the eggs and reduced egg smothering from siltation of fine substrate.

Results of the aquatic survey indicate that the 5.2% of the shoreline has been impaired by human disturbance. Submergent vegetation cover was high across Reach 2 and emergent vegetation was absent from Reaches 1, 3 and 4. The abundant vegetation present in Reach 2, could provide important spawning, nursery, rearing and foraging habitat for fish species. Reaches 1, 3, and 4, which demonstrated higher levels of human disturbance and minimal aquatic vegetation, are less likely to provide adequate fish habitat for fish species that rely heavily on vegetative cover for spawning, rearing, and foraging. Due to the fines-dominated substrate in majority of reaches, these areas are unlikely to provide adequate spawning habitat for rainbow trout (which require fine gravels and running water).

During the aquatic survey and in conversation with representatives of the Village's Environmental Advisory Committee, it was apparent that Spring Lake has abundant submerged aquatic vegetation. This vegetation is present due to inherent properties of the lake creating ideal habitat conditions, such as the clear and shallow waters, the fine-textured substrate, and calm waters.

WILDLIFE

Wildlife habitat is available throughout the Village within the riparian area surrounding the lake, several wetlands, and the forested areas north, west, and south of the lake. The mature forest provided a variety of habitats, including standing snags, which provide cover, nesting opportunities, and foraging for insects. The riparian areas have the potential to provide foraging and nesting sites for waterfowl, while the forested areas could provide shelter and corridors for mammals and birds. During the survey indications of several mammal species were noted, include muskrat, beaver, and coyote. According to local information, large ungulates such as moose are typically observed around Spring Lake in the winter months.

Numerous bird species were observed during the survey. Birds were active in all visited areas of the Village. Local information indicates that Spring Lake supports a diverse bird community year-round. Multiple nesting platforms are supplied in the spring to encourage common loon nesting. The nesting platform secured in the southwestern bay is sought after by common loons and has been utilized for many years. Nesting whooping cranes have been documented by landowners and trumpeter swans have utilized Spring Lake as a feeding location during migration.

Several of the observed bird species are known to overwinter in Canada and may remain around Spring Lake if open water is available for fishing and mature forested areas are available for roosting. Four are listed as Sensitive under the *Alberta Wildlife Act*; these are the osprey, bald eagle, American white pelican, and sora.

Natural areas throughout the Village may also provide foraging opportunities for whitetail and mule deer, moose and coyotes and smaller mammals such as porcupines, skunks, weasels, hares, and squirrels.

7.6 Terrestrial Habitat

Within the Village there are numerous terrestrial areas that are well-established and intact, with one area standing out as having particularly valuable habitat: a mature balsam poplar stand with trees over 15 m tall, which is uncommon in the Parkland region. The tall trees and diverse understory provide excellent habitat opportunities for various wildlife species. For example, during the survey a bald eagle was observed in this forested area.

64%

The percentage the Village's population increased from 1996 to 2016.

1,147

The Village's approximate population in 20 years if the current rate of growth continues.

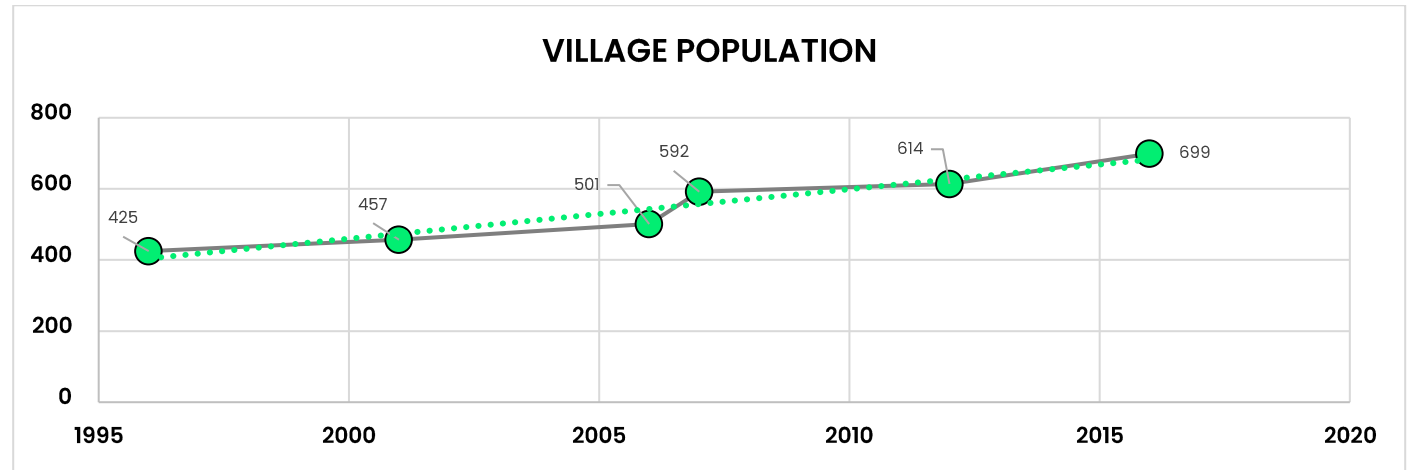
300.5

The Village's population per square kilometre

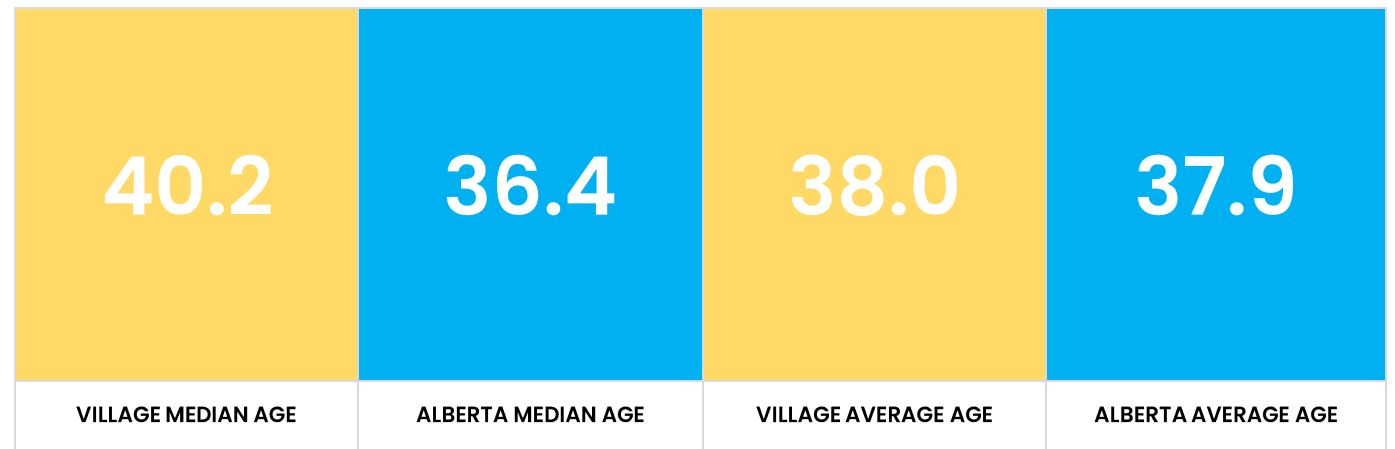
Land development in this region is extensive and ongoing. Terrestrial habitats should be protected from development if possible, to retain their ecological value and to maintain ecological connections among the patches of relatively intact areas, which as a whole provide the habitat requirements for many of the species found near the lake.

7.7 Population and Demographics

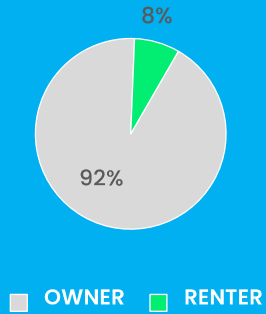
Unless otherwise noted, demographic information cited in this section is based on the 2016 (and earlier) Federal Census.



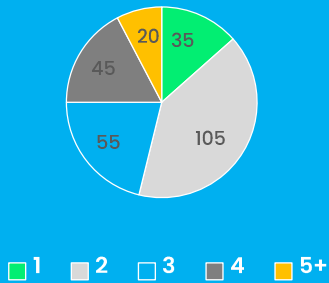
According to a review of the Federal and Alberta Municipal Censuses, the Village of Spring Lake's population has steadily increased over the last 20 years; the Village's population corresponds to observed population growth among small municipalities in the greater Edmonton Metropolitan Region.



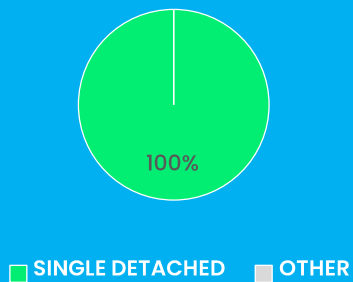
HOME OWNERSHIP



HOUSEHOLD SIZE

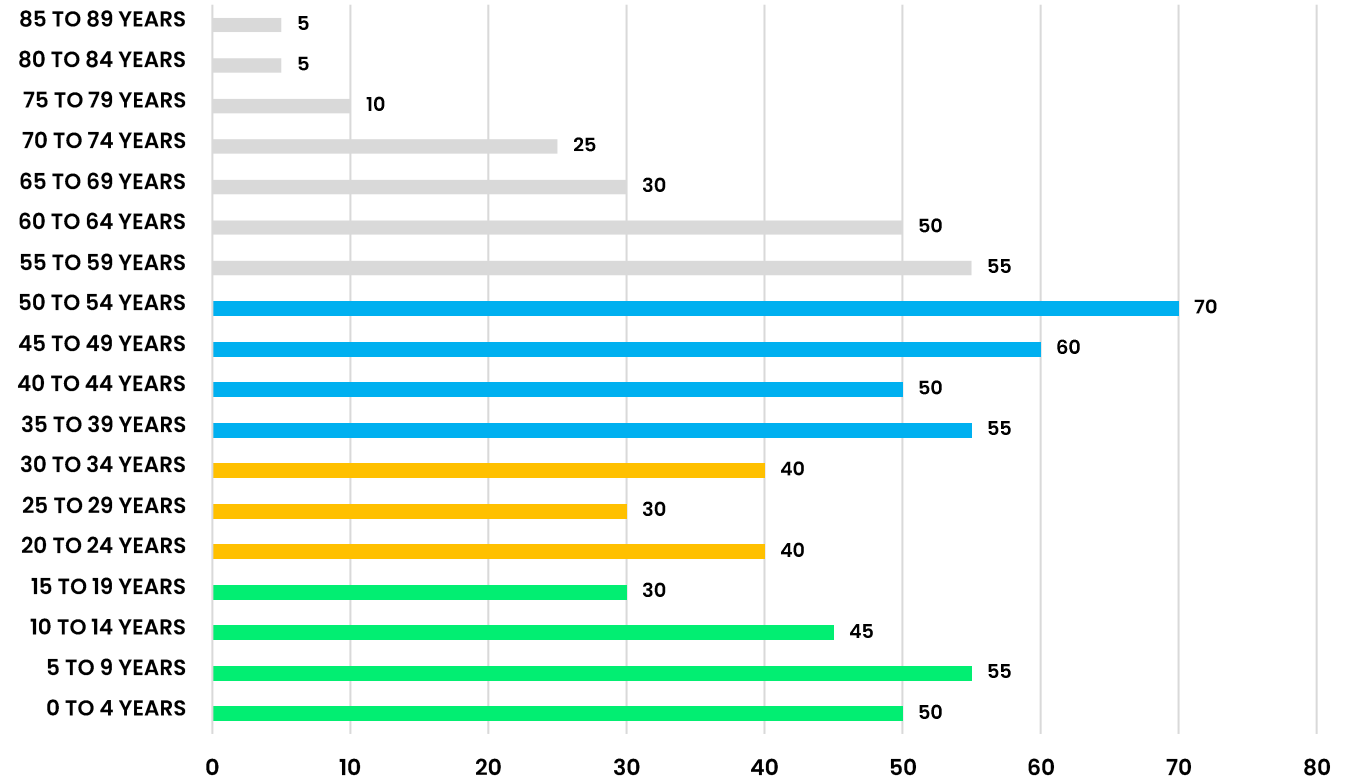


DWELLING TYPES



Within Spring Lake, the median age (40.2) of Village residents is higher than the provincial equivalent (36.4). The average age of Village and Province residents (38.0 and 37.9, respectively) are very similar.

AGE DISTRIBUTION



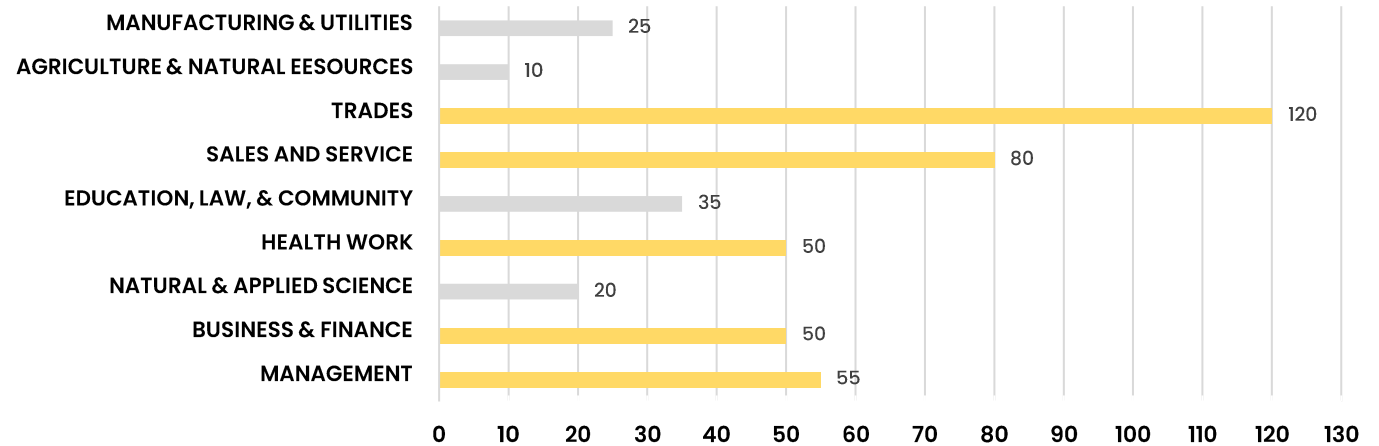
The distribution of age cohorts in the Village reveals trends that are common of small urban municipalities in the Edmonton Metropolitan Region. Young, post-secondary and employment-seeking aged persons are among the smallest cohorts in the Village, as these persons typically seek education, employment, and lifestyle opportunities in larger urban areas. Noticeably high age cohorts in the Village include those associated with families (ages 35-54, and 0-14), and retirees/seniors (ages 55+).

In the Village, 100% of dwellings are of a single-detached form. Additionally, 92% of dwellings are owner-occupied. Only 8% of all homes are renter-occupied. This is a significantly higher rate of ownership than the Provincial average, which is 70%. Slightly



more than half (54%) of all dwellings in the Village are occupied by one or two residents, while 46% are occupied by three or more residents – higher than the provincial average of 41%.

EMPLOYMENT

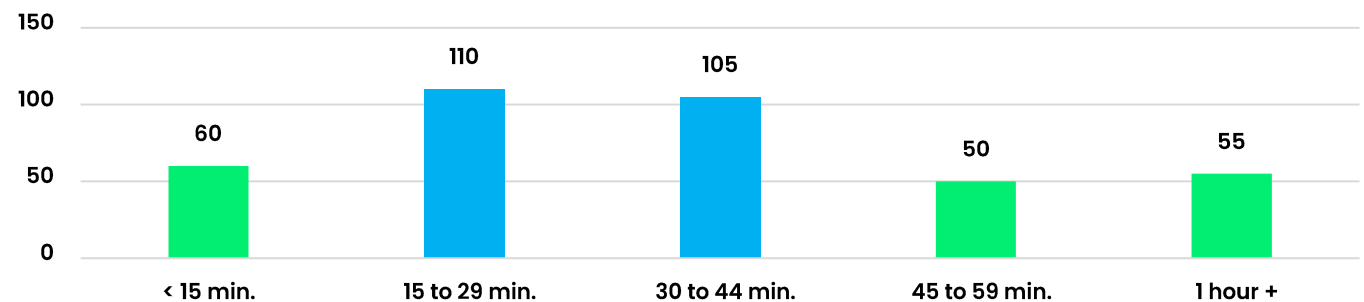


The Village of Spring Lake has a higher rate of employment (persons not unemployed or not in the labour force) than the provincial average (84.9% to 71.7%, respectively).

Residents of the Village in the labour force are employed in a wide-variety of occupations; the most popular of which include Trades, Sales and Service, Management, Business & Finance, and Health Work.

Most work-related commutes are over 15 minutes in duration, while 72% are under 45 minutes in duration. This indicates that most Village residents commute to employment areas within the Edmonton Metropolitan Region.

TIME SPENT COMMUTING TO WORK



LAND USE *and* DEVELOPMENT

8. INTERMUNICIPAL COOPERATION

The Village of Spring Lake 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; and
- Anticipating future development and community servicing needs in the region.

Benefits of collaboration include: increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems within the Spring Lake Watershed.

OBJECTIVE	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
<i>POLICY 8.1.1</i>	The Village may seek opportunities to work with adjacent municipalities and government stakeholders through planning processes – including public education, conceptual design, and development – to ensure compatible land uses in adjoining areas.
<i>POLICY 8.1.2</i>	The Village may explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ol style="list-style-type: none"> improved service delivery; or cost savings.
<i>POLICY 8.1.3</i>	The Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
<i>POLICY 8.1.4</i>	Future joint use agreements will be explored with municipalities in Parkland County Region through the policies and procedures identified in an approved Intermunicipal Collaboration Framework.
<i>POLICY 8.1.5</i>	The Village will endeavour to work with the Federal Government, Province of Alberta, Parkland County, other Edmonton Metropolitan Region municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.
<i>POLICY 8.1.6</i>	The Village will explore options for regional water supply and wastewater collection and disposal systems in cooperation with Parkland County and other nearby municipalities.
<i>POLICY 8.1.7</i>	The Village shall refer to Parkland County all planning applications related to new plans, plan amendments, and subdivisions.
<i>POLICY 8.1.8</i>	The Village shall also refer to the County development permit applications for discretionary uses which may: <ol style="list-style-type: none"> Significantly impact ground water or surface water on or adjacent to the subject site; Result in significant clearing of vegetation on the site; or Impact infrastructures system(s) within the adjacent municipality or operated as part of a regional system

GOAL

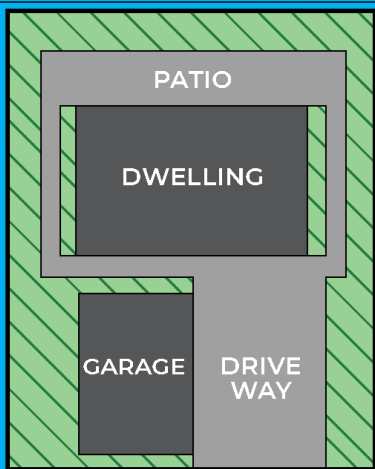
Development is well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village’s long term future.

9. GENERAL DEVELOPMENT

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

9.1 All Lands within the Village

OBJECTIVE	Establish requirements for all development activities in the Village to protect important natural features and ecological systems, while providing opportunities for safe, orderly, and efficient development.
<i>Policy 9.1.1</i>	The Village of Spring Lake will only support those new developments that can be demonstrated to have a minimal negative or a positive impact on the existing and future social, economic, environmental, and physical capital of the community.
<i>Policy 9.1.2</i>	New developments will be required to promote the efficient use of land in order to reduce the footprint of human activities on the landscape.
<i>Policy 9.1.3</i>	For all new developments, the Village will encourage high quality development in design, construction, and environmental standards.
<i>Policy 9.1.4</i>	The Village of Spring Lake Municipal Development Plan will be implemented, among other means, through the Land Use Bylaw, subdivision process, and development agreements. The Village may also consider revising its servicing standards to reflect Municipal Development Plan policies.
<i>Policy 9.1.5</i>	The Village shall require the installation of erosion and sediment control measures during construction and landscaping.
<i>Policy 9.1.6</i>	Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport into Spring Lake.
<i>Policy 9.1.7</i>	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Village on sites which may include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
<i>Policy 9.1.8</i>	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 the 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.
<i>Policy 9.1.9</i>	The Village will consider the inclusion of FireSmart Canada recommendations into the Village of Spring Lake Land Use Bylaw.



- Lot Boundary
- Buildings
- Non-building Area
- Permeable & Semi-permeable Surfaces

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

<p><i>Policy 9.1.10</i></p>	<p>The Village may require the preparation of an Area Structure Plan (ASP) Conceptual Scheme (prepared by a Registered Professional Planner) to support proposals for multi-lot residential subdivisions creating four or more additional lots as provided for in the Village Land Use Bylaw, or for the expansion (or redevelopment) of an existing recreational resort.</p> <p>The following supporting information may be required in support of the ASP or Conceptual Scheme:</p> <ol style="list-style-type: none"> a. Figures that clearly delineate property boundaries; b. Geotechnical report to identify environmental hazard lands; c. Wetland assessment to delineate and classify wetlands within the subject site; d. Biophysical assessment to identify significant ecological features, water bodies and watercourses; e. Phase I environmental assessment to identify areas of potential contamination; f. Figures identifying suitable building sites; g. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points; h. Specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study which identifies location and facilities for servicing; j. Groundwater and soil permeability test; k. Storm water management plan; l. Environmental impact assessment prepared in accordance with AEP guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
<p><i>POLICY 9.1.11</i></p>	<p>Where the proposed development is to occur in phases or, the total area of the development would be equal to or greater than exceed 8.08 ha (20.0 ac.) in area, an ASP, which complies with the requirements in the MGA, will be required.</p> <p>Where the proposed development is a single stage or phase development and is located on a parcel less than 8.08 ha (20.0 ac.) in total area, at the discretion of Council a conceptual scheme may be provided instead of an ASP.</p>
<p><i>POLICY 9.1.12</i></p>	<p>The 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"> a. Retaining native vegetation that does not require irrigation; b. Controlling the proliferation of noxious weeds; c. Applying low-impact development strategies; d. Encouraging the installation of rain gardens and absorbent landscaping materials; and e. Restricting the growth and spread of prohibited noxious weeds, as per the Village’s Weed Bylaw.
<p><i>POLICY 9.1.13</i></p>	<p>Landowners and/or development proponents should restore and re-establish vegetative cover on their lots, where reasonably possible.</p>

<i>POLICY 9.1.14</i>	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.
<i>POLICY 9.1.15</i>	Development near oil and gas facilities and pipelines shall adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.

9.2 Agriculture & Natural Resource Development

The Village is primarily a residential community, a combination of permanent and seasonal homes. Undeveloped lands within the Village are intended to facilitate low-impact recreational activities and support the ecological health of Spring Lake. Large-scale agricultural activities and natural resource developments would be incompatible with the Village’s current and planned community.

OBJECTIVE	Land-intensive agricultural and natural resource developments occur in appropriate locations within the Spring Lake Watershed.
<i>Policy 9.2.1</i>	Large agricultural operations and confined feeding operations shall be prohibited within the Village.
<i>Policy 9.2.2</i>	Local small scale agricultural activities such as non-commercial gardens, greenhouses, and urban farms will be encouraged to develop within the Village. The Village of Spring Lake Land Use Bylaw shall establish regulations that identify where and how agricultural uses may be developed.
<i>Policy 9.2.3</i>	Aggregate resource extraction developments shall be prohibited within the Village.
<i>Policy 9.2.4</i>	The development of new oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Village of Spring Lake. In the event that oil and gas infrastructure is proposed to be developed within the Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment planned development patterns and important natural features.

GOAL

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

10. WATERSHED STEWARDSHIP

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

Uncontrolled runoff can travel over 'polluted surfaces', carrying these undesirable materials and compounds to the lake. Lake water may also be polluted by nutrients and bacteria leaching from septic systems and/or improperly disposed of greywater. Contaminants from these sources may reach the lake directly or through percolation into the ground water.

Nutrient and phosphorous loading from these sources can contribute to blue green algae blooms. The cumulative impact of nutrient and phosphorous loading (combined with climate variability and climate change) can impair recreational and resident uses, leading to irreversible declines in lake health and water quality.

By taking a watershed approach to land use management, the Village can best manage pressures that may otherwise negatively impact the lake and the use and enjoyment of properties.

Policies in this section apply to all land use and development activities within the Village.

10.1 Natural Vegetation and Property Initiatives

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

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

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

OBJECTIVE	Protect natural vegetation in the Village in order to maintain healthy water quality.
<i>Policy 10.1.1</i>	The Village will encourage new developments to protect special natural features and incorporate them into the design of the development.
<i>Policy 10.1.2</i>	The Village of Spring Lake may develop and implement a Bylaw that restricts the types and situational usage of fertilizers in the municipality, in order to improve the health of riparian areas and water quality of Spring Lake.
<i>Policy 10.1.3</i>	The Village will not support development that will injuriously affect the natural environment through air, noise, water or visual pollution.
<i>Policy 10.1.4</i>	Connectivity between habitat patches (forested areas) around the lakeshore shall be maintained and enhanced to ensure the ecological viability of remaining habitat.
<i>Policy 10.1.5</i>	Subdivision and development proposals shall be designed to conserve and where possible avoid unique terrestrial habitats and significant treed area, such as those identified on Map 14.3 – Environmental Features.
<i>Policy 10.1.6</i>	The Village should encourage natural conservation through public education programs (e.g., at schools, seminars, special events, public notification, etc.).

11. FUTURE LAND USE

11.1 Planning Areas

RESIDENTIAL DEVELOPMENT AREA	COMMERCIAL DEVELOPMENT AREA	RECREATION RESORT AREA	COMMUNITY & ENVIRONMENT AREA
Areas where residential development will be the predominant future land use in the Village.	Areas where commercial development that services the local and seasonal community will be the predominant future land use in the Village.	Areas where recreational resorts will be developed that respect surrounding land uses and the natural environment.	Areas that will remain in their natural state for environment protection and watershed management purposes, or be developed for low-impact recreational uses for the use and enjoyment of Village residents and visitors.

The boundaries of the future land use areas, as described above and illustrated on Map 14.4 – 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 Village. These areas do not necessarily correspond directly to existing land use districts set out in the Village of Spring Lake 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. The following rules of interpretation shall apply:

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 Village Council or the appropriate Approving Authority.
2. As development and redevelopment proceeds within the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified within any of the future land use areas.

GOAL

Residential development meets the demographic and lifestyle needs of residents.

11.2 Residential Development Area

The Village of Spring Lake is home to seasonal and year-round residents. The community’s long term focus is to provide a safe and welcoming environment for permanent and seasonal residents. As many residential lots in the Village are already developed, it is anticipated that future development activity will also include (in addition to new developments) the redevelopment of existing structures to accommodate family dynamics, lifestyle needs, and energy efficiency upgrades.

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

Policies in this section apply to lands within the Residential Development Area on Map 14.4 – Future Land Use.

OBJECTIVE	Ensure that new developments and redevelopments respect the local environment and residential character of the Village.
<i>Policy 11.2.1</i>	The Village will allow the development of the residential areas within the Village without particular regard to phasing, except that all residential development will only take place given appropriate consumer demand. Developers of new residential subdivisions will be required to construct any necessary under and above ground municipal infrastructure to the satisfaction of the Village.
<i>Policy 11.2.2</i>	The Village will allow for the development of new modular housing in its residential land use districts, provided that when completed, such housing appears as though it were site-built.
<i>Policy 11.2.3</i>	The development of suites (e.g. secondary suites, garage suites, and guest houses) will be allowed in certain locations in the Village, and shall be regulated by the Village’s Land Use Bylaw. Regulations in the bylaw shall address: <ul style="list-style-type: none"> a. The type and number of suites on a lot; b. Alberta Building Codes; c. Water and wastewater servicing; d. Landscaping and siting; e. Parking requirements;
<i>Policy 11.2.4</i>	New residential developments and redevelopments should be designed, sited, and constructed, and the sites landscaped to minimize energy consumption and preserve access to sunlight or solar energy.
<i>Policy 11.2.5</i>	New development shall not be permitted on non-lakefront lots within 6.0 m of the 10 and 100 year flood line of wetlands. Greater setbacks may be required, at the discretion of the development authority, where recommended by a certified wetland professional, to maintain the integrity of the wetlands and minimize risk associated with high ground water tables or seasonal flooding.
<i>Policy 11.2.6</i>	New development on lakefront lots shall be setback from the front property line as per the requirements in the Village of Spring Lake Land Use Bylaw.

<i>Policy 11.2.7</i>	All residential redevelopments and new residential developments shall be required to provide onsite water and sanitary systems to the satisfaction of the Village of Spring Lake and applicable provincial departments as a condition of development approval.
<i>Policy 11.2.8</i>	All new private sewage disposal systems on residential lots within 90.0 m (295.0 ft.) of the legal bank of Spring Lake must be sealed onsite holding tanks that conform to current provincial standards and requirements.
<i>Policy 11.2.9</i>	The Village shall encourage development proponents to incorporate the following Low Impact Development (LID) design features: <ul style="list-style-type: none"> a. Permeable pavement; b. Rainwater harvesting and rain gardens; and c. Maintaining vegetative cover on lots; to control and/or slow runoff and to improve groundwater infiltration.
<i>Policy 11.2.10</i>	Home occupations that do not generate significant vehicle traffic may be allowed on residential lots within the Village at the discretion of the Development Authority, and as provided for in the Village's Land Use Bylaw.

11.3 Commercial Development Area

The Village of Spring Lake has small commercial sites that serve the needs of permanent and seasonal residents, as well as day-visitors to the community. The Village wishes to provide opportunities for the development of local businesses that cater to recreational and service needs.

Policies in this section apply to lands within the Commercial Development Area on Map 14.4 – Future Land Use.

OBJECTIVE	Support the development of businesses that support the needs of local residents and visitors in locations that are safe and compatible with surrounding land uses and environmental features.
<i>Policy 11.3.1</i>	Light, medium, and heavy industrial developments will not be permitted within the Village of Spring Lake.
<i>Policy 11.3.2</i>	Small-scale commercial developments within the Village will be retail and service-oriented uses that serve residents of the Village and surrounding portions of Parkland County.

GOAL

Commercial developments in Spring Lake support the needs of local resident and the regional economy.

GOAL

Recreational resort developments respect the environmental and cultural significance of Spring Lake to community residents.

11.4 Recreational Resort Area

The Spring Lake RV Resort is located in the southern portion of the Village, adjacent to the southeastern shore of Spring Lake. The resort offers seasonal and monthly recreational vehicle-only sites, boating and swimming access to the lake, as well as a convenience store for resort users. The resort is developed for over 225 recreational vehicle lots.

A second (smaller) recreation resort (the Bonnie Beach Resort) is located in the southwestern portion of the Village.

In recent years, through careful site design, landscaping, encouraging appropriate recreational activities, and vegetation restoration, these developments have positively contributed to the overall health of Spring Lake and its watershed.

The future expansion or redevelopment of lands within the Recreation Resort Area shall occur in a manner that is compatible with adjacent residential developments and significant environmental features.

Policies in this section apply to lands within the Recreational Resort Area on Map 14.4 – Future Land Use.

OBJECTIVE	Future expansions to (or redevelopments of) recreational resorts is guided by an approved plan.
<i>Policy 11.4.1</i>	Recreational resorts shall only be allowed in the Village of Spring Lake on lots where existing recreational resorts are currently developed.
<i>Policy 11.4.2</i>	The expansion or redevelopment of an existing recreational resort shall be guided by an Area Structure Plan (ASP) (or Conceptual Scheme) prepared by a Registered Professional Planner. The ASP or Conceptual Scheme shall include all information as requested by the Village, as identified in Policy 9.1.6 of this Municipal Development Plan.
<i>Policy 11.4.3</i>	An ASP or Conceptual Scheme prepared in support of an expansion or redevelopment of a recreational resort shall assesses the impact of the proposed development on the community and the environment and outlines the manner in which the negative impacts are to be mitigated.
<i>Policy 11.4.4</i>	Before considering an ASP or Conceptual Scheme prepared in support of an expansion or redevelopment of a recreational resort, the Village may consult with Parkland County, utility providers and agencies including but not limited to: <ul style="list-style-type: none">a. Alberta Transportation;b. Alberta Health Services;c. Alberta Environment and Parks; andd. CN Rail; To seek their input into the proposed plan, its implications, and its implementation.

11.5 Community & Environment Area

The Community & Environment Area contains lands that are currently used for low-impact recreation and/or natural areas. Recreational opportunities for residents and their visitors consist of walking, biking, boating, swimming, and other lake-oriented activities.

The Village wishes to continue to encourage recreational opportunities that support community healthy, active lifestyles, and gatherings and celebrations. Areas within the Village that provide benefit to fish and wildlife habitat, and support lake health and water quality should remain in their natural state.

Policies in this section apply to lands within the Community & Environment Area on Map 14.4 – Future Land Use.

GOAL

Lands that contain significant environmental features or are essential to the long term health of Spring Lake are protected and preserved in their natural state and/or used for low-impact recreational purposes for the benefit of community residents.

OBJECTIVE	Support the development of community and recreation infrastructure designed to minimize impacts on important natural features and ecological systems.
<i>Policy 11.5.1</i>	The Village will encourage the development and maintenance of formal and informal trail systems along roads within the Village that can be used as an alternate form of transportation that provides non-motorized access between residential areas, parks and other public facilities. It is intended that this system be located, in part, around Spring Lake and, in part, in a pattern connecting the various parts of the Village both to the Lake and to the other parts of the Village.
<i>Policy 11.5.2</i>	Low impact recreational developments, such as hiking, bicycling, swimming, cross country skiing and snow shoeing shall be encouraged outside of shore lands and riparian areas.
<i>Policy 11.5.3</i>	Formal trails for motorized recreational activities shall not be permitted within the bed and shore of Spring Lake or within riparian areas. Note: The bed and shore of all permanent and naturally occurring water bodies and all naturally occurring rivers, streams, and watercourses are owned by the Crown as per Section 3 of the <i>Public Lands Act</i> .
<i>Policy 11.5.4</i>	Reserve lands shall remain in their natural state or be developed for low-impact recreational uses, consistent with requirements for reserve lands in the MGA.
<i>Policy 11.5.5</i>	New municipal buildings should be designed, sited, and constructed, and the sites landscaped to minimize energy consumption and preserve access to sunlight or solar energy. The Village shall encourage the same type of development by the private sector.
<i>Policy 11.5.6</i>	The Village will strive to ensure that essential public institutional land uses and services are developed in Spring Lake for the continued security of all local residents. Council will specifically pursue the actualization of improved facilities for the Village’s emergency services over the life of this Plan. Publicly owned land will be reviewed to determine which sites for the desired facilities or mix of facilities are best suited to Village residents.
<i>Policy 11.5.7</i>	The Village will require the provision of Environment Reserves as condition of subdivision approval as provided for in the Act.

<i>Policy 11.5.8</i>	The Village will require the provision of Municipal Reserve as provided for in the Municipal Government Act as a condition of subdivision approval. Where the subdivision would not provide a site of adequate size or location for a park, money in place of Municipal Reserve, determined in accordance with the provisions of the Act, shall be taken.
<i>Policy 11.5.9</i>	Municipal Reserve may also be deferred but it shall be deferred only when the Village plans to acquire a park as Municipal Reserve within a future subdivision area of the subject land holding. This land or the money in lieu will be applied to the establishment and/or development of new or enlarged public parks and other community land uses as provided for in the Act.”
<i>Policy 11.5.10</i>	The allocation of land for public facilities shall consider, but not be limited to, the factors of: access, servicing, parking, buffering, aesthetics, frontage, noise, impact on adjacent uses, centrality, and cost.
<i>Policy 11.5.11</i>	The Village will endeavor to participate in municipal beautification programs in order to promote the continued development of sustainable community parks and public open spaces and to encourage civic pride and community involvement.

12. VILLAGE INFRASTRUCTURE

12.1 Roads

As new development or redevelopment occur in the Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands. It will be the responsibility of individual development proponents to demonstrate to the Village of Spring Lake (and where necessary, Parkland County) the impact their proposed development(s) will have on local roads and development proponents will be responsible for any improvements, repaving and/or studies required to maintain the integrity of the local road network.

OBJECTIVE	Ensure that the local road network in the Village provides safe and efficient access for local residents and visitors.
<i>Policy 12.1.1</i>	New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Village standards.
<i>Policy 12.1.2</i>	Access to lots within the Village shall not be permitted through lots within adjacent municipalities.
<i>Policy 12.1.3</i>	The 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.
<i>Policy 12.1.4</i>	A traffic Impact Assessment (TIA) shall be required for new developments that may generate high volumes of vehicle traffic. Where improvements to the local or regional road network are identified in a TIA, the development proponent shall be responsible for undertaking the improvements to the satisfaction of the Village as a condition of subdivision or development approval.
<i>Policy 12.1.5</i>	Development proponents should provide walkways in subdivisions linking residential areas with public and commercial facilities, and providing access through cul-de-sacs and crescents for pedestrians and cyclists. These walkways should be landscaped, graded and well-drained. Barriers should be erected to preclude their use by vehicles and motorcycles, yet allow for mechanized maintenance and emergency vehicle access.
<i>Policy 12.1.6</i>	The Village will carry out yearly maintenance and upgrading of streets, roads, and walkways.
<i>Policy 12.1.7</i>	Village roads will be developed and maintained according to the traffic volume, function, and design criteria in accordance with studies and/or plans established or approved by the Village.
<i>Policy 12.1.8</i>	The Village shall be designed in a pattern of interconnecting streets, defined by buildings, street furniture, landscaping, and pedestrian ways. The layout should be suited to existing topography and other natural features of the area to minimize cut-and-fill and grading throughout the site.

GOAL

Village infrastructure is designed and maintained to efficiently meet present and future needs.

12.2 Water and Wastewater Servicing

Piped municipal potable water infrastructure is currently not available within the Village. Individual residents are responsible for providing potable water via private systems such as private wells or cisterns, or by private delivery. New and redeveloped properties will need to provide private or communal onsite water services that are safe, efficient, and comply with all provincial rules and regulations until such time that municipal piped services become available.

Wastewater (the composite of water and water-carried waste from a home or other development) services in the Village are entirely private, onsite systems developed and maintained by individual landowners. Most wastewater systems (private sewage disposal systems) in the Village are holding tanks. However, there are also some pit toilets and septic field. In recent years, some newer septic fields in the Village have failed. This may be a result of higher groundwater levels within the Village.

All existing and new property owners are responsible for ensuring that their private sewage disposal systems meet current provincial requirements, as effluent released into the groundwater can decrease the quality of Spring Lake’s aquifers. Provincial regulations governing wastewater systems were last updated in 2015.

OBJECTIVE	Ensure that all private water and wastewater servicing systems in the Village is safe and compliant with all rules and regulations.
<i>Policy 12.2.1</i>	The Village will encourage all new developments and redevelopments to utilize existing infrastructure with available capacity where accessible.
<i>Policy 12.2.2</i>	Until piped water and/or wastewater systems are available, the Village will only consider for approval those developments that can be serviced onsite.
<i>Policy 12.2.3</i>	The Village will explore options for piped water and wastewater systems, but costs and location relative to the Village will be important factors in determining whether the Village will implement any such systems. As part of this exploration, the Village will consider regional systems proposed by Parkland County to serve the area around the Village.
<i>Policy 12.2.4</i>	Water servicing in the Village of Spring Lake shall be via individual water systems, such as cisterns, wells, or private delivery.
<i>Policy 12.2.5</i>	Water systems in the Village of Spring Lake shall comply with all current provincial regulations and requirements.
<i>Policy 12.2.6</i>	All new sewage disposal systems must comply with current provincial regulations.
<i>Policy 12.2.7</i>	New surface discharge systems and septic fields and mounds will be prohibited within the Village.
<i>Policy 12.2.8</i>	Wastewater shall be prohibited from being disposed of on the ground within the Village.

12.3 Stormwater Management

When multi-lot residential subdivisions within the Village of Spring Lake were first registered it was not common practice for municipalities to require the preparation of a stormwater management plan. Consequently, a stormwater management plan was not required as a condition of approval for older subdivisions within the Village.

Stormwater run-off from most 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 Village during the spring or periods of prolonged rainfall.

The Spring Lake Ranch residential development includes a stormwater management facility.

The Village will mitigate stormwater run-off using Low Impact Development (LID) methods, as per the policy below. LID is an innovative approach to mitigating stormwater runoff using the natural movement of water. LID uses small, simple design techniques and landscape features that filter, store, evaporate, and/or detain rainwater and runoffs. Benefits of LID include water quality improvement, infrastructure savings, and climate change adaptation.

OBJECTIVE	Ensure stormwater flows in the Village are managed to reduce the risk of flooding and contamination of Spring Lake.
<i>Policy 12.3.1</i>	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), bio-swales, and rain gardens.

13. PLAN IMPLEMENTATION

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

13.1 Processes

OBJECTIVE	Ensure that all Village planning documents are consistent and up-to-date.
<i>Policy 13.1.1</i>	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Spring Lake.
<i>Policy 13.1.2</i>	When this MDP or any part thereof takes effect, the Village of Spring Lake Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
<i>Policy 13.1.3</i>	The <i>Act</i> outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
<i>Policy 13.1.4</i>	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 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.
<i>Policy 13.1.5</i>	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
<i>Policy 13.1.6</i>	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

GOAL

Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.

	d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
<i>Policy 13.1.7</i>	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
<i>Policy 13.1.8</i>	Village Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

13.2 Planning Documents

OBJECTIVE	Ensure that all Village planning documents are consistent and up-to-date.
<i>Policy 13.2.1</i>	To ensure opportunities for public participation and meaningful public engagement regarding decisions that impact the community, public engagement shall be conducted in accordance with the Village of Spring Lake Public Participation Policy.
<i>Policy 13.2.2</i>	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the Act.

14. MAPS

14.1 *Regional Location*







14.2 *Topography & Bathymetry*

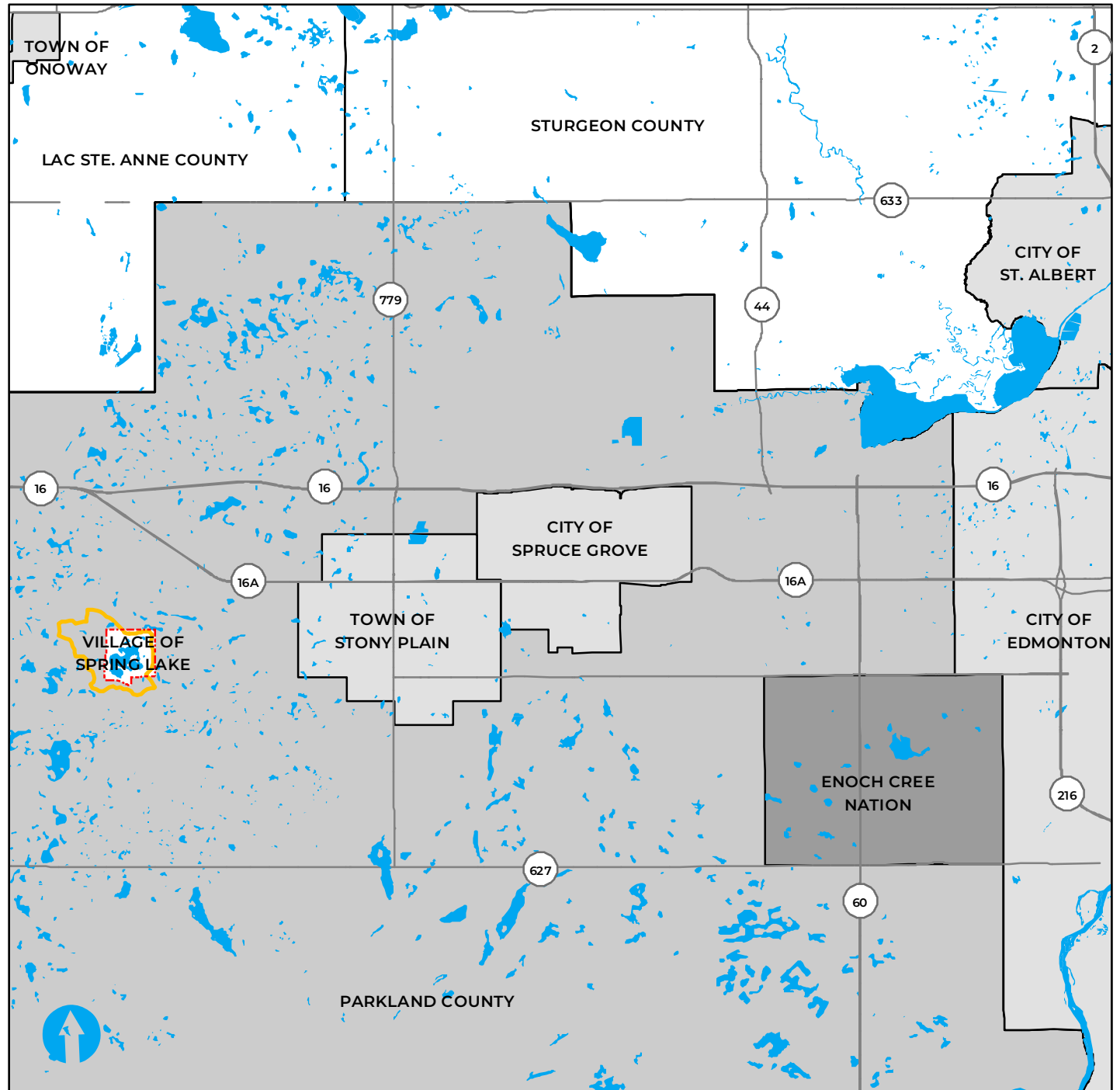
14.3 *Environmental Features*

14.4 *Future Land Use*

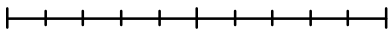
14.1 REGIONAL LOCATION

LEGEND

-  Village of Spring Lake
-  Spring Lake Watershed
-  First Nation
-  Parkland County
-  Urban Municipality
-  County



0 5 10 KM



14.2 TOPOGRAPHY & BATHYMETRY

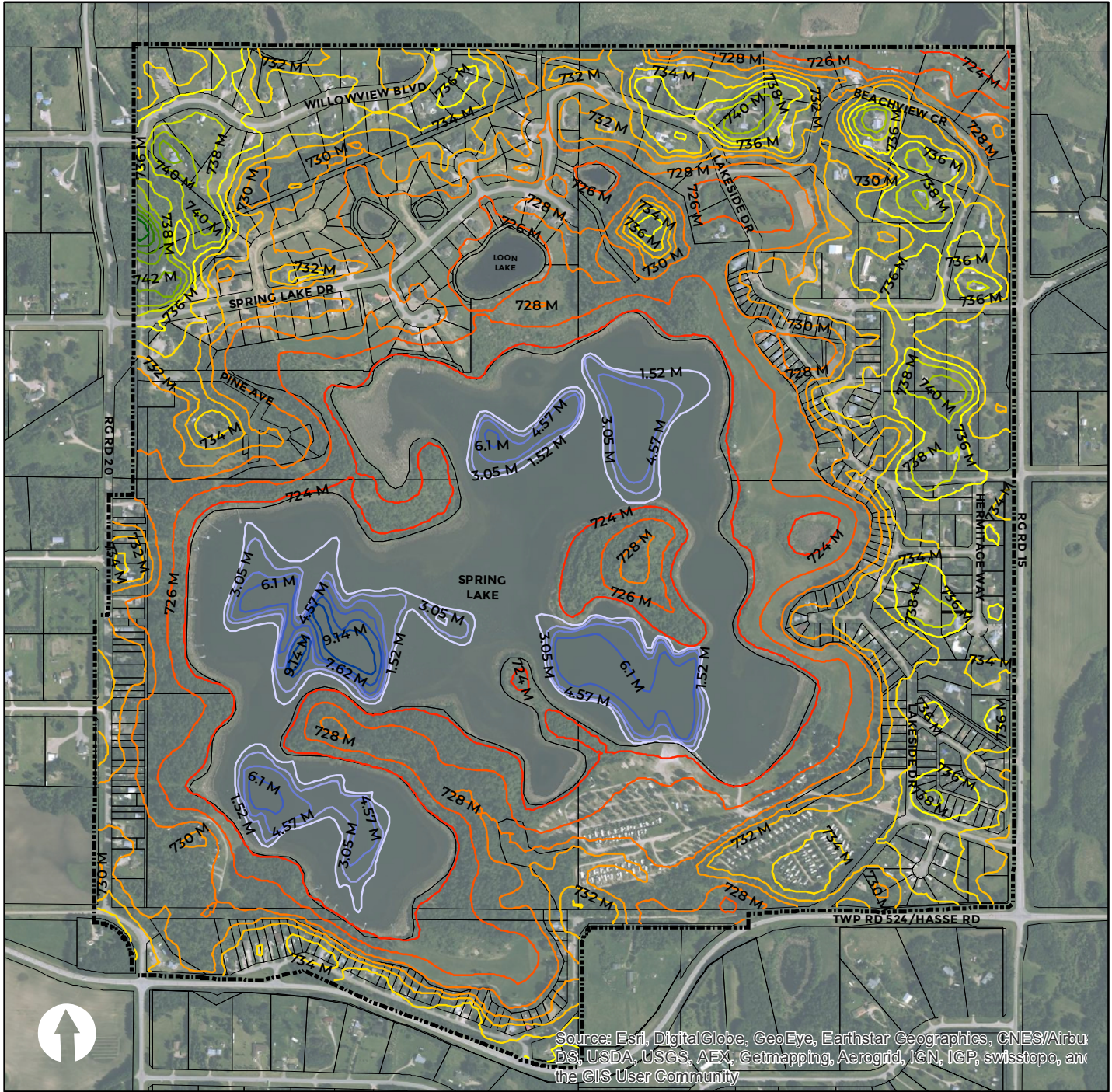
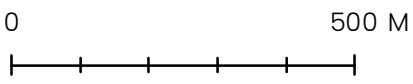
LEGEND

Contours (Metres)

- 748
- 746
- 744
- 742
- 740
- 738
- 736
- 734
- 732
- 730
- 728
- 726
- 724

CPP Calculated Depth (Metres)









- 1.52
- 3.05
- 4.57
- 6.1
- 7.62
- 9.14

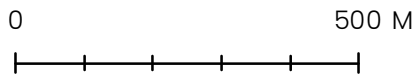
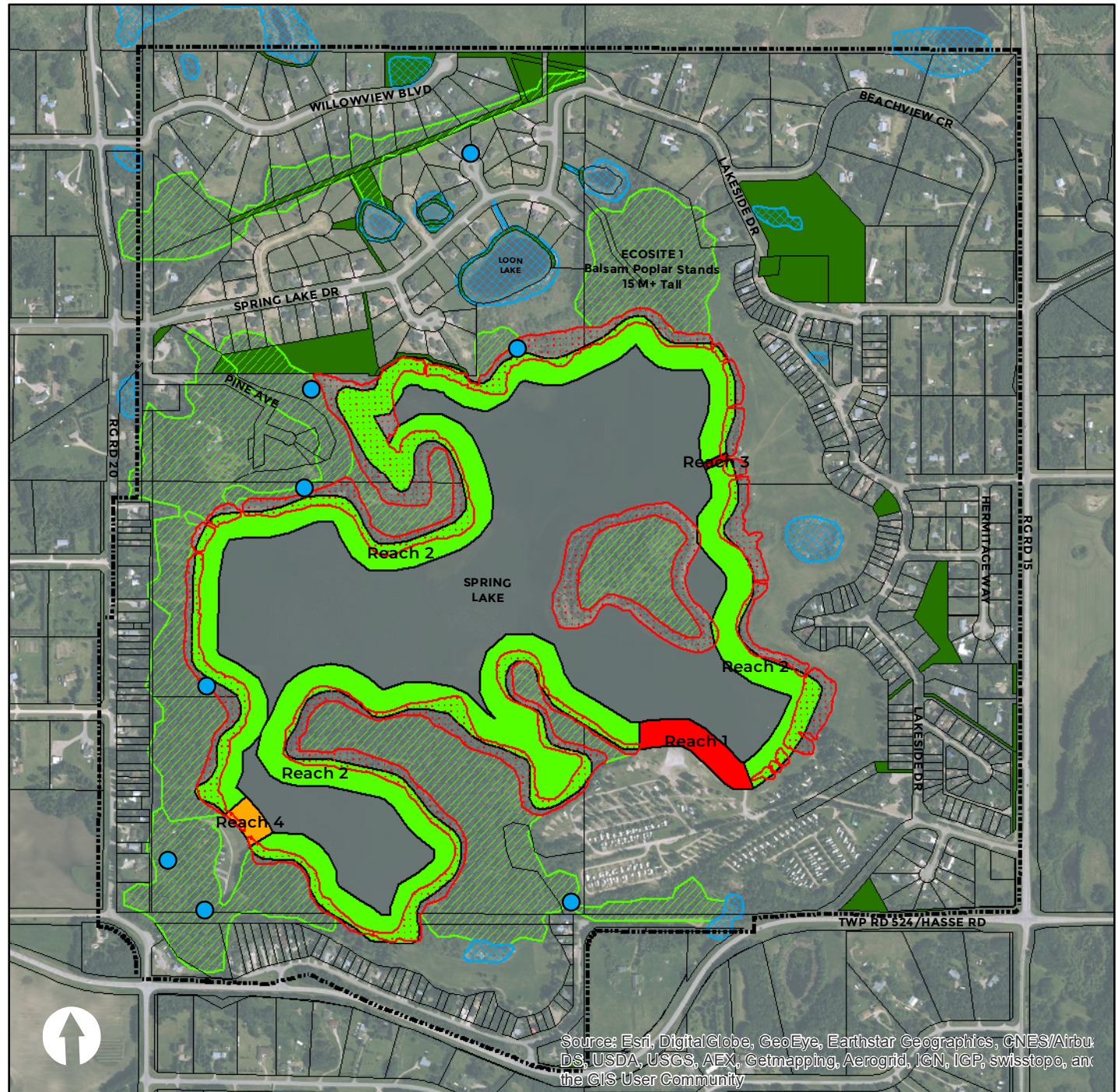


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

14.3 ENVIRONMENTAL FEATURES

LEGEND





-  Terrestrial Habitat
 -  CPP Observed Riparian Area
 -  CPP Observed Wetland
 -  Spring
 -  Reserve Parcel
- Shoreline Reaches
-  Natural / Low Disturbance
 -  Moderate Disturbance
 -  High Disturbance

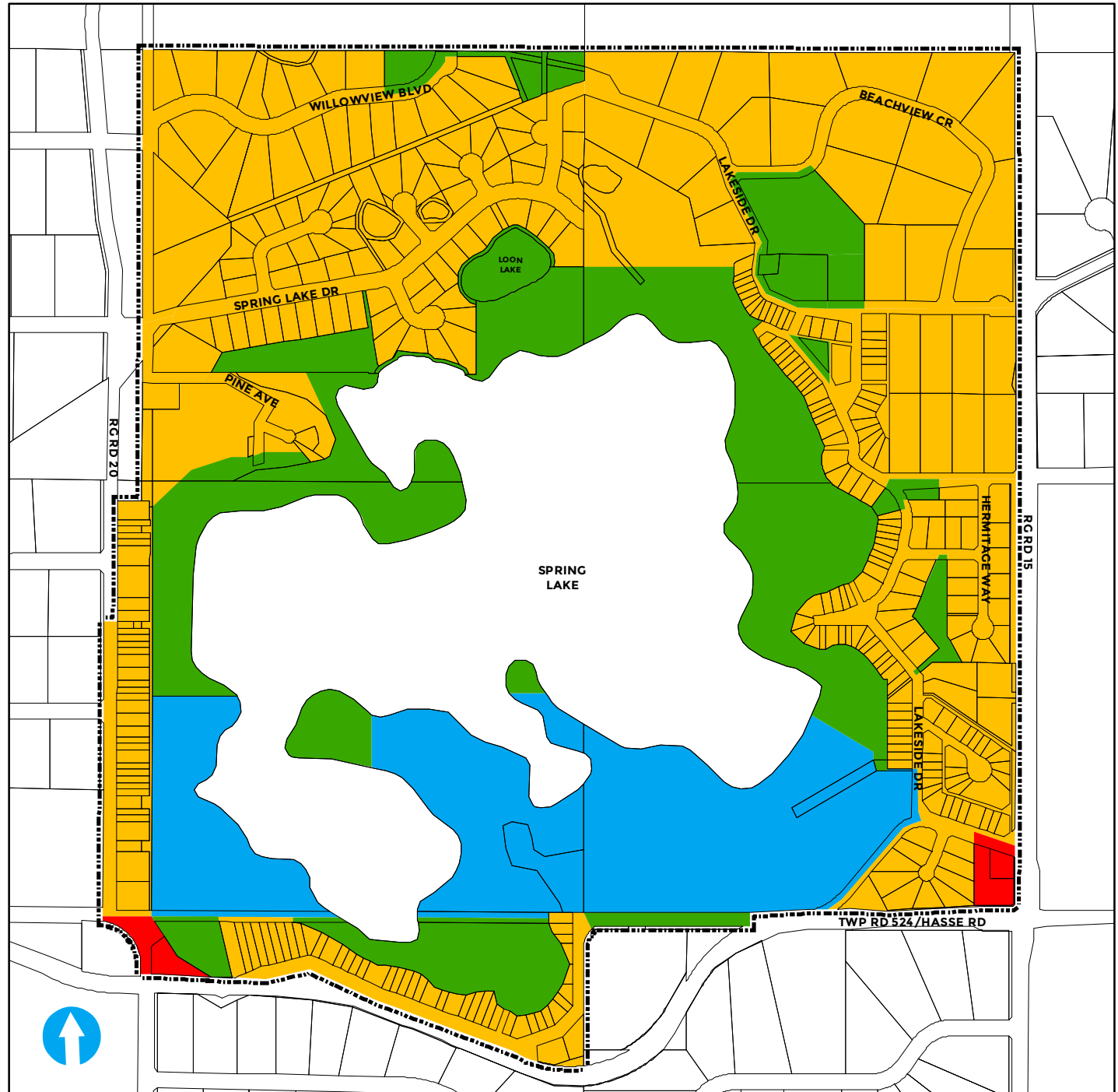


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

14.4 FUTURE LAND USE

PLANNING AREAS

-  Residential Development Area
-  Commercial Development Area
-  Recreation Resort Area
-  Community & Environment Area



0 500 M

