



summer village of  
**PELICAN** NARROWS

# MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 92-2020

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# PART 1: INTRODUCTION

## 1.1 PURPOSE OF THE MDP

The Municipal Development Plan (MDP) is a statutory plan created for the Summer Village with several intents. The MDP provides the Summer Village of Pelican Narrows with a planning framework that will reflect current land uses and guide future development. The creation of this plan will assist administration, the Council, residents and private developers in making decisions regarding future economic, social and environmental development that work towards the Summer Village's defined vision and goals.

Specifically, the MDP is developed to:

- set the Summer Village's principles, vision, and goals;
- indicate further steps that the Summer Village can take to fulfill its vision and goals; and
- ensure that the Summer Village can develop in a manner that is economical and beneficial.

With regard to Section 632(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, provides that a municipality must, by bylaw, adopt a Municipal Development Plan (MDP). The MDP contains policies respecting:

- the 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 municipal services, facilities, and transportation systems;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002; and
- environmental matters within the municipality. The MDP may also address additional matters that focus on physical, social, and economic development.

## 1.2 PLAN PRINCIPLES

The Summer Village of Pelican Narrows MDP is rooted in the following six 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 Municipal Government Act as well as the Provincial Land Use Policies.

<b>PRINCIPLE 1</b>	Land use & development will respect and maintain the local heritage of the community.
<b>PRINCIPLE 2</b>	In fulfilling planning responsibilities, the Summer Village will assess impacts on regional partners, residents, the environment, and the economic viability of the municipality.
<b>PRINCIPLE 3</b>	Planning decisions ensure the efficient use of land, infrastructure, public services & public facilities.
<b>PRINCIPLE 4</b>	The Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner.

### 1.3 VISION AND GOALS

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

**TO PROVIDE A SAFE AND WELCOMING LAKESIDE COMMUNITY  
THAT ACTIVELY CELEBRATES AND RESPECTS MOOSE LAKE.**

To achieve this vision, the Summer Village has established the following goals. The Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (the MGA) provides general direction on what an MDP must address at minimum. Beyond the specific requirements of the MGA, the Summer Village of Pelican Narrows's MDP will seek achieve the following goals:

#### COOPERATION

##### GOAL:

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

#### FUTURE LAND USE

##### GOAL:

Future growth and development is designed to mitigate environmental risk and conserve significant environmental features.

#### THE WATERSHED

##### GOAL:

New developments and municipal programs protect and enhance Moose Lake and the community's other unique ecological features.

#### RESIDENTIAL

##### GOAL:

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

#### RECREATION

##### GOAL:

Pelican Narrows is a safe, vibrant community with abundant recreational opportunities that respond to the current and future residents.

#### INFRASTRUCTURE

##### GOAL:

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

#### IMPLEMENTATION

##### GOAL:

Responsible and transparent land management and development processes guide decisions.

## 1.4 RELATIONSHIP WITH PLANS AND LEGISLATION

### MUNICIPAL GOVERNMENT ACT

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of 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 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 MGA.

### ALBERTA LAND STEWARDSHIP ACT

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

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 ALUF 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.

### LOWER ATHABASCA REGIONAL PLAN

The ALUF establishes seven planning regions in Alberta based on watersheds. The Summer Village of Pelican Narrows is located entirely within the Lower Athabasca Regional Plan area.

The Lower Athabasca Regional Plan (LARP) was approved in 2012. The LARP will use a cumulative effects management approach to identify strategic directions for the region over the next 10 years. The LARP will be assessed and (if necessary) updated every five years to maintain relevance and commitment to regulatory intent.

Pursuant to section 13 of ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the regulatory details of the LARP 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 is consistent with the strategies and outcomes of the UARP.

## 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:

1. provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
2. to steward scarce resources efficiently in providing local services; and
3. 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.

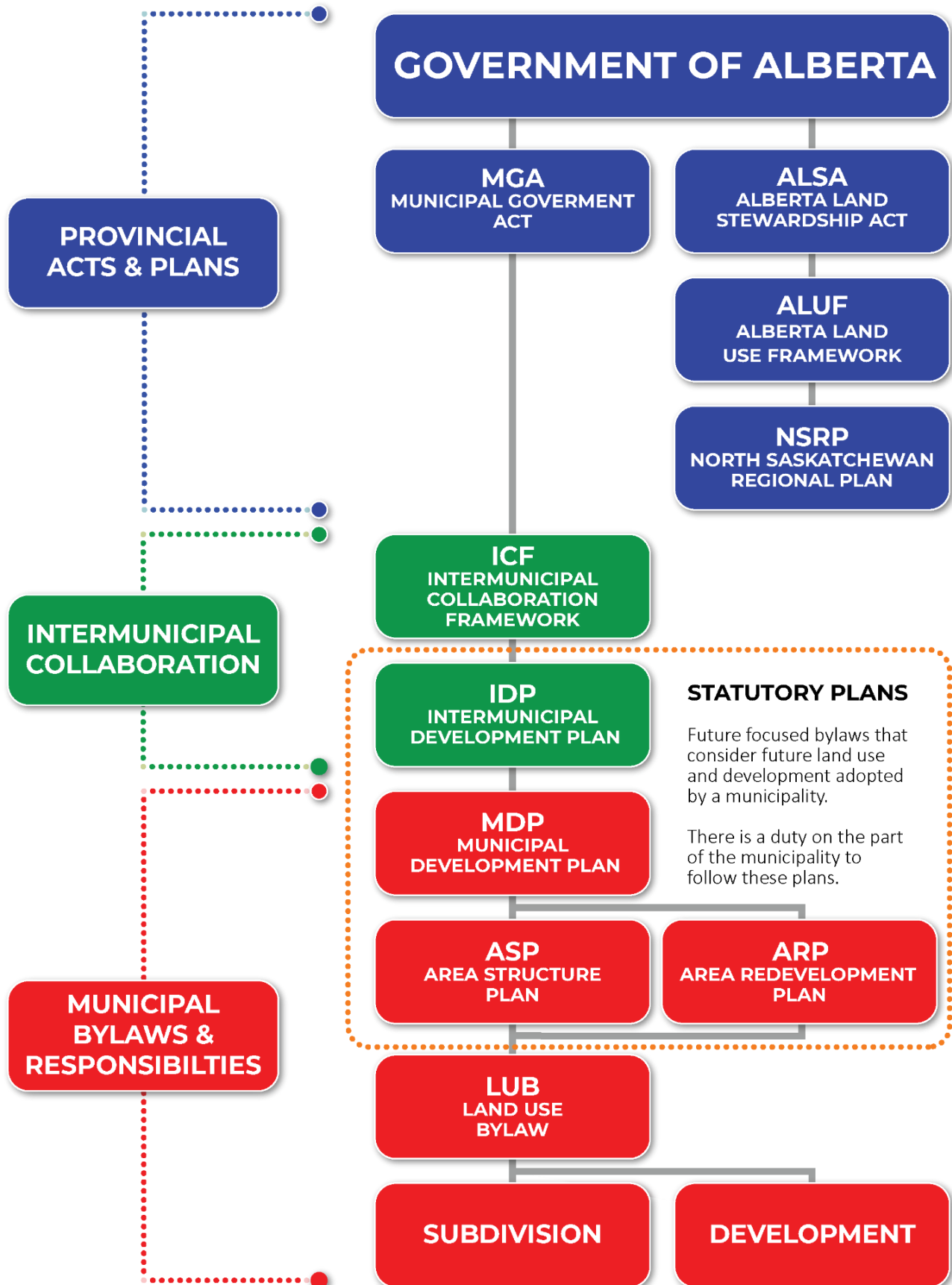
## AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) 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.

## PLAN HIERARCHY

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



## 1.5 INTERPRETATION

Policies in this plan 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 policy, the policy is considered **MANDATORY**, usually in relation to a statement of action, legislative direction, or situation where a desired result is required.

Where **SHOULD** is used in a policy, the intent is that the policy is strongly **ENCOURAGED**. Alternatives can be proposed where the policy 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 policy. However, the general intent is for compliance.

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

## 1.6 ROLES AND RESPONSIBILITIES

### SUMMER VILLAGE COUNCIL

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

### SUMMER VILLAGE ADMINISTRATION

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

### COMMUNITY MEMEBERS AND DEVELOPMENT PROPONENTS

1. Review the Summer Village of Pelican Narrows Municipal Development Plan and consult with Summer 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 Summer Village of Pelican Narrows Municipal Development Plan is proposed to be reviewed, amended, or updated.

## PART 2: COMMUNITY PROFILE

### 2.1 HISTORY AND GEOGRAPHY

The Summer Village of Pelican Narrows was established as a municipality in 1979, of lands formally within the Municipal District of Bonnyville. The municipality's boundaries expanded in 1999 to include lands immediately south of the Summer Village. Today, the Summer Village consists of 72 hectares of land. The name 'Pelican Narrows' is derived from the narrow portion of the lake adjacent to the Summer Village, which connects the Main Lake Basin with Vezeau Bay to the northeast.

Moose Lake is one of the most popular and scenic lakes in the Lakeland Region of Alberta. Its sandy beaches and good fishing draw hundreds of people to its excellent parks during summer.

The lake's name is a translation of the French name, Lac d'Original. Although moose are rarely found in the area now, the former abundance of the animal no doubt inspired the name. In 1789, Angus Shaw of the North West Company built a trading post, Fort Lac d'Original (Shaw House), on the northwest shore of Moose Lake (Geog. Bd. Can. 1928). The first settlers, French Canadians from Beaumont, Alberta, began to homestead in the Bonnyville area in 1907 and 1908, and large numbers of settlers began to arrive after 1912 (Alta. Mun. Aff. 1978; Glendon Hist. Soc. 1985). In 1928, the railroad was extended from St. Paul to Bonnyville, thus ensuring the continued growth and settlement of the area. In the early 1900s, commercial fishing was an important area industry, and by 1936, three large fish-packing plants were in operation. Several mink farms were located around Moose Lake, but they are no longer present.

Much of the lake's shoreline is extensively developed, particularly along the east shores of Vezeau Bay and Bonnyville Beach Bay. The first subdivision of land was at Bonnyville Beach in 1945, and rapid development occurred after 1960 (Runge 1977). At present, two summer villages are located on the east shore. The summer village of Bonnyville Beach was incorporated in 1958, and the summer village of Pelican Narrows was incorporated in 1979. There were a total of about 130 dwellings in the 2 summer villages in 1988, of which 37% were permanent residences. A number of subdivisions are also situated along the shore. They comprise a total of 794 lots, but not all of these are developed. There are five institutional camps located on Franchere Bay and the west shore of Island Bay and the Bonnyville Golf and Country Club is situated south of Vezeau Bay beside Chatwin Lake.

There are five public campgrounds and day-use areas around the lake, including Moose Lake Provincial Park on the north shore. The provincial park was opened in 1967; its facilities include 59 campsites, tap water, beaches, a change house, a boat launch and hiking trails. Franchere Bay Provincial Recreation Area on the west end of Franchere Bay is operated by Alberta Recreation and Parks. Its facilities include 200 campsites, a beach, picnic shelters, tap water and a boat launch. Alberta Recreation and Parks also operate Eastbourne Provincial Recreation Area on the south side of the lake. This facility has 13 campsites, pump water, a picnic shelter and a boat launch. Pelican Point Park, situated on the southeast corner of Franchere Bay, is operated by the Municipal District of Bonnyville. It has 40 campsites, picnic tables, pump water and a



FIGURE 1: PELICAN NARROWS, 1980 (SOURCE: ARCHIVES OF ALBERTA)

launch for small boats. The Vezeau Beach Recreation Area on the southeast corner of Vezeau Bay was transferred to the Municipal District in 1988. It is small and has an undefined area for camping, a picnic shelter, a boat launch and a pier (Alta. Hotel Assoc. 1989).

Moose Lake receives intense recreational use during summer, particularly on weekends. In 1983, cottagers accounted for 47 to 67% of the total recreational use (Marshall Macklin Monaghan West. Ltd. (1983). The most popular recreational activities are swimming, fishing, camping and boat.

Located on the eastern shores of Moose Lake, the Summer Village is adjacent to the Municipal District of Bonnyville on its eastern, northern, and southern boundaries. West of the Summer Village, across Moose Lake is Moose Lake Provincial Park. Also sharing the shoreline of Moose Lake is the Summer Village of Bonnyville Beach, located approximately 4 kilometres south of Pelican Narrows.

Primary access to the Summer Village is via Highway 28 – approximately 4 kilometres east of the Summer Village. From Highway 28, direct access to the Summer Village can be made via Township Road 611A (Which becomes Lake Ave. in Pelican Narrows) or Township Road 610/Moose Drive, which intersects with Lake Avenue.

Highway 28 provides regional connections to major communities in the region, including the Town of Bonnyville, the City of Cold Lake, the Town of St. Paul, the Town of Smoky Lake, and the City of Edmonton.

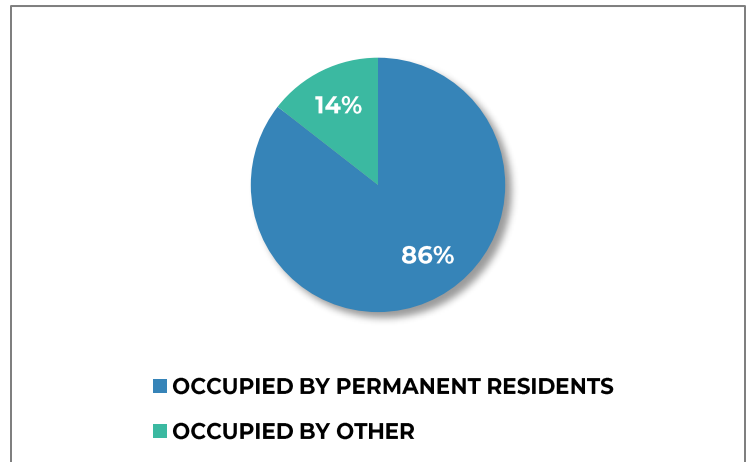


**FIGURE 2: PELICAN NARROWS COMMUNITY SIGN**

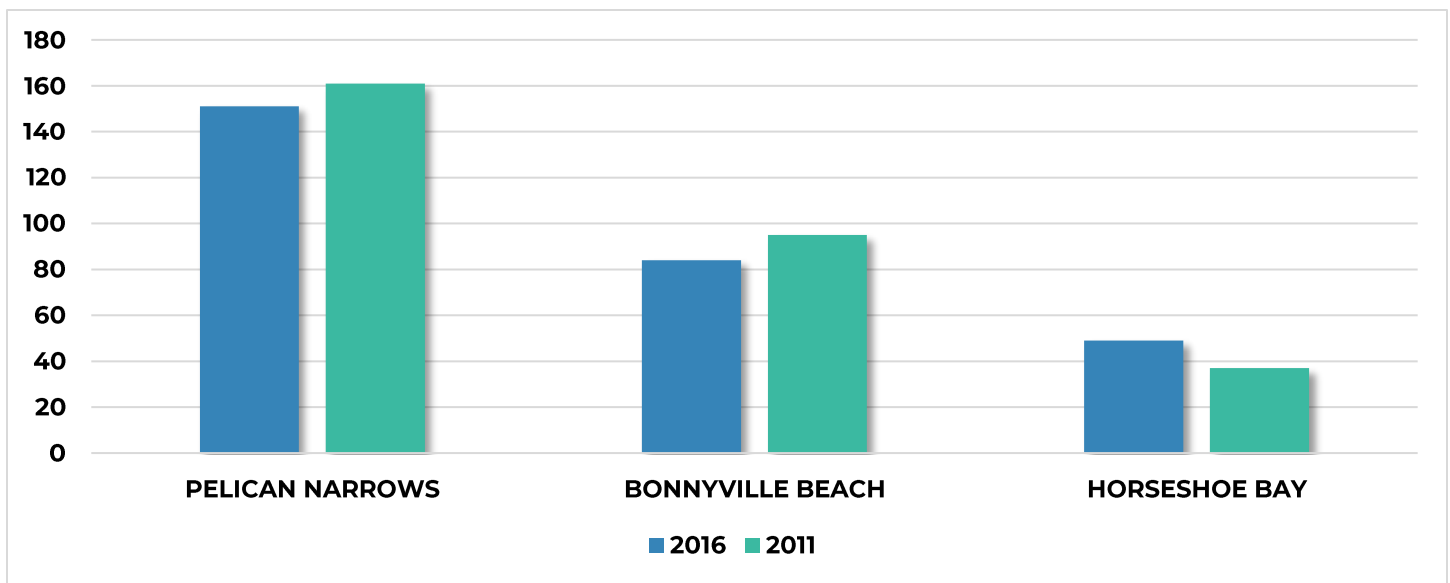
Land use within the Summer Village is predominately residential. Homes within the Summer Village have been developed for both seasonal and year-round use. Non-residential developments in the Summer Village include the Pelican Narrows Community Hall (and playground/sports courts), and undeveloped properties which are utilized for agricultural and recreational purposes.

Commercial uses in the Summer Village consist of home-based businesses that generate little-to-no client traffic and are located within a primary residence or accessory building.

## 2.2 POPULATION AND DEMOGRAPHICS



### POPULATION



Pelican Narrows is the largest Summer Village on Moose Lake, and in the northeast Alberta region by population. In 2016, the Federal Census reported Pelican Narrows to have a population of 151. From 2011 to 2016, the Summer Village’s population decreased by 6.8%.

The average (41.8) and median (45.5) age of Pelican Narrows’ residents are greater than the provincial equivalents (37.8 and 36.7 respectively). Most households (55%) consist of 2 persons.

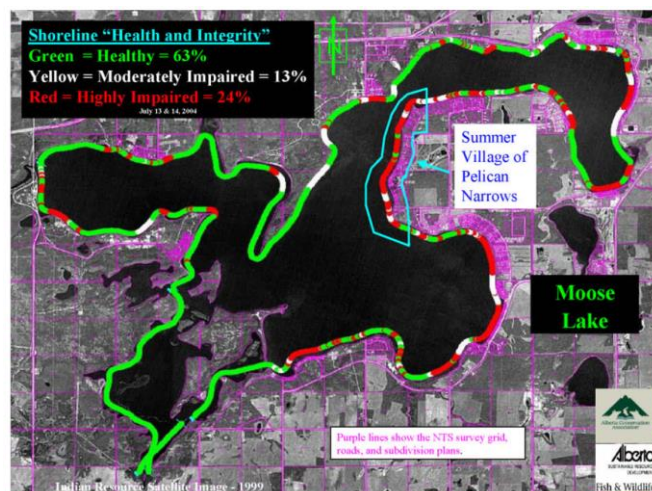
Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents today and well into the future. Ensuring neighbourhood design features which support aging residents (healthy lifestyle choices, multi-modal transportation options, proximity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

## 2.3 ENVIRONMENTAL FEATURES

### SHORELINE

The Summer Village is located along the shoreline of Moose Lake; no major inlets to the lake area located within the Summer Village. Most lands within the Summer Village are within a provincially recognized Environmentally Significant Area, which addresses lands within portions of the Moose Lake watershed (and the Beaver River basin).

The State of the Watershed Environmental Inventory Report for Moose Lake indicates that the majority of the lake's shoreline within the Summer Village is considered 'Highly Impaired.' An impaired shoreline can significantly reduce the capacity of the land to respond to runoff events. However, the majority of the lake's shoreline is considered 'Healthy' – as a whole, the lake's shoreline should be able to respond to water runoff events and water level fluctuations.



**FIGURE 3: SHORELINE HEALTH  
(SOURCE: MOOSE LAKE STATE OF THE WATERSHED  
ENVIRONMENTAL INVENTORY REPORT)**

### WETLANDS

Several wetland areas have been noted by the Province of Alberta adjacent to (and within) the Summer Village of Pelican Narrows. The methodology used to delineate these potential wetlands is not perfectly accurate; the precise location of local wetlands will be determined by a qualified professional at the time of subdivision and/or development at the request of the province and/or municipality.

### HISTORIC RESOURCES

The southern portion of the Summer Village is within an area noted as a potential historic resource. This area has a Historic Resource Value of HRV5, indicating that the area is believed to contain a historic resource (HRV5 is the lowest of the five values assigned by Alberta Culture and Tourism). This area is noted for its potential to contain archeological resources.



**FIGURE 4: MOOSE LAKE IN WINTER  
(SOURCE: ALBERTA PARKS)**

## PART 3: COOPERATION

The Summer Village of Pelican Narrows supports a proactive approach to fostering cooperation with its immediate and regional municipal neighbours and other levels of government, and improving communication on land use and related issues. Anticipated future development and community servicing pressures in the Moose Lake Lake Region supports and enables cooperative approaches to service delivery and land management.

A focus on intergovernmental regional cooperation will foster a respectful working relationship between the Summer Village of Pelican Narrows and neighbouring municipalities. Benefits of collaboration include: more coordinated environmental management and planning efforts, increased opportunities for regional service provision, and greater possibilities for the provision of intermunicipal community services.

### GOAL

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

#### OBJECTIVE 1

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

#### POLICIES

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

#### OBJECTIVE 2

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

#### POLICIES

1. The Summer Village of Pelican Narrows will support the use of intermunicipal agreements and regional partnerships as a means of delivering services such as recreation, emergency, and community services in a co-operative manner.
2. The Summer Village of Pelican Narrows will pursue new intergovernmental initiatives to benefit residents of the Summer Village of Pelican Narrows. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.
3. The Summer Village of Pelican Narrows will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure including highways, railways, and major utility corridors (such as regional water lines, wastewater lines, and powerlines).

4. Where provided the opportunity to do so, the Summer Village of Pelican Narrows will work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
5. The Summer Village of Pelican Narrows will circulate applications for proposed subdivisions and for proposed major developments to adjacent municipalities for comment.
6. The Summer Village of Pelican Narrows will refer proposed amendments to this Plan for comment to:
  - a. The MD of Bonnyville if the amendment may affect land in the MD of Bonnyville;
  - b. Any public agency whose interest is relevant to the proposed amendment; and
  - c. Any other person or agency that Council considers necessary.
7. No annexations of land into the Summer Village (except those intended to address servicing responsibilities, or to remedy lake boundary changes) may be considered by Council without an amendment to this plan.

### OBJECTIVE 3

To ensure consistency and transparency in community engagement strategies and consultation.

#### POLICIES

1. The Summer Village of Pelican Narrows will develop a public consultation policy.

### OBJECTIVE 4

To demonstrate fiscal responsibility in governance decisions and expenditures.

#### POLICIES

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

## PART 4: FUTURE LAND USE

### GOAL

Future growth and development is designed to mitigate environmental risk and conserve significant environmental features.

#### 4.1 PLANNING AREAS

The boundaries of the future land use areas, as illustrated on [MAP 2 – FUTURE LAND USE](#), are intended to be conceptual and are subject to refinement at the subdivision stage of development.

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

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

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

This plan assumes that as development proceeds, the responsible agencies will acquire land through private purchase or the dedication of municipal reserve to accommodate these land uses.

<b>RESIDENTIAL</b>	Lands within the Summer Village of Pelican Narrows identified on <a href="#">MAP 2 - FUTURE LAND USE</a> as <b>RESIDENTIAL</b> are areas where residential development will be the predominant future land use.
<b>COMMUNITY</b>	Lands within the Summer Village of Pelican Narrows identified on <a href="#">MAP 2 - FUTURE LAND USE</a> as <b>COMMUNITY</b> are areas that will remain in their natural state to facilitate low-impact recreational/social uses and support the ecological health of Moose Lake.

## 4.2 DEVELOPMENT CAPACITY

Ensuring ecosystem health and supporting water quality conservation and restoration within the Summer Village are primary considerations of the MDP. New development that will negatively impact the viability of the Moose Lake ecosystem and overall health of the lake will not be allowed. Maintaining the recreational capacity of the lake and the quality of life for residents and visitors is also a primary consideration of this MDP.

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

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

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

Development capacity may also be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Moose Lake Watershed. Additional information will be required to provide a clearer picture of which areas within the Summer Village provide the greatest conservation and restoration value.

Future development capacity 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 Moose Lake and where there are not presently significant environmental hazards that would make the site unsuitable for new or redevelopment.

### OBJECTIVE 1

Ensure that future land use activities in the Summer Village do not exceed the land or lake's capacity for development.

### POLICIES

1. Development proposals that seek to significantly increase the overall residential or recreational density of the Summer Village will require an amendment to this MDP.
2. A multi-lot subdivision application that increases the overall density of the Summer Village shall be accompanied by the following:
  - a. A hydrogeological assessment which indicates how impacts on the aquifer, riparian areas, recharge areas and contributing areas will be mitigated.
  - b. A plan for minimizing the clearing of vegetation on each of the proposed lots to ensure that 50% of each lot will remain in vegetative cover.
  - c. A plan for the implementation of low impact development design standards for new stormwater management infrastructure.
  - d. A construction management plan.
  - e. A restrictive covenant will identify requirements based on best practices for managing clean run off must be incorporated into the lot grading and drainage plans effecting the overall development.

- f. If the development area includes wetland or riparian areas, a wetland inventory and riparian area assessment will also be required.

### 4.3 DEVELOPMENT PHASING AND SEQUENCE

The Summer Village of Pelican Narrows recognizes that most new developments in the Summer Village will occur as individual proponents choose to make applications. However, this MDP seeks to establish a logical pattern and sequence of development in the Summer Village. This would avoid ad hoc development that is typically based on a particular land owner's preferred development timing, which may not contribute to an overall cost and environmentally efficient growth pattern. Clustering development in specific areas is proposed for several reasons:

- To avoid ad hoc development and promote orderly, staged growth;
- To minimize the cost of road upgrades and maintenance for the Summer Village and developers;
- To minimize environmental impacts by locating new developments close to each other allowing environmental impacts to be managed effectively.
- To minimize the costs of municipal services (e.g. emergency services, etc.).

For proposed multi-phased developments in the Summer Village, applications must include information about the proposed phasing of new lots. For proposed multi-phased developments, the Summer Village of Pelican Narrows will monitor the performance during each phase of new development. Staged or phased developments that do not comply with approved plans (including nutrient management plans and drainage plans) will not be allowed to proceed with further stages until compliance issues have been rectified to the satisfaction of the Summer Village.

## OBJECTIVE 2

Ensure that future development in the Summer Village occurs in a safe, orderly and efficient manner.

### POLICIES

1. When considering subsequent phases of multi-lot developments, Summer Village Council/the Approving Authority shall have regard for:
  - a. Lake water quality evaluation as recommended by Alberta Environment;
  - b. Survey of residents/visitors to determine their experiences with the prior stages of the development;
  - c. Review of emergency service availability;
  - d. Public meeting to hear resident/visitor input;
  - e. Consultation with relevant government agencies; and
  - f. Any other studies or assessments that Summer Village Council and the Approval Authority deems necessary.
2. Should Summer Village Council/the Approving Authority deem that additional development may jeopardize the Lake's water quality and natural ecosystems or seriously impact the quality of life of existing residents, or decide that other factors would recommend against further development, they may do one or all of the following:
  - a. Impose additional controls over further development;
  - b. Restrict further development; and/or
  - c. Refuse to permit any further development.

- d. The Summer Village of Pelican Narrows will seek to implement FireSmart Canada recommendations into the Summer Village of Pelican Narrows Land Use Bylaw.

#### 4.4 GENERAL DEVELOPMENT

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

### OBJECTIVE 3

Establish requirements for all development activities in the Summer Village to ensure that important natural features and ecological systems are protected.

### POLICIES

1. Commercial development within the Summer Village of Pelican Narrows (except for home-based businesses that do not generate high volumes of vehicle traffic) shall be prohibited. Proposals for commercial development within the Summer Village (including recreation-focused businesses) shall require an amendment to this plan prior to consideration by the Development Authority.
2. The Summer Village of Pelican Narrows shall require that landowners and development proponents wishing to undertake any stripping, grading and significant brushing activities apply for a development permit. Significant brushing activities means the clearing of vegetation on a lot that could adversely impact offsite drainage, result in flooding on adjacent properties, impact slope stability, and/or negatively impact water quality.  
  
No stripping or grading activities (where the proposed grades will not adversely affect the drainage of the subject or adjacent lots) shall occur unless a develop permit is issued by the Summer Village of Pelican Narrows Development Authority.
3. As part of a development permit application for stripping and grading activities that are required as per the Summer Village's Land Use Bylaw, the Summer Village of Pelican Narrows shall require the applicant to produce a Construction Management Plan. This Plan should address:
  - a. The management of construction vehicles and materials;
  - b. The retention of native vegetation;
  - c. The stockpiling and retention of top soils removed during construction;
  - d. Dust, noise, and light control measures;
  - e. The control of mud and earthen materials on nearby roads and trails;
  - f. The control of stormwater runoffs and drainage channels;
  - g. The control of onsite sediments and treatment of runoff flows;
  - h. Any other matter requested by the Development Authority.
4. The Summer Village of Pelican Narrows shall require landowners and development proponents to manage post-development activities on lots to prevent the degradation of lake water and ground water quality by:
  - a. Retaining native vegetation that does not require irrigation;
  - b. Controlling the proliferation of invasive species;
  - c. Applying low-impact development strategies;
  - d. Encouraging the installation of rain gardens and absorbent landscaping materials; and

- e. Prohibiting the use of fertilizers and pesticide use on private lots and reserve parcels except for the control of noxious weeds.
5. Permeable and/or semi-permeable surfaces should be maintained on residential and reserve lots to support onsite water filtration, and decrease surface runoff.
6. Applications for development and/or subdivision within the Summer Village on sites which may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.
7. All reasonable efforts must be made to preserve wetlands within the Summer Village. If a wetland is proposed to be disturbed then the proponent must satisfy all requirements of Alberta Environment and Parks.
8. At the time of subdivision, the boundary of wetlands will be determined by a qualified professional adhering to the Province's Wetland Policy.
9. All applications for subdivision and/or development on lands identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from AB Culture and Tourism. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
10. All applications for subdivision and/or development on lands identified as containing environmentally significant areas may be required to provide additional information (as requested by the Approving Authority) to demonstrate the suitability of the site for the intended use.

## 4.5 AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT

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

### OBJECTIVE 4

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

### POLICIES

1. The only extensive agricultural uses that shall be allowed are the extensive agricultural uses that exist as of the date of approval of this Municipal Development Plan.
2. Local small scale agricultural activities such as gardens and non-commercial greenhouses shall be encouraged.
3. The keeping of animals shall be in accordance with the regulations of the Summer Village of Pelican Narrows Land Use Bylaw.
4. No logging shall be permitted within the Summer Village.
5. No aggregate resource extraction developments will be allowed within the Summer Village.
6. The development of oil and gas infrastructure (e.g. wellsites, pipelines) shall be discouraged within the Summer Village of Pelican Narrows. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features.

## PART 5: THE WATERSHED

A watershed refers to the area of land that drains into a body of water (in this instance, Moose 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. For example, runoff from agricultural land often is a source of nutrients and bacteria. Lake waters may also be polluted by nutrients and bacteria leaching from septic systems into shallow aquifers. Runoff from urban and agricultural areas can contribute significant quantities of nutrients, bacteria, pesticides, metals, oils and other contaminants to lakes. To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.

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

All lands within the Summer Village drain into Moose Lake, although the direction and method varies. The Summer Village recognizes that, as stewards of Moose Lake, residents and visitors have a responsibility to ensure that land use and development activities on land do not negatively impact the Lake's water quality.

### GOAL

New developments and municipal programs protect and enhance Moose Lake and the community's other unique ecological features.

#### 5.1 RIPARIAN AREAS, RESERVES, AND EASEMENTS

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

The riparian setbacks for wetlands (as defined under the Wetlands of Canada, Environment Canada, 1981) within or adjacent to development sites will be determined on a site specific basis but will not be less than 15 m. The primary purpose of the 15 metre setback is to protect water quality by capturing sediment and chemicals before they reach the lake. The effectiveness of the strip is greatly enhanced by the presence of vegetation and a grass strip to help capture phosphorous. A 15 m setback will also be applied to permanent streams flowing into the lake to protect from erosion and contamination; public access may be located along the environmental reserve corridors.

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

### OBJECTIVE 1

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

### POLICIES

1. As part of subdivision approval, an environmental reserve shall be required along the shoreline of Moose Lake, and a 15 m environmental reserve will be required from the 1 and 100 year flood line of all wetlands and permanent streams.
2. Environmental Reserves may be increased due to steep slopes, erosion, shallow ground water, or particularly sensitive contamination concerns at the discretion of the Subdivision Authority.

3. Development setbacks may be increased due to steep slopes, erosion, shallow ground water, or particularly sensitive surface water contamination concerns at the discretion of the Development Authority.
4. The Summer Village of Pelican Narrows may require subdivision and/or development proponents to provide groundwater studies and/or a hydrological assessment designed to identify areas with shallow groundwater susceptible to contamination.
5. Individual landowners and/or development proponents with lands adjacent to the shoreline of Moose Lake shall not be permitted to create an artificial beach or plant grass or non-native plant species within an environmental reserve setback.

## 5.2 NATURAL VEGETATION AND PROPERTY INITIATIVES

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

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

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

### OBJECTIVE 2

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

### POLICIES

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

1. The Summer Village of Pelican Narrows shall encourage individual landowners and/or development proponents to preserve important forest cover surrounding Moose Lake when planning new developments, to the greatest extent possible.
2. As part of the effort to ensure the long-term sustainable health of the lake's natural ecosystems and water quality, the Summer Village of Pelican Narrows in collaboration with the local community shall encourage individual landowners and/or development proponents to contribute to the restoration and the re-establishment of natural vegetation cover within the Moose Lake watershed (using native plant species).
3. Connectivity between habitat patches (forested areas) around the lakeshore shall be maintained and enhanced to ensure the ecological viability of remaining habitat.
4. Subdivision and development proposals shall be designed to conserve and where possible avoid unique habitat areas and significant wildlife corridors.
5. The Summer Village of Pelican Narrows shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place the Summer Village may require the submission of a construction management plan. Adherence to the construction management plan may be a condition of development approval.

## PART 6: RESIDENTIAL DEVELOPMENT

As a Summer Village, Pelican Narrows is home to seasonal and year-round residents. As no commercial, industrial, or institutional uses exist within the Summer Village, the community's long term focus is to provide a safe and welcoming environment for residents and visitors.

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

The Summer Village wishes to ensure that any future residential development/re-development occurs in a manner that respects the natural environment and compliments the existing community.

### GOAL

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

#### OBJECTIVE 1

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

#### POLICIES

1. Residential development in the Summer Village shall consist of single detached dwellings, on lots of a sufficient size to accommodate private onsite water and wastewater systems.
2. All new residential developments shall be serviced with onsite water and sanitary systems, to the satisfaction of the Summer Village of Pelican Narrows and applicable provincial departments.
3. All private sewage disposal systems on residential lots must be sealed, on-site holding tanks that conform to current provincial standards and requirements.
4. New residential development shall not be permitted within 6 m of the 1 and 100 year flood line of water bodies including wetlands.
5. Garage and Secondary Suites (within a principal dwelling) shall be allowed within the Summer Village, as provided for the in the Summer Village of Pelican Narrows Land Use Bylaw.

## PART 7: RECREATION

Recreational opportunities for residents and visitors of the Summer Village of Pelican Narrows are primarily low-impact activities, such as walking, biking, boating, utilizing the Community Hall's sports courts and playground, and other lake activities.

The Summer Village wishes to continue to support a healthy and active community.

### GOAL

A safe, vibrant community with low-impact infrastructure that respond to the current and anticipated recreational needs of residents and visitors.

#### 7.1 COMMUNITY INFRASTRUCTURE

Recreational infrastructure in the Summer Village of Pelican Narrows includes a walking trail system and a playground.

##### OBJECTIVE 1

Support the development of low-impact community infrastructure that does not have a negative impact on important natural features and ecological systems.

##### POLICIES

1. The Summer Village will encourage the development and maintenance of trail systems within the Summer Village on lands owned by the Summer Village.
2. Low impact recreational developments shall be encouraged (such as hiking, bicycling, swimming, cross country skiing and show shoeing, etc.) outside of the shore lands and riparian areas.
3. Formal trails for motorized recreational activities shall not be permitted within the bed and shore of Moose Lake or within riparian areas.

#### 7.2 PUBLIC ACCESS

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

##### OBJECTIVE 2

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

##### POLICIES

1. All temporary structures (i.e. docks, piers, mooring buoy, swim platforms, boatlifts) occupying the bed & shore of Moose Lake shall require a Temporary Field Authorization from Alberta Environment and Parks.
2. All new or replacement docks shall require a development permit.
3. Communal docks shall be constructed as either floating, pipe or pile docks.
4. The placement of communal docks and lakeshore access shall avoid known spawning and rearing habitats for fish and nesting and brood-rearing habitats for water birds.

5. Developers, property owners or landowners of a lakeshore property shall not carry out any work or undertaking that results in the harmful alteration, disruption or destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, Water Act and Public Lands Act authorizations may be required.
6. Existing residential areas that are near or adjacent to a proposed public access site should be buffered. A constructed, berm or vegetative buffer should be placed between the residence and a new public access to mitigate noise and the impacts of increased foot traffic. All buffering shall be provided to the satisfaction of the Development Authority.

## PART 8: INFRASTRUCTURE

As a small residential community, the Summer Village of Pelican Narrows maintains a limited network of municipal infrastructure. Roads and culverts in the Summer Village are maintained by the municipality to a rural standard.

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

Emergency and solid waste services for the Summer Village are provided by the MD of Bonnyville through intermunicipal agreements.

### GOAL

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

#### 8.1 ROADS

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands; now, and into the future. It will be the responsibility of individual development proponents to demonstrate to the Summer Village of Pelican Narrows (and where necessary, the MD of Bonnyville) the impact their proposed development(s) will have on local roads and will be responsible for any updates, expansions, extensions, and studies that will be required to support the proposed development(s).

#### OBJECTIVE 1

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

#### POLICIES

1. New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
2. Access to lots within the Summer Village shall not be permitted through lots within adjacent municipalities.
3. The Summer Village may restrict the use of heavy vehicles on local roads to protect the integrity of the road.

#### 8.2 WATER SERVICING

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

New and/or 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.

#### OBJECTIVE 2

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

#### POLICIES

1. Water servicing in the Summer Village of Pelican Narrows shall be via individual water systems.
2. Water systems in the Summer Village of Pelican Narrows shall comply with all current provincial rules and regulations.

### 8.3 SANITARY SERVICING

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

#### OBJECTIVE 3

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

#### POLICIES

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

### 8.4 STORMWATER MANAGEMENT

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

Stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties.

#### OBJECTIVE 4

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

#### POLICIES

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

## PART 9: IMPLEMENTATION

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

### GOAL

Responsible and transparent land management and development processes guide decisions.

#### OBJECTIVE 1

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

#### POLICIES

1. Amendments to this Plan shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Summer Village of Pelican Narrows.
2. When this Plan or any part thereof takes effect, the Summer Village of Pelican Narrows Land Use Bylaw shall be amended, if necessary, to conform to this Plan.
3. The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Summer Village of Pelican Narrows are being met. A review may be appropriate when:
  - a. changes in economic, social or technical developments occur;
  - b. a new Council is elected; or
  - c. an amendment to the Plan is made.
5. Should changing conditions necessitate an amendment to this Plan, the amendment will be by bylaw.
6. In order to ensure that the original intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the Plan may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
  - a. a formal request for amendment will be submitted to Council;

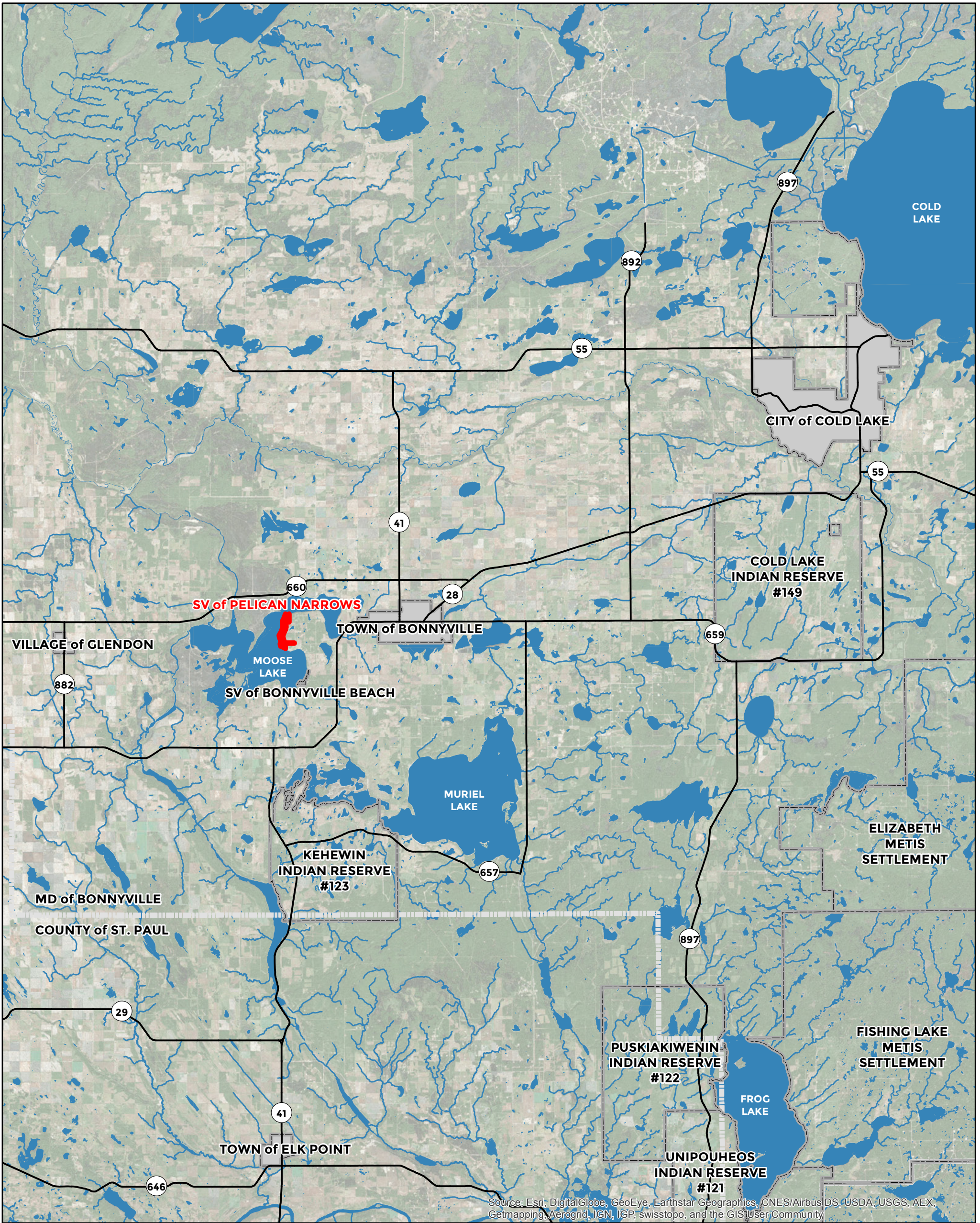
- b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
  - c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
  - d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
7. When considering an amendment to this Plan, Council and Administration shall comply with all notification and public consultation requirements in the Municipal Government Act.
8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
9. Summer Village of Pelican Narrows Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this Plan.

## PART 10: MAPS

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**10.1 REGIONAL LOCATION**

**10.2 FUTURE LAND USE**

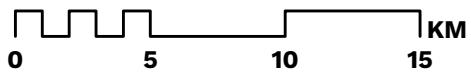


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# SUMMER VILLAGE OF PELICAN NARROWS

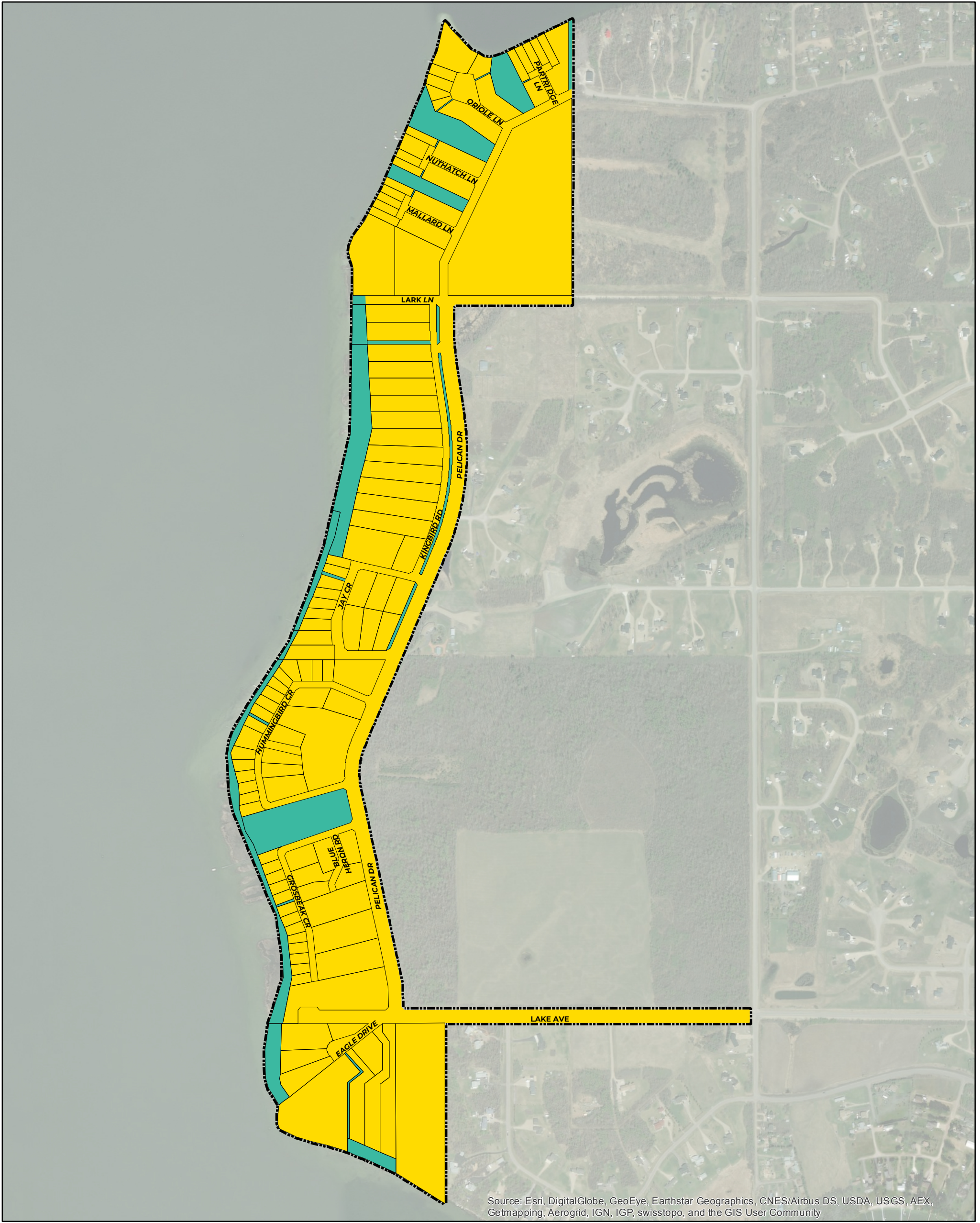
# MAP 1 REGIONAL LOCATION

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



summer village of PELICAN NARROWS





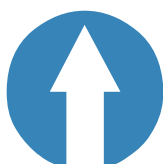
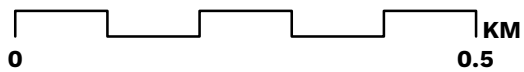
# SUMMER VILLAGE OF PELICAN NARROWS

## MAP 2 FUTURE LAND USE

### LAND USE AREAS

- RESIDENTIAL
- COMMUNITY

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



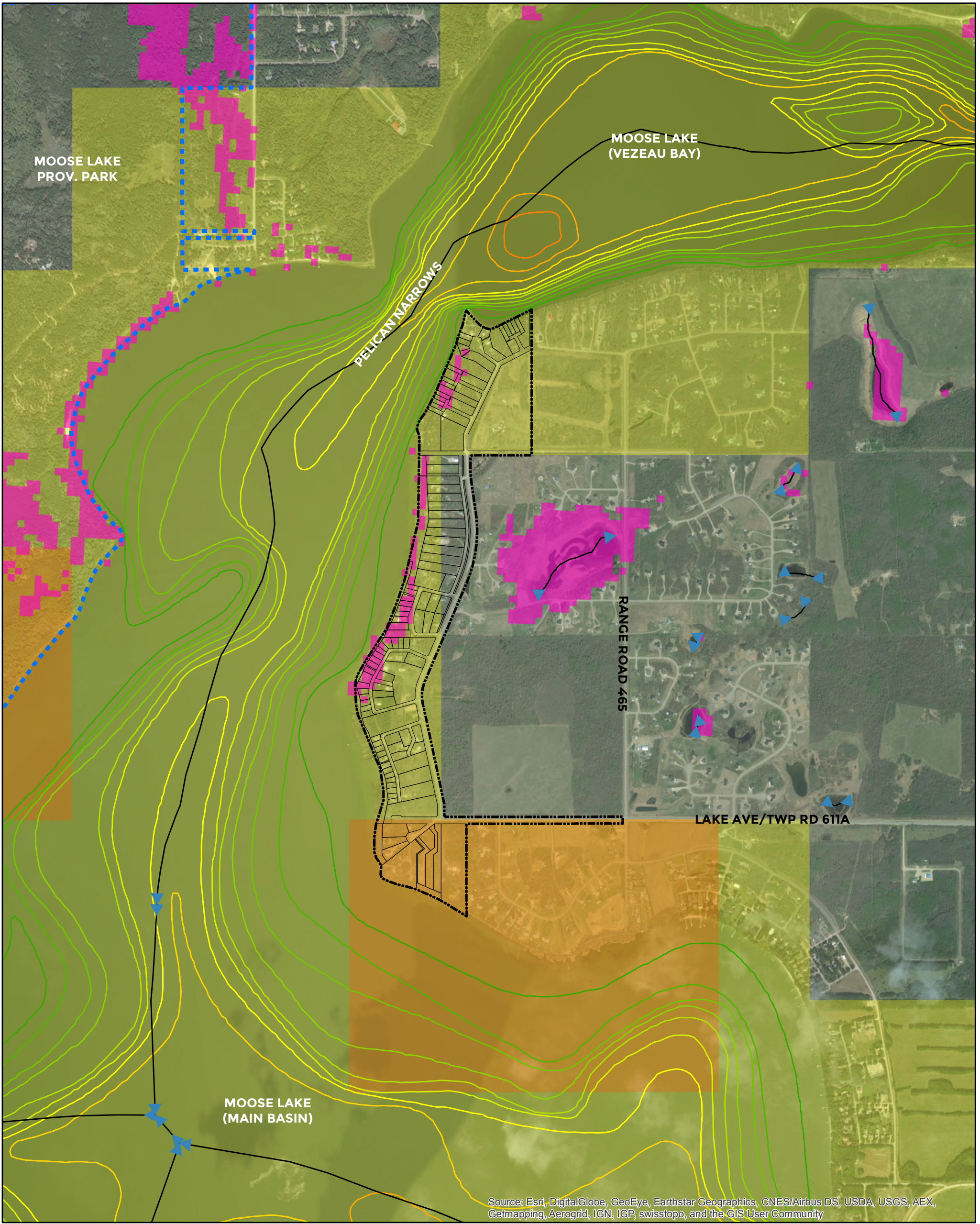
summer village of PELICAN NARROWS



# APPENDIX A

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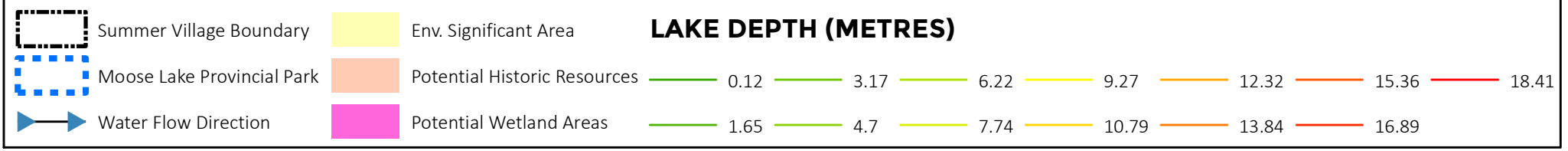
## MAP A.1 – LOCAL FEATURES



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

# SUMMER VILLAGE OF PELICAN NARROWS

# MAP A.1 LOCAL FEATURES



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

