

SUMMER VILLAGE OF HALF MOON BAY MUNICIPAL DEVELOPMENT PLAN

Adopted under By-law 97-00

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Third Reading: November 20, 2000

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I. OVERVIEW

1.1_ Location

The Summer Village of Half Moon Bay is an incorporated municipality located on the south side of Sylvan Lake approximately 10 kilometers west of the Town of Sylvan Lake (N.E. Section 11-39-2-5). The summer village is located within Lacombe County, and is bounded on the east by Red Deer County. Camp Wood, owned by the Boy Scouts of Canada, is on the western boundary, and Camp Kasota, owned by the United Church of Canada is on the eastern boundary.

1.2 History

The property which is now the Summer Village of Half Moon Bay was crown land until 1947. It was farmland until 1960, when the three owners had the property subdivided. The co-developers of the new sub-division scoured the shoreline to create the beach and to stabilize the lake floor adjacent to the beach. They also planted 100 evergreen trees and Manitoba Maple trees along the natural grass belts on the newly created Half Moon Bay Drive.

The summer village became an incorporated municipality on January 1st, 1978. There are 68 lots, 57 of which have homes built on them. The summer village is a blend of seasonal and permanent dwellings, with the majority being seasonal. There has been minimal recent development with the exception of three new houses built in the last ten years on existing lots. There have been ongoing repairs and renovations to existing homes. There are now only nine locations available for new homes.

Prior to incorporation as a summer village, the residents established and supported a committee to monitor Environmental Protection.

2.0 PURPOSES AND OBJECTIVES

2.1 Process

The Municipal Development Plan (The MDP) was prepared for consideration based on the requirements for municipal development plans as outlined in *Section 632* of the *Municipal Government Act (MGA)*. *Section 632* of the MGA requires that a municipal development plan address future land use and growth patterns within the municipality, transportation and municipal services and may address environmental matters, financial resources, and any other matter relating to the physical, social or economic development of the municipality.

2.2 Purpose

The Municipal Development Plan outlines the vision that Council and the residents of Half Moon Bay have for the municipality.

The overall purpose of the Municipal Development Plan is to serve as a guiding policy to assist municipal decision-making in a comprehensive way. It provides the framework that represents the image that residents have of what the Summer Village of Half Moon Bay should be, a quiet, safe and secure community meeting the needs of both the permanent and seasonal residents.

2.3 Objectives

Objectives are:

- a) to maintain a low density, single family residential community within a seasonal recreational environment,
- b) to preserve and protect the existing public open spaces within the summer village proper,
- c) to address the future development of adjacent lands outside the current boundaries of the summer village,
- d) to encourage residents to become more environmentally aware and to become stewards of the natural environment of Sylvan Lake as a whole,
- e) to establish policies as a basis for working cooperatively with adjacent municipalities and landowners on matters which affect the summer village.

3.0 LAND USE, PUBLIC ACCESS, OPEN SPACE AND NATURAL ENVIRONMENT

3.1 Land Use By-law

The Summer Village of Half Moon Bay has had a *Land Use Bylaw (LUB)* in effect since 1976, last revised in 1996. It is intended that the MDP and the *Land Use Bylaw* be consistent as it the LUB which implements the policies of the MDP.

3.2 Public Access

Access to the lakeshore is afforded by Aspen Place at the west end, and also the area immediately adjacent to the east boundary of the village. Range Road 21, which is within the

jurisdiction of Red Deer County, is extensively used as a public access point to the lake.

3.3 Open Space

The Summer Village of Half Moon Bay is fortunate in having a well planned open space system which was an integral part of the original subdivision design and which was designated as environmental open space. The system consists of two major reserve parcels located between Hummingbird Lane and Lakeview Road and between Lakeview Road and Warbler Close. These provide large areas for passive recreation between Half Moon Bay Drive and the lakeshore. In addition, there is a reserve area along the lakeshore between the lake and the residents' property line also designated as environmental open space. Walkways have been developed within these reserves.

3.3.1 Policies

The Summer Village of Half Moon Bay supports:

- i) Passive recreational uses (such as walking, bird watching, etc) on all municipal reserve parcels.
- ii) Active recreational uses (such as volleyball, horseshoes, etc) should be restricted to the reserve area on the lakeshore.

3.4 Natural Environment

The Summer Village will endeavor to maintain its secluded natural setting by retaining the 'country lane' atmosphere. We wish to protect and respect the topography, wildlife, vegetation, shoreline and water quality of our segment *of the lake*.

Therefore it is in all our interests to keep the shoreline as natural as possible by minimizing disturbance, maintaining native plants and keeping the shoreline undisturbed. Any proposed changes to the shoreline should be for the purpose of protecting the shoreline and should be made only after proper consultation with the appropriate authorities.

3.4.1 Policies

- i) Native, natural and existing vegetation shall be preserved on ALL municipal reserve parcels. The removal or alteration of any vegetation on reserve land for the creation or enhancement of views of the lake shall be strictly prohibited.
- ii) There shall be no addition of vegetation to reserve land for the benefit of individual residents for reasons of protection or privacy or where the addition of vegetation may interfere with the use and enjoyment of reserve land. The addition of suitable vegetation on private property is encouraged.

- iii) Any changes to the vegetation on any reserve land shall be at the discretion of the municipal council in consultation with village residents where appropriate.
- iv) There shall be no dumping of any material on municipal reserve lands.

4.0 RESIDENTIAL DEVELOPMENT

Decisions on permanent residential and seasonal residential/recreational land uses are the exclusive responsibility of Council in consultation with the residents of Half Moon Bay.

4.0.1 Policies

- i) Single family dwellings shall be the exclusive form of development within Half Moon Bay.
- ii) Mobile home/travel trailers will not be permitted beyond occasional weekend use by visitors or to enable residents to remain on the property during renovations or construction of the home on the property.. Permanent storage of mobile homes and/or travel trailers is prohibited, as is parking of mobile home/travel trailers on reserve land.
- iii) Detached garages shall be permitted adjacent to the road if they are architecturally compatible with the main dwelling and with adjacent developments. No direct access to Half Moon Bay Drive is permitted.
- iv) To maintain high standards, all residential development present and future shall strictly conform to the standards approved by Summer Village of Half Moon Bay.
- v) All residential lots will be required to maintain an appropriate appearance from all access roads.
- vi) Commercial uses of residential property is not encouraged and will generally not be permitted unless approved by the Council of the Summer Village.
- vii) Developments and land uses adjacent to sour gas facilities shall be as stated in the *Provincial Subdivision and Development Regulation 212/95*.

5.0 GROWTH, CHANGE AND ANNEXATION

There is limited potential for growth within the current municipal boundaries of Half Moon Bay. There is, however, the potential for development of adjacent properties.

Camp Wood and Camp Kasota are designated as Integrated Recreational Districts and therefore the potential for further development of these areas is limited.

However, there is significant potential for residential development of the lands on the south side of Half Moon Bay Drive. This land is presently within the jurisdiction of Lacombe County. If annexation were to be considered, the boundaries of such a proposal should be clearly defined, and should not encroach on better agricultural lands when alternative directions of expansion are available.

5.0.1 Policies

- i) An evaluation of the appropriateness for annexation of the property to the Summer Village of Half Moon Bay is mandatory and will include:
 - a) an assessment of the ability of the proposed residential development to accommodate sewage and water services, including storm and winter runoff drainage systems,
 - b) a study of the impact of potential additional residential development on the open space system of Half Moon Bay, and the potential for integration for integration of any public open space system with the open space system of Half Moon Bay,
 - c) a study of the availability of pedestrian and boat access to the lake,
 - d) a study of the compatibility of proposed residential development with the existing summer village in terms of lot size and orientation and proposed designation of reserve lands,
 - e) a study of the impact of increased traffic on Half Moon Bay Drive. In keeping with the existing plan of the Summer Village of Half Moon Bay, there should be no direct access from individual lots to Half Moon Bay Drive.
 - f) an assessment of the need for an area structure plan or a fringe area agreement,
 - g) if annexation is NOT to be considered, the above criteria shall be used to

establish the position of the Summer Village on proposed development adjacent to its borders.

6.0 TRANSPORTATION

The Summer Village of Half Moon Bay is serviced primarily by Half Moon Bay Drive, which is a collector road for Hummingbird Lane, Lakeview Drive, Warbler Close and Aspen Place.

6.0.1 Policies

- i) All municipal roads shall be developed and maintained to a country lane standard that is acceptable to the summer village and in conformity with proper engineering standards
- ii) There is no direct residential access to Half Moon Bay Drive.
- iii) The Summer Village will ensure adequate construction and maintenance of roads, and suitable signage.

7.0 MUNICIPAL SERVICES AND UTILITIES

All development within the summer village is currently serviced by private sewage treatment and/or disposal systems. Most lots either have a private water well or a shared well with adjacent properties. There are no piped services for either sanitary services or water within the village. When these services become available, it is expected that in time, all properties will be connected.

7.0.1 Policies:

- i) All property owners shall maintain their private or shared water wells to the standards established by the provincial government
- ii) All property owners shall maintain their private sewage systems to the standards established by the Provincial Government.
- iii) The Summer Village shall ensure that the natural drainage courses within the village and to the south of the village are maintained in a stable and adequate condition.

- iv) Municipal services such as household waste removal, snow clearing and road allowance grass cutting are covered through taxes and tendered where appropriate.

8.0 AMENDMENTS AND REVIEW

The Half Moon Bay Municipal Development Plan may be amended as necessary in accordance with the provisions of the Municipal Government Act.

A review of the Plan should be conducted every five years.

9.0 APPENDICES

9.1 Maps

- i) Map showing location of the Summer Village of Half Moon Bay
- ii) Map showing areas, developments and uses adjacent to the Summer Village of Half Moon Bay
- iii) Detailed map of the Summer Village of Half Moon Bay, including walkways

MUNICIPAL DEVELOPMENT
PLAN
Appendices 9.1.iii)

PUBLIC & MAINTAINED
WALKWAYS

SYLVAN LAKE

ASPEN PLACE

12

10

8

5

13

15

1

3A

5

10

4

LAKEVIEW ROAD
HALFMOON BAY DRIVE

1

5

17

18

20

2

6

5

LANE

6

7

1

1

12

R-11

NE 1/4 SEC 11, 39-2-5

Sept/99

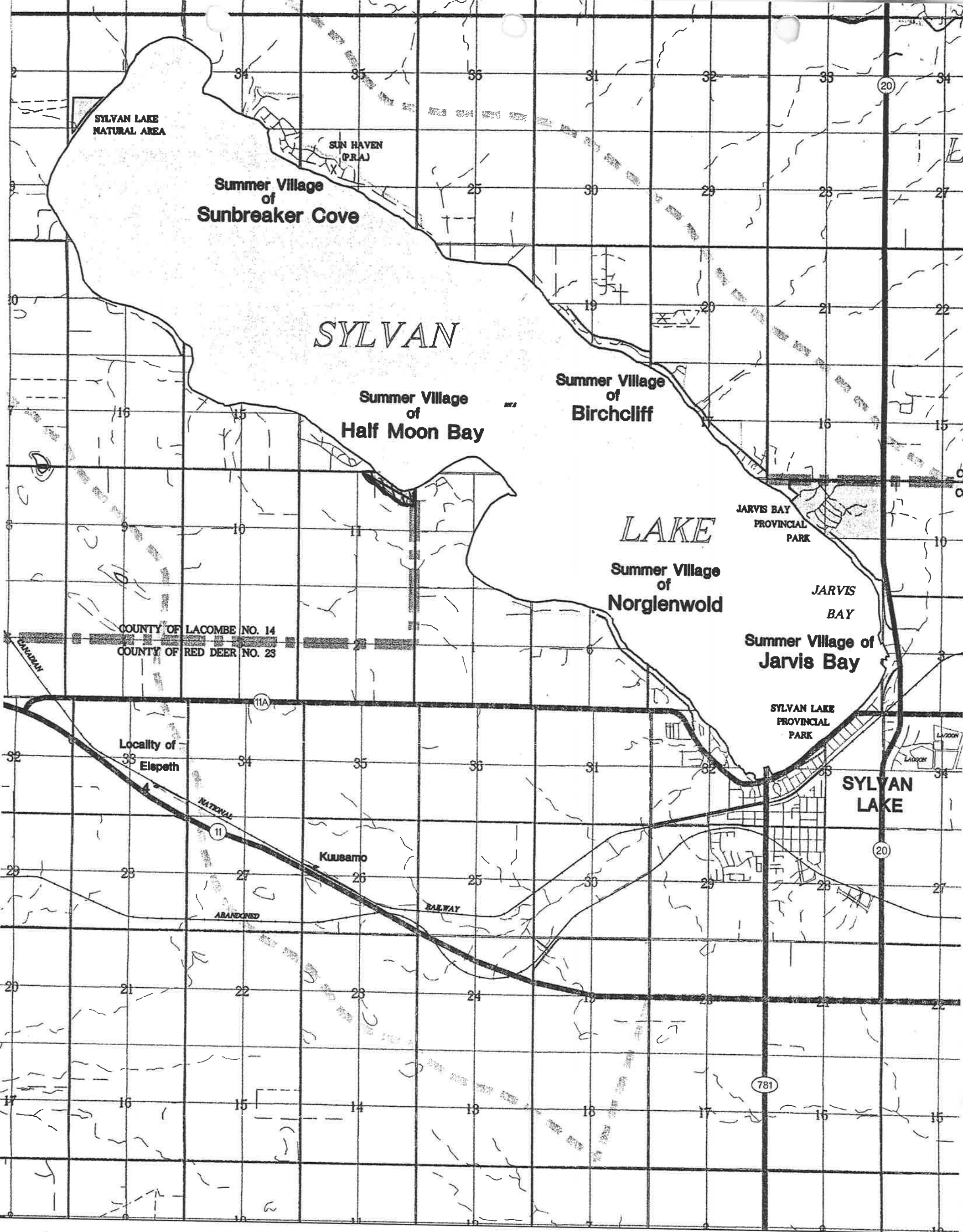
SUMMER VILLAGE OF
HALFMOON BAY
BASE MAP



PARKLAND COMMUNITY PLANNING SERVICES

1:2500





Sylvan Lake

SUMMER VILLAGE OF
 HALF MOON BAY
 MUNICIPAL DEVELOPMENT PLAN
 Appendices 9.1.i)



SCALE 1:50,000

metres 500 0 1000 2000 metres



