



NORGLLENWOLD PLAN 2011

October 2011

NORGENWOLD PLAN 2011
(being the Summer Village of Norglenwold Municipal Development Plan)

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1.0 WHAT IS NORGLNWOLD PLAN 2011

1.1 BACKGROUND

Norglenwold Plan 2011, being the Municipal Development Plan for the Summer Village of Norglenwold, is the chief community and land use planning document for the Summer Village. This Plan is primarily a policy document that serves as a framework to guide decisions on community growth, the uses of land and the conservation of resources, as well as the means to implement these decisions. The plan is mostly long-term and general in nature; in being so, it reflects the form and nature of community that is desired far into the future by Norglenwold's residents.

More detailed statutory plans, including area structure plans and area redevelopment plans, and outline plans may be adopted for portions of Norglenwold to provide greater detail for land use change, development and conservation measures.

1.2 LEGISLATIVE FRAMEWORK

As the Municipal Development Plan (MDP) for the Summer Village, Norglenwold Plan 2011 is a statutory plan adopted pursuant to the Municipal Government Act (Revised Statutes of Alberta 2000 Chapter M-26). While the Act makes it optional for municipalities with a population of less than 3,500 to adopt a Municipal Development Plan, Norglenwold views that having an MDP is important to guide Norglenwold into the future.

The Municipal Government Act requires that a municipal development plan address:

1. the future use of land within the municipality,
2. the manner of and proposals for future development in the municipality,
3. the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is not intermunicipal development plan with respect to those matters in those municipalities,
4. the provision of transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities,
5. the provision of municipal services and facilities either generally or specifically,
6. policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
7. policies respecting the provision of municipal, school or municipal and school reserves, and policies respecting the protection of agricultural operations.

The Municipal Government Act also indicates that a municipal development plan may address, among other matters:

1. environmental matters,
2. coordination of programs related to the physical, social and economic development, and
3. goals, strategies and policies.

1.3 Relationship with Other Plans

Norglenwold Plan 2011 is greatly directed by Norglenwold's '*Strategic Planning Directions*'. These directions provide the Vision Statement of the municipality, as well as its core values and guiding principles, which are cited in Section 4 of Norglenwold 2011. As required by the Municipal Government Act, all other statutory plans when adopted by the Summer Village must be consistent with Norglenwold Plan 2011,

Norglenwold has an extremely small land base. Most of the land within the municipality is presently developed or set aside for open space/park purposes. Because the municipality wishes to share in the responsibility of managing and guiding future land use change around the southwest portion of Sylvan Lake, Norglenwold's Growth Strategy casts a vision to expand the Summer Village's land base by annexing lands currently within Red Deer County. In support of this, Norglenwold is prepared to enter an intermunicipal development plan with Red Deer County and/or the Town of Sylvan Lake.

As one of eight municipalities around Sylvan Lake, Norglenwold remains committed to integrated lake-wide planning through the Sylvan Lake Management Plan, and any successor documents. Norglenwold Plan 2011 has been prepared to reflect with the Sylvan Lake Management Plan.

1.4 Plan Preparation Process

Norglenwold's residents provided considerable input into the previous municipal development plan – Plan 2000. The relevance of that plan has been monitored by the Council and administration of the Summer Village since its adoption.

Since 2000, there has been increasing growth pressures around Sylvan Lake, including adjacent and near to Norglenwold. In response to these pressures, in the Fall of 2010 the Town of Sylvan Lake revealed possible intentions, through an intermunicipal development planning process with Red Deer County, to expand the town boundaries so all land adjacent to the Summer Village would house a portion of the Town's future population growth. This is inconsistent with the Summer Village's actions in 2008 of serving notice to annex adjacent lands as a means to implement the land base expansion provisions in Plan 2000.

In January 2011, Norglenwold undertook action to review Plan 2000, recognizing that a review was timely, and necessary, to respond to growth pressures and the intermunicipal development plan being prepared by the Town and County.

The process to review and adopt the new municipal development plan – Norglenwold Plan 2011, included stakeholder collaboration and input through:

- community input at the 2011 Annual General Meeting in June
- community residents' response forms
- discussions with Red Deer County and the Town of Sylvan Lake
- meeting with representatives of municipalities around the Lake
- municipal written responses
- responses from public stakeholders
- a public hearing.

1.5 Organization of Norglenwold Plan 2011

Norglenwold Plan 2011 is divided into a series of sections.

Sections 1.0 and 2.0 respectively provide an introduction to the plan and to the municipality of Norglenwold.

Section 3.0 provides the vision of the community Norglenwold aspires to be in the future, and the values that are core to the community's future.

Section 4.0 outlines the strategic directions seen by the municipality to help achieve its vision.

Sections 5 through 10 address: quality of life aspects, the conservation of the environment, the provision of open spaces including natural areas, managing growth and change, the future municipal form and the uses of land, and the provision of road and utility infrastructure.

Section 11 addresses intermunicipal planning and cooperation.

Section 12 outlines how the planning policies are to be implemented.

Section 13 provides definitions to assist in understanding this Plan.

Appendix A is a guideline for environmental reviews. Appendix B is a guideline for visual impact assessments.

1.6 Interpretation

In Norglenwold Plan 2011:

"Shall" policies are mandatory and must be complied with.

"Should" policies encourage actions to achieve the intention or intentions of the policy, but action is not mandatory.

"May" policies are discretionary as to the level of compliance on a case by case basis as determined by the applicable authority.

"This Plan" means the Norglenwold Plan 2011.

2.0 THE SUMMER VILLAGE OF NORGLNWOLD

2.1 Regional Setting

As shown on Map 1, the Summer Village of Norglenwold is located at the southern end of Sylvan Lake, which is approximately 15 kilometers west of the City of Red Deer. Sylvan Lake is a very significant Alberta lake because of its central location along the Edmonton – Calgary corridor. Due to its attractive physical and environmental attributes, the Lake is a popular recreation area.

Norglenwold shares the Lake with other seven other municipalities - the Summer Villages of Jarvis Bay, Birchcliff, Sunbreaker Cove and Half Moon Bay; the Town of Sylvan Lake; Red Deer County; and Lacombe County.

2.2 Historical Overview

Seasonal cabins date back to the 1920's and 1930's. The early subdivisions were Northey Point (1911), Whitewold Beach (1912), Lyle Landing (1947) and Glen-Innes (1956). Through a provincial legislative order in December 1964, signed by Minister A.J. Hooke, on January 1, 1965 these four subdivision-communities were incorporated into "The Summer Village of Norglenwold".

The name "Norglenwold" was derived from three of the four early subdivisions: Nor (Northey Point), Glen (Glen-Innes) and Wold (Whitewold Beach).

The community is generally very lineal, being developed along the Lake from east (Northey Point) to west (Lyle Landing), and subsequently further west along Last Chance Way. More recently developments extended the Summer to the southeast where Sylvan Harbour Estates was developed adjacent to the Town of Sylvan Lake's Marina Bay Estates. Non lakefront developments have occurred by Sylvan Lane and in Ravenscrag.

In 1997 a sanitary sewer system was upgraded in Sylvan Harbour Estates (Rustic Crescent) and connected to the Town of Sylvan Lake's wastewater system and treatment facilities. In 2009, with the completion of a municipal wastewater trunk line the remainder of Norglenwold began to connect to the regional system that uses the Town's wastewater treatment facility. This is an excellent example of shared services among neighboring municipalities.

Norglenwold continues to evolve into a municipality of permanent residents. With this trend there is a marked increase in redevelopment of existing properties and a demand for serviced lots in new developments.

Recognizing the importance of water and wastewater services to the Summer Village and the whole lake, Norglenwold became a founding member of the Sylvan Lake Regional Wastewater Commission and the Sylvan Lake Regional Water Commission, which has as a priority to investigate water availability for future growth and development around the Lake.

3.0 VISION AND CORE VALUES

3.1 Vision Statement

A vision statement expresses what the community desires to be in the future, a generation and more from now.

Norglenwold's vision statement is:

The Summer Village of Norglenwold, even with growth and expansion, remains a quiet residential community with cost effective services. Working cooperatively with all other communities around Sylvan Lake, it is an effective steward of the environment for the benefit of residents, visitors and future generations.

3.2 Core Values

In pursuing the community vision, Norglenwold holds the following core values.

1. Community autonomy, but actively partnering with other communities to mutually achieve common interests and goals.
2. Quiet enjoyment of private property.
3. Quality of life of its residents, which is to be maintained and enhanced by building on the advantages of being a small community, including community pride, personal and community safety, supportive social networks and community involvement
4. Conservation of natural features, including their preservation wherever possible.
5. Sharing responsibly in planning, managing and guiding growth and land use change around Sylvan Lake.
6. Participatory municipal governance that reflects changing demographics and technology.

4.0 STRATEGIC PLANNING DIRECTIONS

4.1 Introduction

Recognizing ongoing pressures for a multitude of changes around Sylvan Lake, the Summer Village realizes the importance to once again look to the future to:

- Identify how the Summer Village may help shape change.
- Actively protect the environment of the Lake and its shorelands.
- Preserve the quality of life valued by the residents of the Summer Village.
- Consider how the community vision, core values and principles can be articulated through strategic planning directions that maintain the ambiance of the community while guiding growth.

4.2 Change: What's Happening and What's Anticipated

Over the past ten years, there have been many changes around Sylvan Lake, including in and near the Summer Village. Pressures for land use change have grown considerably and will continue given the quality of the recreation resource values offered by the Lake and its central location within the Edmonton – Calgary corridor. With the growth of Red Deer as a major provincial centre, more than ever people are looking at the attractiveness of the Lake and its shorelands as a place to settle and raise a family, and where to recreate.

As well, the Town of Sylvan Lake has boomed as an economic centre, resulting in heightened pressure for places to live, especially around the south end of Sylvan Lake. The Town has looked to the future through its 2008 Growth Strategy. It foresees the need to plan the expansion of the Town to accommodate a projected population of at least 60,000 people, over four times the current population. In cooperation with Red Deer County, the two municipalities are preparing an Intermunicipal Development Plan to direct future growth which is compatible with the rural and urban character of the area, including the environment of Sylvan Lake.

Lacombe County also has responded to pressures for land use by preparing the Lacombe County Sylvan Lake Area Structure Plan. Similar in purposes to the draft Red Deer County/Town of Sylvan Lake Intermunicipal Development Plan, important goals of this plan are to provide clear and comprehensive policies to guide land use decisions, and in doing so manage growth to ensure the long term health of the Lake while minimizing impacts on existing residents.

4.3 A Key Choice in Responding to Change

Growth and change around Sylvan Lake, and perhaps especially the southern shorelands, are inevitable. The draft Red Deer County/Town of Sylvan Lake Intermunicipal Development Plan foresees the expansion of the Town to embrace all lands adjacent to the Summer Village.

As such, the Summer Village of Norglenwold is faced with a very key choice. It can maintain its present land base and respond to the form of land use change set out by a neighbouring community on lands adjoining the Summer Village. Or, it can proactively share in the responsibility of responding to growth by actively addressing the challenges

of growth through expanding the Summer Village's land base and, in cooperation with its municipal neighbours, accommodating land use change in ways that are in keeping with the vision, values and principles of the Summer Village.

Norglenwold has chosen to share in managing growth and land use change by seeking to expand the municipal boundaries. While strategic planning directions are always important to a municipality, they are even more important when a municipality determines it should increase its land base.

4.4 Guiding Principles

In addition to the Vision and Core Values in Section 3.0, the Summer Village's strategic planning directions also need to be guided by fundamental principles. These principles will guide Norglenwold's Council, administration and residents in making decisions and directing actions regarding future land use, the provision of infrastructure and the delivery services important to the quality of life in the Summer Village.

The guiding principles, which were mostly initially enunciated in Plan 2000, are:

1. Norglenwold is committed to collaborating with all municipalities around Sylvan Lake to build and maintain positive and mutually beneficial relationships.
2. Norglenwold is committed to collaborating with neighboring municipalities and other levels of government regarding matters of mutual significance, especially the long term protection of the Lake.
3. Particularly, Norglenwold is committed to collaborating with all municipalities around Sylvan Lake to conserve the environmental health of the Lake and the enjoyment of its recreation attributes.
4. Norglenwold will foster appropriate and compatible uses of land.
5. Norglenwold will advance the provision of safe, efficient and cost effective infrastructure which will meet the present and future needs of residents.
6. Norglenwold is committed to collaborating with neighboring municipalities and other levels of government regarding utility, transportation, recreation, health and cultural services.
7. Norglenwold recognizes individual property rights need to be respected in planning, subdivision and development approval processes while also considering the greater public interest.
8. Norglenwold is committed to sound financial management.
9. Norglenwold supports the provision of an effective and accessible municipal government committed to public participation in decision making.

4.5 Strategic Planning Directions

The Summer Village of Norglenwold strategic planning directions are comprised of the following seven key strategies and associated actions:

1. Recognize the need to responsibly share in responding to growth and change at the south end of Sylvan Lake by:
 - (a) working cooperatively with Town of Sylvan Lake and Red Deer County to address and shape future growth;
 - (b) undertaking and implementing joint plans with neighbouring municipalities;
 - (c) continuing to encourage and participate in cooperative watershed planning initiatives;

- (d) continuing to engage the community in determining directions for land use development and resource conservation.
2. Expand the Summer Village land base by:
 - (a) identifying lands for the near and long term growth of Norglenwold;
 - (b) annexing lands in a timely manner in consultation with Red Deer County.
 3. Conserve land based resources by:
 - (a) avoiding the premature conversion of agricultural land to other uses;
 - (b) planning for natural areas to remain an integral part of the community fabric.
 4. Protect the Lake environment by:
 - (a) cooperating with municipalities around the Lake to ensure the long-term health of the Lake;
 - (b) conserving riparian areas;
 - (c) cooperating in the education of landowners and lake users on the importance of protecting significant shoreline fish habitat.
 5. Accommodate residential development by:
 - (a) maintaining the character and ambiance of existing residential areas;
 - (b) establishing certainty for future residential land in the expanded community;
 - (c) identifying and promoting appropriate new approaches to residential development;
 - (d) providing for densities and forms of residential neighbourhoods whose collective footprint on the land is smaller than traditional residential development in Norglenwold;
 - (e) exploring opportunities for the joint development of residential areas in and adjacent to the Summer Village.
 6. Shared approach in the provision of infrastructure and 'soft' services by:
 - (a) continuing to encourage and participate in the regional delivery of wastewater services;
 - (b) continuing to seek, and then participate in, the regional delivery of water services;
 - (c) continuing to cooperate with the Town of Sylvan Lake, Red Deer County and the Province in the integration of the road network;
 - (d) continuing to cooperate with municipalities in the delivery of community recreation, library, cultural and emergency services;
 - (e) continuing to promote access to quality education and health care.
 7. Implementation through statutory plans by:
 - (a) updating and reviewing at least every six years the Municipal Development Plan;
 - (b) undertaking jointly with the Town of Sylvan Lake and Red Deer County, a detailed land use plan for the lands adjacent and near the Summer Village;
 - (c) requiring area structure plans or outline plans to guide the use and development of land.

These strategic planning directions are given greater detail in the policies contained in Sections 5.0 to 12.0.

5.0 QUALITY OF LIFE

5.1 Introduction

Of fundamental importance is the continuation of the high quality of life enjoyed by the residents of Norglenwold. The community has been a quiet, secure and safe place to live. Even with future growth these aspects remain a high priority as facets that will contribute to the livability and sustainability of Norglenwold. Therefore, the presence and availability of protective and emergency services is important, as is access to quality education, recreation, cultural and health care facilities and services.

5.2 Goals

- 5.2.1 The quality of life goals are:
1. To sustain the high quality of life enjoyed by Norglenwold residents.
 2. To continue to evolve as a quiet, healthy and safe community.

5.3 Policies

- 5.3.1 Norglenwold shall work cooperatively with other municipalities and agencies around the Lake to minimize noise pollution on and around the Lake.
- 5.3.2 From time to time Norglenwold may request input from the Norglenwold Safety Committee to review safety within the community and other related concerns.
- 5.3.3 In cooperation with the police protection service providers, Norglenwold shall continue to provide the appropriate level of protective services as needs change and the population grows.
- 5.3.4 Norglenwold should promote crime prevention through such strategies as community education and CPTED (crime prevention through environmental design) in site planning and property development as a means to enhance security and safety within the municipality.
- 5.3.5 In cooperation with the providers of fire and ambulance services, Norglenwold shall continue to provide the appropriate level of emergency services.
- 5.3.6 Norglenwold shall continue to cooperate with neighbouring municipalities and the applicable agencies to ensure an effective emergency response plan is in place for the community and neighbouring areas.
- 5.3.7 Norglenwold shall continue to work with neighbouring municipalities to achieve a mutually beneficial approach to the provision of recreation, library and cultural facilities and services.
- 5.3.8 Norglenwold continues to encourage access to quality education facilities and quality health care for its residents.

6.0 CONSERVATION OF THE ENVIRONMENT

6.1 Introduction

Sylvan Lake and the natural areas within and near Norglenwold offer many benefits, including the opportunity to experience, enjoy and respect the natural world. Environmental awareness and the benefit of hindsight to past mistakes have instilled a motivation to manage and monitor changes to the environment, especially the Lake, its riparian areas, wooded areas and the watershed, including land uses therein and impacts on small stream courses. The conservation of important ecosystems is not only important for the sustaining health of the natural systems but also for maintaining the quality of life for residents of and visitors to Norglenwold and other municipalities and sites around Sylvan Lake.

6.2 Goals

6.2.1 The conservation of the environment goals are:

1. To protect the water quality, aquatic life, habitat and ecosystems of Sylvan Lake.
2. To conserve natural areas, features and habitat, and seek to preserve areas and features which are especially significant or sensitive.
3. To preserve lake escarpments and riparian areas.
4. To maximize the provision of open space throughout the community.
5. To avoid the premature conversion of agricultural land to other uses.
6. To ensure the appropriate reclamation and future use of hazardous sites.
7. To support initiatives that increase awareness and public involvement in sustaining the environment.

6.3 Policies

- 6.3.1 Norglenwold shall commit to environmental leadership to conserve, protect and improve the environment of Sylvan Lake and its watershed for the benefit of residents and recreators around the Lake.
- 6.3.2 Norglenwold shall recognize the importance of ensuring the principles of sustainable development and environmental sensitivity are embodied in all planning decisions, particularly those related to the implementation of the Growth Strategy; and lakeside development.
- 6.3.3 Norglenwold shall encourage all private citizens and all levels of government to recognize their roles and responsibilities in maintaining or improving the quality of the environment.
- 6.3.4 Norglenwold shall encourage preventative approaches to environmental concerns, including but not limited to the implementation and enforcement of by-laws regarding vegetation management and tree removal.
- 6.3.5 Norglenwold shall ensure that applications for subdivision and development include measures that minimize or mitigate any negative impacts on surface water drainage, soil erosion and the quality and availability of ground water.

- 6.3.6 Norglenwold shall not allow development adjacent to or near the shores of the Lake, including reserves, and other open spaces, unless the proponent can demonstrate to the satisfaction of the Summer Village the development will not:
- (a) reduce lake water quality;
 - (b) degrade fish or wildlife habitat;
 - (c) adversely impact the area's visual or natural quality through inappropriate or excessive removal of vegetation, and
 - (d) lead to soil erosion or instability or damage to the bank or shore.
- 6.3.7 Norglenwold shall restrict development below the 938.0 m (3077.4 ft) contour on private land adjoining the Lake unless, with the prior approval of the Summer Village, the site is filled to a level sufficient to limit flooding and ice damage in a way that will not detrimentally impact riparian vegetation, aquatic habitat or neighbouring properties.
- 6.3.8 Should Norglenwold expand onto lands that abut the shoreline of Sylvan Lake, the Summer Village shall require statutory plans, outline plans and decisions on subdivision applications or development applications, as the case may be:
- (a) to provide a 30 m environmental reserve and/or environmental reserve easement along the shoreline. If this 30 m does not extend at least 6 m beyond the top-of-bank, the environmental reserve and/or environmental reserve easement shall be widened to extend at least 6 m beyond the top-of-bank, and
 - (b) where there is no environmental reserve, environmental reserve easement and/or municipal reserve, to require development to be set back 30 m from the shoreline. If this 30 m does not extend at least 6 m beyond the top-of-bank, the development setback shall be widened to extend at least 6 m beyond the top-of-bank.
- 6.3.9 While development may be approved on lands containing natural habitat, Norglenwold shall encourage the protection and enhancement of fish and wildlife habitat by:
- (a) requiring subdivision and development to be designed in a way that is sensitive to the character of the habitat; and
 - (b) ensuring that effects on natural features are minimized, including through actions to mitigate effects.
- 6.3.10 Norglenwold may require an environmental review (see Appendix A) to be prepared, to the satisfaction of the Summer Village, as part of a plan, subdivision or development proposal. An environmental review shall include, but is not limited to:
- (a) a description of the environmental sensitivity of the lands proposed for development and the surrounding area;
 - (b) the identification of the nature and significance of any adverse impacts associated with the proposed development during construction;
 - (c) the identification of the nature and significance of any adverse impacts associated with activities that will result from the development;
 - (d) the inclusion of an environment protection plan to:
 - (i) alleviate any adverse impacts;
 - (ii) monitor the performance of the environmental measures; and
 - (iii) identify any residual impacts and their significance on any or all of the following: fish and wildlife, vegetation, soils and terrain, water quantity and quality, shoreline, surface drainage and aquifers.

- 6.3.11 Should an environmental review identify a site contains a landfill or other hazardous land use, Norglenwold shall not approve development that is inappropriate on or adjacent to these sites. For any use of land that may be allowed on or adjacent to these sites, Norglenwold shall require the development to be designed to mitigate risk.
- 6.3.12 Norglenwold shall encourage and, where applicable, through the approval of area structure plans, outline plans, subdivisions and developments require the conservation of drainage courses by protecting the integrity of the channels and maintaining riparian vegetation.
- 6.3.13 In its land use decisions, Norglenwold shall recognize the importance of ground and surface water in supporting wildlife.
- 6.3.14 Through land use plans and decisions on subdivision and development, Norglenwold shall require that roadways be located and designed to minimize impacts on natural areas, parks and neighbourhoods.
- 6.3.15 Unless there are extenuating factors, Norglenwold shall discourage resource extraction in the Summer Village in order to greatly reduce or eliminate the impacts of noise, traffic, dust, odor and flaring on the quality of life in Norglenwold.
- 6.3.16 For any resource extraction proposed near the Summer Village, Norglenwold may advise the approving authority to establish appropriate setbacks and mitigation measures to minimize any possible adverse impacts upon the residents of the Summer Village caused by noise, traffic, dust, odor and flaring.
- 6.3.17 Should Norglenwold expand onto lands containing active agricultural operations, Norglenwold shall require land use plans and decisions on land uses to avoid the premature conversion of agricultural land to other uses.
- 6.3.18 Norglenwold shall participate in seeking regional solutions, acceptable to the Summer Village, for the provision of water and wastewater services in order to protect the quantity and quality of lake water and aquifers.
- 6.3.19 Norglenwold supports a regional approach to the provision of one or more formal public boat launches around the Lake providing the location is not in an environmentally sensitive habitat location as identified in the Sylvan Lake Management Plan and any amendments and successor plans thereto.
- 6.3.20 Norglenwold should encourage its residents and visitors to reduce the solid waste stream by promoting an integrated waste management program designed around the four R's - Reduce, Reuse, Recycle and Recover.
- 6.3.21 Norglenwold may consider the establishment of an Environmental Advisory Committee to advise Council as required and to develop environment assessment awareness programs for residents.
- 6.3.22 Norglenwold shall encourage efforts by local environmental groups and Alberta Environment to monitor the quality of lake water on a regular basis, and to support the development of a Sylvan Lake Water Quality Management Plan.

- 6.3.23 Norglenwold shall add provisions in the Land Use Bylaw to manage the protection of vegetation cover, including woodlands, and to regulate the removal of trees.

7.0 RESERVES AND OPEN SPACES

7.1 Introduction

Open spaces, including natural areas, recreation parks and linked pathways, are important to the high quality of life enjoyed by Norglenwold’s residents. Recreation is important to the health of people. Equally, the conservation of natural areas is important to the health of the environment, including wildlife. In future planning for Norglenwold, there is a need to balance the protection and use of natural areas. The linking of open spaces has become more important in community planning as people enjoy walking and biking more. At present, there is no foreseen need to provide land to accommodate a school, but should the community’s land base expand in the future this option needs to be considered.

7.2 Goals

7.2.1 The reserves and open spaces goals are:

1. To conserve natural areas so they remain an integral part of the community fabric.
2. To provide recreation opportunities.
3. To link open spaces.
4. To establish policies for the dedication of reserve lands and cash in lieu of land dedication.

7.3 Policies

- 7.3.1 Should Norglenwold expand onto lands that abut the shoreline of Sylvan Lake, the Summer Village shall require statutory plans, outline plans and decisions on subdivision applications and development applications to provide environmental reserve and/or environmental reserve easement and development setbacks in accordance with Policy 6.3.8.
- 7.3.2 Norglenwold may consider the dedication of an environmental reserve easement in place of dedication of an environmental reserve, but only where the land is not suitable for public access.
- 7.3.3 Except as otherwise provided for in Policies 7.3.4 and 9.3.23, Norglenwold shall require 10 percent of the total parcel being subdivided, less any land dedicated as environmental reserve, to be dedicated as municipal reserve, school reserve or municipal and school reserve as provided for in the *Municipal Government Act*. The dedication of all or a portion of the reserve owing may be deferred to the remaining portion of the land being subdivided.
- 7.3.4 By consulting with landowners and developers Norglenwold shall encourage the dedication of reserve land to be greater than 10 percent where the additional dedication is to conserve natural areas that do not meet the definition of environmental reserve lands or to enlarge recreation sites.
- 7.3.5 Notwithstanding Policy 7.3.3, Norglenwold may accept cash-in-lieu of reserve lands in non-residential areas.

- 7.3.6 To promote development to back onto main roads, Norglenwold:
- (a) should Norglenwold annex lands along the south or west side, as the case may be, of Grand Avenue, Honeymoon Drive, Last Chance Way and Aspen Lane, when the land is approved for subdivision the Summer Village shall require the dedication of municipal reserve adjacent to the road;
 - (b) should the lands along the south or west side, as the case may, be of Grand Avenue, Honeymoon Drive, Last Chance Way and Aspen Lane, not be annexed to the Summer Village and approved for subdivision by another municipality, Norglenwold shall request the dedication of municipal reserve adjacent to the road; and
 - (c) when land is subdivided along other main roads, either currently within the Summer Village or on lands that may be annexed to the Summer Village, Norglenwold may require municipal reserve adjacent to one or both sides of these other main roads.
- 7.3.7 In consultation with the school authority, if a school or a municipal and school reserve allocation is required, Norglenwold shall require the site be identified in an area structure plan.
- 7.3.8 Norglenwold shall require, wherever possible, municipal reserve:
- (a) to be land which is suitable for development;
 - (b) to be located and configured to render the municipal reserve useful for the provision of recreation parks, more natural open space and/or trails;
 - (c) to promote linkages among open spaces, including municipal and regional trail corridors; and
 - (d) to promote trail access to the Sylvan Lake shoreline at appropriate locations.
- 7.3.9 Norglenwold shall require that trails be located and designed to minimize impacts on adjacent private property and natural areas, through which trails may be located.
- 7.3.10 Norglenwold should consider provisions to accommodate pedestrian access on all undeveloped surveyed road allowances including those accessing the lake shore. Vehicular access on these road allowances may only be allowed by and under the direction of the municipality.
- 7.3.11 The undeveloped connecting portions of the Honeymoon Drive and Grand Avenue road allowance shall remain in their natural state to form part of a shoreland natural area park which should include a pedestrian/bicycle trail. Norglenwold may take action to close the undeveloped portion of these road allowances.
- 7.3.12 Should the land base of Norglenwold expand in the future, the Summer Village shall plan to provide a variety of types of parks and recreation areas to complement the open spaces currently within the community.
- 7.3.13 In natural areas Norglenwold shall support, where appropriate, recreation uses that are in keeping with the sensitive nature of these areas.
- 7.3.14 Norglenwold shall not support the development of a public boat launch at any location along the shoreline of the Summer Village due to the presence of significant fish habitat along a majority of the shoreline, and the land use, traffic, parking and noise conflicts that are created by a public boat launch.
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- 7.3.15 Norglenwold encourages the development of a regional trail network, which includes links to, or possibly through, the Summer Village and shall endeavor to participate, as deemed appropriate to the Summer Village, with others in the planning and development of the trail system or portions thereof. However, the trail within Norglenwold shall preclude any motorized vehicles or conveyances and shall only be for the use of pedestrians, bicyclists and cross-country skiers. The trail shall be located and designed to minimize impacts on adjacent private property and natural areas, through which the trail may be located.

8.0 MANAGING GROWTH AND LAND USE CHANGE

8.1 Introduction

As an extremely attractive place for living and recreating, Sylvan Lake continues to attract significant pressures for land use change all around the Lake. These pressures require municipalities to prepare and adopt plans that will guide and manage future growth and land use development. For example, planning by the Town of Sylvan Lake envisions a community of over 60,000 people, more than four times the current population. Some of the Town's residential growth may extend to all of the lands adjacent to Norglenwold.

In responding to growth pressure, the Summer Village essentially had two basic options:

1. Maintain its current boundaries, thus recognizing the Town will direct and manage land use changes on lands adjacent to Norglenwold; or
2. Expand the Summer Village boundaries to provide the Summer Village the ability to direct and manage land use change on these adjacent lands.

The Summer Village of Norglenwold Growth Strategy, approved by the community in June 2011, directs the Summer Village to pursue option 2.

Annexing adjacent lands will enable Norglenwold to responsibly share in the accommodation and management of future growth and land use change. It is intended that this be achieved through joint planning with the Town, in consultation with Red Deer County, for lands of mutual interest to the Summer Village and Town. Should lands annexed to the Summer Village, Norglenwold will amend Norglenwold Plan 2011 and prepare, or have prepared, area structure plans for these lands. The management of growth and land use change does not only look to future expansion lands, but also needs to address lands currently within the community. The retention of the amenities of present neighbourhoods is important to current and future residents of these neighbourhoods.

8.2 Goals

The managing growth and land use change goals are:

1. To sustain the quiet village feel of Norglenwold.
2. To maintain the attractiveness of current residential areas
3. To provide for the expansion of the municipal land base by working with the Town of Sylvan Lake and Red Deer County to identify and protect future growth areas for the Summer Village and Town.
4. To direct growth to locations that are or can be effectively serviced by existing and future infrastructure.
5. To adopt and implement land use plans to guide future growth and development.

8.3 Policies

- 8.3.1 Through Norglenwold Plan 2011, the Summer Village shall seek to implement the strategic directions contained in the Summer Village of Norglenwold Growth Strategy. The seven strategic planning directions in the Growth Strategy are provided in Section 4.5 of this Plan.

- 8.3.2 Norglenwold shall encourage and continue to participate in lake-wide cooperative planning initiatives.
- 8.3.3 Norglenwold shall work together with the Town of Sylvan Lake and Red Deer County, in consultation with other stakeholders, to prepare and jointly approve a detailed land use plan for the lands north of Highway 11A and east of Range Road 2-1. This plan is to address, but not be limited to, the following:
- (a) allocation of land uses, either generally or specifically;
 - (b) utility servicing concepts;
 - (c) cost sharing agreements;
 - (d) the lands to be annexed to each municipality in the future;
 - (e) how the detailed land use plan is to be implemented by the municipalities; and
 - (f) a process for mediation, should mediation be required.
- 8.3.4 In accordance with the annexation phasing strategy that should be part of the detailed plan identified in Policy 8.3.3, Norglenwold should annex lands in accordance with this strategy. However, in the view of Norglenwold if this detailed plan is unduly delayed or does not arrive at an annexation strategy that satisfies the Summer Village, Norglenwold may proceed to annex lands without the completion of a detailed plan or joint approval of a detailed plan.
- 8.3.5 To manage growth on lands that may be annexed to the Summer Village, Norglenwold shall:
- (a) amend Norglenwold Plan 2011; and
 - (b) prepare, or have prepared, and adopt one or more area structure plans for the annexed land.
- 8.3.6 Norglenwold shall require the preparation of an area structure plan to guide land use change, unless the change is determined by the Summer Village to be minor such that it will have little or no affect on surrounding land uses.
- 8.3.7 To guide growth and manage land use change, a fundamental goal of any land use plan shall be to sustain the quiet village ambience of Norglenwold.
- 8.3.8 Notwithstanding Policy 6.3.10, as part of the preparation of an area structure plan, an Environmental Review (Appendix A) may be required and a Visual Impact Assessment (Appendix B) may be required.
- 8.3.9 An area structure plan shall describe:
- (a) the sequence of development proposed for the area;
 - (b) the land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (c) the density of population proposed for the area, either generally or with respect to specific parts of the area; and
 - (d) the location of major transportation routes and public utilities.
- 8.3.10 In addition to the mandatory contents prescribed in Policy 8.3.9, Council may require an area structure plan to address:
- (a) the impact of development on adjacent uses and the environment, and the means proposed to mitigate impacts;

- (b) how the development will conserve or protect the shoreline, tree rows, woodlands, water courses, wetlands, wildlife corridors and other natural features if any are contained within the site;
- (c) the structure of the internal roadway system and any required improvements to address safe and convenient access and identify and mitigate traffic impacts on external roadways, including intersections with those roadways;
- (d) the servicing of the land with water, wastewater, electric power, natural gas, visual and audio communication utilities and stormwater management;
- (e) impacts on protective, emergency, education and recreation services;
- (f) the provision of open spaces and trails;
- (g) the provision for schools, if required; and
- (h) the provision for separation and/or screening from main roads and land uses that may be incompatible.

8.3.11 Norglenwold may only approve an application for redesignation, subdivision or development when the application substantially meets the expectations of the Summer Village regarding:

- (a) suitability of the features of the site for the proposed use or uses;
- (b) site design, including scale, parcel sizes and density;
- (c) impact on the site and adjacent lands, including land uses thereon;
- (d) compliance with any applicable statutory plan, approved outline plan and the Land Use Bylaw;
- (e) impacts on the environment, including sensitive lands, and the proposed means to mitigate impacts;
- (f) traffic impacts and the proposed means to mitigate impacts;
- (g) provisions for road widening, road improvements and intersection improvements for access roads leading to the site;
- (h) design of internal road linkages with adjacent lands;
- (i) provisions for water and wastewater services;
- (j) provisions for stormwater management;
- (k) provisions for open space, including open space corridors;
- (l) dedication of land for environmental reserve, environmental reserve easement, municipal reserve, school reserve, municipal and school reserve or money-in-lieu of land;
- (m) aesthetic details, including the retention of natural features and landscaping within and on lands adjacent to the site;
- (n) impact on and provisions for public pedestrian access to the Lake;
- (o) adequacy of the availability of community services;
- (p) community consultation program; and
- (q) any other matters required by the Summer Village.

8.3.12 Norglenwold may only approve significant changes to land use or the density thereof on the lands currently within the Summer Village, as shown on Map 2, through the preparation and adoption of an area redevelopment plan.

8.3.13 As a condition of subdivision and development approval, Norglenwold may require an applicant to enter into an agreement to construct or pay for any or all of the following:

- (a) a road required to give access to the subdivision or development;
- (b) a pedestrian pathway system;
- (c) utilities, other than telecommunication systems,

- (d) off-street loading and unloading facilities;
- (e) off-street or other parking facilities; and
- (f) security to ensure the terms of the agreement are carried out.

- 8.3.14 Norglenwold may require in a manner and for the purposes of consistent with the Municipal Government Act:
- (a) a redevelopment levy in respect of development in an area redevelopment plan area; and
 - (b) an offsite levy, adopted by bylaw, to pay for all or part of the capital cost of new or expanded water utility services, new or expanded wastewater services, new or expanded stormwater services, new or expanded roads required for or impacted by a subdivision or development, and land to connect any of the aforementioned roads and services.
- 8.3.15 Norglenwold’s Subdivision Authority may approve an application for subdivision approval and Development Authority may approve an application for development approval or conformity of a real property report if, in the opinion of the Authority that the subdivision or development on that land would not:
- (a) unduly interfere with the amenities of the neighbourhood, or
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (c) the proposed subdivision or development conforms with the use prescribed for that land or building in the Land Use Bylaw.

9.0 FUTURE SUMMER VILLAGE FORM AND LAND USES

9.1 Introduction

In 2011 most of the land within Norglenwold is developed for residential and open space uses. Only a small portion of land remains undeveloped, and it is allocated for residential use in a manner consistent with adjacent residential areas.

There presently are two general residential areas – shoreline residential lots adjacent to the lake or shoreline reserve lands and non-shoreline residential lots. The older shoreline lots generally are 50 feet wide and long, extending to the shoreline or a reserve along the shoreline. The newer shoreline lots in the northwest portion and southeast corner of the Summer Village are wider but not as deep. The non-shoreline residential areas are more residential estate in nature, usually having larger country residential type lots.

Two challenges are evident for planning the future of the Summer Village. One is to maintain the ambience of existing quiet lakeside and estate neighbourhoods. The second is to guide the expansion of Norglenwold so it remains safe and quiet through planning creative neighbourhoods that extend the ambience of the presently developed portions of the community.

Important too, is that the Summer Village recognizes the Town of Sylvan Lake is the commercial and business centre for the Lake area. Norglenwold does not desire to compete for these types of land uses. As the Summer Village population grows, only localized commercial land uses will be appropriate. Most certainly, industrial and business park uses are not desired to be part of Norglenwold's village atmosphere. Also, as the Summer Village grows it will need to consider provisions for other land uses, including community, recreation, education and cultural services and facilities, to contribute to quality of life desired by residents.

9.2 Goals

9.2.1 The future Summer Village form and land use goals are:

1. To maintain the ambience of existing shoreline and estate residential areas.
2. To envision future residential neighbourhoods that are creative, yet not incompatible with existing neighbourhoods.
3. To encourage compatible land use patterns.
4. To accommodate neighbourhood commercial land uses of a scale and nature suitable to residential areas.
5. To provide for municipal, community, recreation, education and cultural buildings and facilities.
6. To discourage industrial and hazardous land uses from locating within the community.

9.3 Policies

Land Uses

9.3.1 Norglenwold shall guide the use of lands as shown on Map 2, General Land Use.

Future Community Form

- 9.3.2 Planning the future form of Norglenwold shall be guided by the vision for the Summer Village to remain a quiet residential community.
- 9.3.3 As guided by this Plan, Norglenwold shall require land use plans and the Land Use Bylaw to shape the form of Norglenwold in a manner which is suitable to both its lakeside location and adjacency to the Town of Sylvan Lake.
- 9.3.4 The future form of Norglenwold is to promote a small village feel, being;
- (a) primarily residential;
 - (b) quiet and safe;
 - (c) appealing, in part through the retention of a series of natural areas and other open spaces; and
 - (d) laced with pathways to promote a walkable community.
- 9.3.5 Norglenwold shall revise the Land Use Bylaw to replace the existing residential land use district with the following residential land use districts:
- (a) shoreline residential district; and
 - (b) estate residential district.
- Should Norglenwold expands its land base, one or more additional residential districts shall be required to be added to the Land Use Bylaw.

Shoreline Residential Areas

- 9.3.6 Norglenwold shall promote private landowners of shoreline lots to keep the shoreline as natural as possible to maintain natural ecosystems.
- 9.3.7 Through community consultation and action, Norglenwold should consider adopting a shoreline maintenance program for private and municipal lands along the shoreline.
- 9.3.8 Unless the parcel was created prior to the adoption of this Plan, Norglenwold shall require residential parcels that abut the Lake or a reserve along the Lake to be a minimum 50 feet (15.24 m) wide and contain at least 7,500 sq. ft. (697 m²).
- 9.3.9 In establishing the shoreline residential district, Norglenwold shall set out among other matters:
- (a) the maximum footprint of all buildings, as a percentage of parcel size;
 - (b) the maximum height of main and accessory buildings;
 - (c) the minimum percentage of soft landscaping to be provided;
 - (d) site design requirements that will minimize the flow and/or rate of water drainage to the Lake.
- 9.3.10 The only type of residential building allowed in the shoreline residential district as a permitted use is a detached dwellings. Manufactured dwellings may be listed as a discretionary use, but approval of this form of dwelling may only be where it is demonstrated to the satisfaction of Norglenwold that the design and appearance of the manufactured dwelling is compatible with other dwellings adjacent and nearby.

Estate Residential Areas

- 9.3.11 Unless the parcel was created prior to the adoption of this Plan, in the estate residential area Norglenwold shall require a minimum parcel size of 1,860 m² (20,126 sq ft).
- 9.3.12 In establishing the estate residential district, Norglenwold shall set out among other matters:
- (a) the maximum footprint of all buildings, as a percentage of parcel size;
 - (b) the maximum height of main and accessory buildings; and
 - (c) the minimum percentage of soft landscaping to be provided.
- 9.3.13 The only type of residential building allowed in the estate residential district as a permitted use is a detached dwellings. Manufactured dwellings may be listed as a discretionary use, but approval of this form of dwelling may only be where it is demonstrated to the satisfaction of Norglenwold that the design and appearance of the manufactured dwelling is compatible with other dwellings adjacent and nearby.

General Residential Provisions

- 9.3.14 Development on residential parcels shall:
- (a) be set back from the road to provide for landscaping to promote an aesthetically pleasing village ambiance;
 - (b) minimize the removal of existing trees; and
 - (c) control erosion on lots adjoining the Lake; if erosion control measures appear necessary these may only be undertaken with the prior approval of the Summer Village and Alberta Environment.
- 9.3.15 Regarding lots that abut the Lake or a reserve parcel adjacent to the Lake, the rear yard shall be considered adjacent to the road. Within these rear yards a detached garage may be allowed if:
- (a) the garage is architecturally compatible with the main building; and
 - (b) the garage would not adversely affect the enjoyment of neighbouring properties.
- 9.3.16 In older neighbourhoods, Norglenwold shall encourage quality redevelopment as these neighbourhoods experience conversion from older seasonal residences to new permanent and seasonal residences.
- 9.3.17 Within residential districts, Norglenwold may approve income generating guest suites only in accordance with the provisions of the Land Use Bylaw.
- 9.3.18 Within residential districts, home occupations may be approved in accordance with the provisions of the Land Use Bylaw provided the home occupation:
- (a) is performed by an occupant of the main dwelling;
 - (b) remains the secondary use;
 - (c) does not change the character of the main use;
 - (d) does not adversely affect neighbouring properties and the enjoyment thereof; and
 - (e) there is no exterior signage or evidence of such secondary use.

- 9.3.19 Within residential districts, bed and breakfasts may be approved in accordance with the provisions of the Land Use Bylaw if the bed and breakfast:
- (a) does not change the character of the main use;
 - (b) there is sufficient off-street parking; and
 - (c) does not adversely affect neighbouring properties and the enjoyment thereof.
- 9.3.20 Norglenwold may require a developer to place and enforce architectural controls on new development to ensure the development is complementary to a theme or other development in the area. Where applied, architectural controls shall be registered as a restrictive covenant on each lot subject to these controls. Matters to be considered may include, but are not limited to the following:
- (a) the maximum cumulative building footprint and building heights; the architectural appearance of main and ancillary buildings, including the materials and colors of exterior facades;
 - (b) type and pitch of the roofs;
 - (c) the size, type and location of neighborhood identification signs;
 - (d) landscaping; and
 - (e) driveways, parking surfaces and vegetation removal.

Considerations for Future Neighbourhoods

- 9.3.21 Should lands be annexed to the Summer Village, Norglenwold shall amend Norglenwold Plan 2011 to provide statutory guidance to the design and form of new neighbourhoods. These amendments, among other relevant matters, shall:
- (a) establish certainty for future residential land;
 - (b) identify and promote appropriate new and innovative approaches to residential development;
 - (c) provide for densities and forms of residential neighbourhoods so the collective footprint on the land is smaller than traditional residential development in Norglenwold; and
 - (d) require roads and utilities to be provided to a Summer Village standard.
- 9.3.22 Norglenwold recognizes the densities of new residential areas need to reflect the change to communal water and wastewater services, and the desire to reduce the footprint of development on land. The maximum gross density for the area shall be established in the area structure plan for that area.
- 9.3.23 Notwithstanding Policy 7.3.3, through area structure plans or outline plans and consulting with landowners and developers Norglenwold shall encourage the dedication of reserve land to be greater than 10 percent where the additional dedication is to promote cluster development and/or to conserve natural areas that do not meet the definition of environmental reserve lands or to enlarge recreation sites. Where municipal reserve dedication exceeds 10%, as approved in the area structure plan, the density of development should meet or may even exceed the density that would have been allowed if only 10% municipal reserve is being dedicated.
- 9.3.24 To promote access from internal local roads for new subdivisions along Grand Avenue, Aspen Lane, Honeymoon Drive and Last Chance Way, Norglenwold shall apply the provisions of Policy 7.3.6. Existing trees should be conserved and/or replaced in

accordance with a roadside landscaping plan. Access roads into a new subdivision from these roads may be allowed if provided for in an area structure plan.

- 9.3.25 In new residential areas the parcel sizes adjacent to shoreline residential and estate residential districts shall provide for a compatible transition of density.

Other Land Uses

- 9.3.26 In recognizing the benefits of providing a combination of natural and designed open spaces as well as a combination of active and passive open spaces to the health of residents and the environment, Norglenwold shall provide for a variety of open spaces throughout the community in accordance with the features offered by sites, the needs of residents and the ability of the Summer Village to maintain these open space areas. Wherever possible, open space should be connected by open space corridors or other means of connection.
- 9.3.27 Public and quasi-public land uses and facilities, such as municipal, school, church and recreation buildings, may be approved in locations set out in an area structure plan.
- 9.3.28 The only commercial land uses that may be allowed are small neighbourhood commercial centres and corner stores. However, if annexed land contains a commercial land use that land use should be grandfathered into the area structure plan for that area, but may be required to be phased out over a period of time.
- 9.3.29 Industrial uses shall not be allowed. However, if annexed land contains an industrial use that land use may be grandfathered into the area structure plan for that area, but shall be required to be phased out over a period of time.
- 9.3.30 Landfills shall not be allowed. However, if annexed land contains a landfill or a former land fill site, subdivision and development shall be setback from the landfill or landfill site in accordance with the Subdivision and Development Regulations. The phasing out of a landfill and the reclamation of a landfill or former landfill site shall be required in the area structure plan for that area.
- 9.3.31 In any annexed area that contains energy facilities, the area structure plan for that area:
- (a) should promote the phasing out of the facilities in a timely manner in order to place less restrictions of development; but
 - (b) shall ensure appropriate setbacks from facilities that remain at the time of development.

10.0 ROADS AND UTILITIES INFRASTRUCTURE

10.1 Introduction

Mobility of residents, including their safe and efficient movement on roads and paths, is significantly important to their well-being. Equally, the provision of roads and paths is vital to the functional design of neighbourhoods and connections among the various parts of the community. Therefore appropriate road and path standards are important to Norglenwold.

The provision of utilities is also important to the vitality and health of a community. The provision of potable water and wastewater services are critical. Norglenwold now has municipal wastewater services through partnership in the Sylvan Lake Regional Wastewater Commission. While individual private wells currently provide potable water, in the future a municipal water system likely will be required, especially with the growth of the Summer Village. Stormwater management is critical to health of the Lake. Electric power, natural gas and communication services round out requirements for contemporary village living.

10.2 Goals

The roads and utilities infrastructure goals are:

1. To provide for the safe and efficient movement of people and goods.
2. To coordinate land use planning with the provisions of roads.
3. To facilitate alternative means of transport to the automobile.
4. To provide environmentally responsible, safe, efficient and reliable water, wastewater and stormwater management services.
5. To ensure the availability of reliable and effective electric power, natural gas and communication services.

10.3 Policies

- 10.3.1 Norglenwold shall require the development and maintenance of an effective and efficient road system to facilitate the safe movement of motor vehicles into and throughout the community.
- 10.3.2 Norglenwold shall promote the development of a road system that:
- (a) protects the character and ambiance of existing neighbourhoods;
 - (b) links the various parts of the Summer Village; and
 - (c) effectively ties into the road systems of adjoining municipalities.
- 10.3.3 In accordance with other policies in this Plan, Norglenwold may require boulevards along main roads to provide a landscaped, treed, country-like feel.
- 10.3.4 Should Norglenwold annex lands, the Summer Village shall require the future road system to link the east and west portions of the community. However, one of the link roads shall not be the connection of Grand Avenue with Honeymoon Drive.
- 10.3.5 Norglenwold shall maintain the surveyed road allowances that extend to the Lake from Grand Avenue and Honeymoon Drive as natural open space as part of the

- Summer Village open space system. These road allowances may provide for walking access to an escarpment or to the shoreline.
- 10.3.6 Norglenwold shall maintain township grid roads as follows:
- (a) Sylvan Lane: boat launching may be permitted but parking shall be restricted in accordance with the Traffic Bylaw; pedestrian access to the Lake shall be permitted year round, while vehicle access to the Lake may be permitted in winter.
 - (b) Aspen Lane (north of Grand Avenue): escarpment shall remain as an undeveloped habitat area, while the remainder may be used for access to adjacent properties;
 - (c) Lakeside Lane: boat launching may be permitted but parking shall be restricted in accordance with the Traffic Bylaw; pedestrian access to the Lake shall be permitted year round, while vehicle access to the Lake may be permitted in winter when environmental conditions are favorable.
- 10.3.7 Norglenwold shall require the provision of an interconnected system of walking, biking and cross-country skiing paths to encourage forms of transportation other than the use of motor vehicles.
- 10.3.8 In operating and planning Norglenwold, the Summer Village shall require the development and maintenance of reliable, safe and effective utilities.
- 10.3.9 Norglenwold shall require all development that requires wastewater services to be served by the regional wastewater system.
- 10.3.10 Norglenwold shall require a study to be undertaken to identify the capacity of the present wastewater system serving the Summer Village to support future development within and adjacent to the Summer Village. This study is necessary as important input into the detailed land use plan outlined in Policies 8.3.3 and 11.3.4.
- 10.3.11 Norglenwold may approve development that uses unfiltered groundwater, but shall not approve development if it is determined for the development that there is a lack of sufficient groundwater or the quality of groundwater does not meet provincial standards. For a development where groundwater is approved as the source of potable water, a deferred servicing agreement shall be placed on the title of each new lot in the development to require the lot connect to a municipal/regional system when available.
- 10.3.12 Norglenwold may undertake to partner in an intermunicipal or regional water system. If in the future such a system provides water services to the Summer Village, all development within the Summer Village that requires water services shall be required to connect to the system within a defined period of time from the date of availability of the system.
- 10.3.13 Norglenwold shall ensure that stormwater run-off is effectively and safely drained in a manner that will not adversely affect Sylvan Lake, other water or other land.
- 10.3.14 Norglenwold shall require multi-lot developments to implement stormwater management plans prepared by a qualified professional to manage stormwater so

that run-off does not exceed the pre-development rate and the quality of run-off is comparable to or better than that of pre-development run-off.

- 10.3.15 For private development, Norglenwold shall require all roads and utility services to be at the cost of the developer, unless the Summer Village deems it in the greater community interest to cost share in the provision of roads and/or utility services.
- 10.3.16 Prior to planning for future developed on annexed lands, Norglenwold shall have prepared a standards manual for roads and utilities.
- 10.3.17 Norglenwold shall encourage utility suppliers to provide equal utility services throughout the community wherever possible.

11.0 INTERMUNICIPAL PLANNING AND COOPERATION

11.1 Introduction

It is very important for Norglenwold to promote cooperative working relationships with municipalities around Sylvan Lake, while maintaining the Summer Village's autonomy and uniqueness. Further, with growth pressures around the Lake, it has become increasingly important for the Summer Village to cooperate with its neighboring municipalities in planning. This is particularly applicable for the fringe areas near Norglenwold's boundaries, which are of mutual interest to the Summer Village, the Town of Sylvan Lake and Red Deer County. Cooperative planning is needed to ensure that growth and development takes place in a mutually beneficial manner.

The Summer Village recognizes the value in cooperating with neighboring municipalities and other organizations to provide cost effective and efficient services to its ratepayers. Interdependencies between the Summer Village and other municipalities in the region have been evolving over the years. These include: intermunicipal and regional wastewater collection and treatment; solid waste disposal; fire protection; police services; emergency medical services; road maintenance and snow removal; recreation facilities; and bylaw enforcement. Presently, the development of a regional water system is of increasing importance.

The recreational and environmental attributes of the Lake, and the influences of growth and development, transcend municipal boundaries. Intermunicipal planning and cooperation is required if the health and enjoyment of the Lake is to be sustained. Intermunicipal cooperation importantly will assist Norglenwold's achievement of its aspirations as identified by the Summer Village's vision statement, core values and key principles.

11.2 Goals

The goals of intermunicipal planning and cooperation are:

1. To promote watershed planning that is rational and inclusive of regional, urban and rural needs.
2. To provide clear and comprehensive policies to guide growth and development around the Lake.
3. To guide annexation of land to the Summer Village.
4. To promote compatible land use patterns, including adjacent to and near the Summer Village boundary.
5. To promote the provision of cost-effective utilities and services.

11.3 Policies

- 11.3.1 Norglenwold supports intermunicipal planning initiatives for the integrated planning of the shorelands around Sylvan Lake and the Sylvan Lake watershed.
- 11.3.2 Norglenwold shall promote and partner in reviews, updates and implementation of the Sylvan Lake Management Plan, and any successor plans thereto. An essential purpose of these plans should be to ensure the long term health of the Lake, a high quality lifestyle for resident and memorable recreation experiences of visitors.

- 11.3.3 Recognizing that the area around the south end of Sylvan Lake needs to be planned in an integrated manner, Norglenwold shall seek to collaborate with the Town of Sylvan Lake and Red Deer County to:
 - (a) ensure land use and development policies are mutually acceptable and compatible, and
 - (b) determine the most appropriate means of coordinating these policies.
- 11.3.4 Pursuant to Policy 11.3.3, as outlined in Policy 8.3.3 Norglenwold shall cooperate with the Town of Sylvan Lake, Red Deer County and other stakeholders to prepare a detailed land use plan for the lands north of Highway 11A and east of Range Road 2-1.
- 11.3.5 Norglenwold shall consult with municipalities around the Lake to obtain their views on possible amendments to this Plan.
- 11.3.6 Norglenwold shall refer for their input a proposed area structure plan or amendment thereto to the Town of Sylvan Lake and/or Red Deer County, and may refer the plan to other municipalities around the Lake.
- 11.3.7 Norglenwold may, where beneficial to residents and other interests in the Summer Village, enter into agreements with respect to any of the following services: water utility, wastewater utility, waste management, road maintenance, protective, emergency, administrative, recreation, preventive social services, cultural and other services as determined by the Summer Village.

12.0 IMPLEMENTATION AND REVIEW

12.1 Introduction

Norglenwold Plan 2011, being the Municipal Development Plan for the Summer Village, is only effective when it is implemented judiciously and with consistency. Within this Plan, the community vision, core values, guiding principles, goals and policies provide numerous, interconnected directions regarding the future of Norglenwold as a safe, viable place in which to live and to play within a lakeside community that retains a quiet village atmosphere. The purpose of Section 12 is to identify mechanisms that will facilitate the transition of this Plan into tangible and sustainable land use, environmental and social results on the ground, thus promoting the achievement of the community vision for the Summer Village of Norglenwold.

12.2 Goals

12.2.1 The implementation and review goals are:

1. To apply Norglenwold's vision, core values, key guiding principles and strategic planning directions.
2. To effectively implement the policies set out in Norglenwold Plan 2011 to enhance the quality of life, manage growth and change, guide the provision of services and encourage private investments.
3. To apply the policies of the Norglenwold Plan 2011 when collaborating with the provincial government, municipalities and other agencies and groups.
4. To require where appropriate an area structure plan to guide land use changes.
5. To monitor land use change to effect gradual, focused and measured growth.
6. To provide for amendments to Norglenwold Plan 2011.

12.3 Policies

12.3.1 Norglenwold, through Council, the administration and development, subdivision and appeal authorities, shall apply the policies of this Plan when making decisions on any proposed redesignation, subdivision, or development application and any proposed statutory plan and outline plan.

12.3.2 Norglenwold shall apply the policies of this Plan in a manner consistent with the Provincial Land Use Policies.

12.3.3 Where required by this Plan, Norglenwold shall undertake or require to be undertaken area structure plans and area redevelopment plans. All adopted statutory plans shall be consistent with this Plan.

12.3.4 Norglenwold may accept an outline plan in place of an area structure plan.

12.3.5 For matters involving the expansion of Norglenwold's land base and the use of land adjacent and near to Norglenwold's municipal boundary, the Summer Village shall encourage and participate in joint planning in accordance with the provisions of Section 11 of this Plan.

- 12.3.6 When providing input to lake-wide planning initiatives, Norglenwold shall advance the provisions of this Plan.
- 12.3.7 Norglenwold shall undertake a review of the Land Use Bylaw and shall amend the Bylaw in a manner to promote consistency with this Plan and the implementation of this Plan.
- 12.3.8 Decisions on applications to redesignate, subdivide or develop land shall be guided by the provisions of this Plan.
- 12.3.9 During the preparation of a statutory plan and outline plan, and any amendments thereto, Norglenwold shall require that the appropriate level and forms of public involvement, including the public participation provisions in the Municipal Government Act, are part of the process,
- 12.3.10 Unless initiated by the Summer Village, Norglenwold shall require the preparation of an area structure plan and area redevelopment plan to be the responsibility of the applicable landowner or developer.
- 12.3.11 Norglenwold may refer to an adjoining municipality an application to redesignate land for a major development.
- 12.3.12 Norglenwold should prepare and implement a Capital Works Plan to guide the provision of, and improvements to, roads, utilities and open spaces. The Capital Works Plan should be reviewed annually.
- 12.3.13 Norglenwold shall review and update the Summer Village of Norglenwold Growth Strategy at least every three years. Norglenwold Plan 2011 shall implement the Growth Strategy.
- 12.3.14 Norglenwold shall require this Plan to be reviewed at least every six years to ensure its relevance and effectiveness.
- 12.3.15 Norglenwold shall monitor the ongoing effectiveness of this Plan:
 - (a) as part of the preparation or review of other statutory plans and outline plans;
 - (b) in processing redesignation, subdivision and development applications; and
 - (c) reviewing and responding to referrals from adjoining municipalities.
- 12.3.16 Minor adjustments to land use boundaries and roadway locations shown on Map 2 may be approved without an amendment to this Plan provided the intent of this Plan is maintained. More significant adjustments shall be addressed through a proposed amendment to this Plan.
- 12.3.17 Norglenwold shall review, and amend as necessary, this Plan upon ratification by the Province of the Red Deer Regional Plan.
- 12.3.18 Norglenwold shall amend this Plan immediately following any annexation of land to the Summer Village.
- 12.3.19 The Council of Norglenwold may initiate an amendment of Norglenwold Plan 2011.

- 12.3.20 A person or persons having an interest in land in Norglenwold may initiate an amendment to Norglenwold Plan 2011.
- 12.3.21 When an amendment is initiated by someone other than Council, prior to the bylaw amendment process Norglenwold may require the initiator of the amendment to provide a report and any other relevant information to support the amendment.
- 12.3.22 When considering an amendment to this Plan, Norglenwold shall refer the amending bylaw to any adjoining municipality, school authority, provincial department and agency, and any other persons or agencies the Summer Village feels the amendment affects.
- 12.3.23 In considering an amendment to this Plan, the provisions of the Municipal Government Act pertaining to notifications and holding a public hearing shall be followed.

13.0 DEFINITIONS

The definitions provided in Section 13.0 are for use in understanding the directions and policies presented within Norglenwold Plan 2011. Where a definition in Section 13.0 differs from a definition in the Land Use Bylaw, the Land Use Bylaw definition shall be used in processing a subdivision or development application.

Area Redevelopment Plan is a statutory plan prepared pursuant to Section 634 of the Municipal Government Act. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings.

Area Structure Plan is a statutory plan prepared pursuant to Section 633 of the Municipal Government Act. It provides a land use framework for more detailed subdivision and development, including the staging of development, densities and infrastructure matters.

Cluster means a development approach that concentrates residential buildings and/or lots within a portion of a site, with the intention of retaining a significant area of the land to be utilized for appropriate agricultural uses, open space, recreation, and conservation of environmentally sensitive features.

Conservation Easement is a voluntary legal agreement between a landowner and government or conservation agency, designed to protect the natural and cultural heritage of the land by restricting the landowner's right to develop the land.

Deferred Servicing Agreement means an agreement that places a future obligation on individual lot owners through a registered caveat on the title which requires future connection to municipal services when they become available.

Density means in a residential area the number of dwelling units per acre or hectare.

Emergency Services means fire and ambulance services.

Environmental Reserve is land designated as environmental reserve for environmental conservation or public access in accordance with Section 664 of the Municipal Government Act.

Environmental Reserve Easement is a caveat registered against a title for the protection and enhancement of the environment yet remains as private land rather than dedicating land as public environmental reserve, according to Section 664 of the Municipal Government Act.

Environmental Review is an assessment of the influence a project may have on the environment. The purpose of the assessment is to ensure that decision-makers consider environmental impacts before deciding whether to proceed with new projects. An environmental review is not an Environmental Impact Assessment.

Environmentally Sensitive Area is an undisturbed or relatively undisturbed site which has value to society and ecosystems worth conserving because of its natural features.

Environmentally Significant Area is a natural area, which because of its features or characteristics, are significant from an environmental perspective, and which have the potential to remain viable.

Form, in the context of community land use, means the pattern and appearance of the community.

Goal is an idealized end toward which planning policies and actions are directed and which provide an indication of what is to be achieved.

Growth Strategy is a document that establishes a high level of policy direction for the long term growth of the Summer Village.

Hazard Land is land that is prone to flooding, erosion, slope instability or other natural or man-made hazards and land in proximity to sour gas facilities.

Hazardous Use means a sour gas facility, active landfill and unreclaimed landfill.

Home Occupation is a small business operated within a residential property by a resident of that property in accordance with the Land Use Bylaw.

Intermunicipal Development Plan is a statutory plan prepared pursuant to Section 631 of the Municipal Government Act for lands of common interest to two or more adjoining municipalities.

Lake, or the Lake, means Sylvan Lake.

Lot means parcel.

Main Road refers to a road that serves as a major access road into Norglenwold or its neighbourhoods.

May is a discretionary term which provides notification that the policy in question can be enforced to the level of compliance on a case by case basis as determined by the applicable authority.

Municipal Reserve is land dedicated as part of a subdivision to be used for park/trail or school purposes, according to Section 666 of the Municipal Government Act.

Natural area is an undisturbed or relatively undisturbed site which because of its natural features has value to society and ecosystems worth conserving.

Norglenwold means within the context of the policy or statement, the Summer Village as a municipal entity, the Council or the applicable subdivision, development or appeal authority.

Norglenwold Plan 2011 means Bylaw No. 199-11, being the Summer Village of Norglenwold Municipal Development Plan, and any amendments thereto, prepared pursuant to Section 632 of the Municipal Government Act.

Open Space is land allocated for public use, the conservation of features or for wildlife areas.

Outline Plan is a non-statutory plan prepared to a standard similar to an Area Structure Plan but approved by Council resolution instead of by bylaw.

Policy is a statement of a course of action for achieving a vision and goals.

Parcel means lot.

Protective Services means police services.

Riparian Land refers to the area of land immediately adjacent to Sylvan Lake or a watercourse. Riparian lands act as natural buffers, protecting aquatic ecosystems from excessive sedimentation, runoff and erosion.

Redesignation is a change of a land use district designation within the Land Use Bylaw.

Reserve is land provided as part of a subdivision, by the developer without compensation, for environmental conservation, park and/or school purposes in accordance with the provisions of the Municipal Government Act.

Shall is a directive that the action or actions within the policy are mandatory and therefore must be complied with. Where the policy applies to a plan or study to be undertaken or required to be undertaken by the Summer Village, the Summer Village shall undertake the action as resources are available.

Should is a directive that encourages actions to implement the policy, but such actions are not mandatory.

Statutory Plan means an intermunicipal development plan, municipal development plan, area structure plan and area redevelopment plan adopted by bylaw in accordance with the provisions of the Municipal Government Act.

Sustainable Development means meeting the needs of today without compromising the ability of future generations to meet their environmental, social and economic needs.

This Plan means the Norglenwold Plan 2011, being the Summer Village of Norglenwold Municipal Development Plan, and any amendments thereto.

Wetland refers to land having water at, near or above the land surface, or which is saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytes vegetation and various types of biological activity that are adapted to the wet environment.

Appendix A

Guidelines for an Environmental Review

Where an environmental review is required by this Plan, the assessment shall be undertaken by a qualified professional(s) and must address the following to the satisfaction of Norglenwold:

1. a description of the environmental sensitivity of the lands proposed for development and the surrounding area;
2. the identification of the nature and significance of any adverse impacts associated with the proposed development during construction;
3. the identification of the nature and significance of any adverse impacts associated with activities that will result from the development; and
4. the inclusion of an environmental protection plan to:
 - (a) alleviate (mitigate) any adverse impacts;
 - (b) monitor the performance of the environmental measures; and
 - (c) identify any residual impacts and their significance in any or all of the following :
 - fish and wildlife
 - vegetation
 - soils and terrain
 - water quantity and quality
 - the shoreline
 - surface drainage,
 - aquifers.

Appendix B

Guidelines for a Visual Impact Assessment

A visual impact assessment shall be undertaken by a qualified professional(s) and must provide sufficient information to show the likely effects of the proposed development and the extent to which any undesirable effects may be mitigated by the project design.

As general requirements, the assessment shall address to the satisfaction of Norglenwold:

1. how the natural features of the site will be preserved so as to contribute to the visual quality of the development.
2. the manner in which the density and form of the proposed development will be considered in terms of its visibility from important viewpoints on and off the Lake.

Except where necessary to sustain the woodlands or reduce the fire hazard, the clearing of vegetation is to be minimized in order to maintain the continuity of tree cover and screen the proposed development from view.



NTS
MAY 2011

Norglenwold Municipal Development Plan Map 1 - Location

