

MUNICIPAL DEVELOPMENT PLAN

Summer Village of Larkspur



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1.0 INTRODUCTION

1.1 *History and location*

The Summer Village of Larkspur is a small urban municipality with boundaries adjoining the County of Westlock to the north, east and south, and Long Island Lake to the West. It is located 35 kilometers north of the Town of Westlock. The location and the existing boundaries of the Summer Village and surrounding lands are shown on Map 1. This area of land obtained summer village status in 1985.

Properties within the boundaries of the Summer Village are made up of ninety taxable residential lots, seven municipal reserves and one, municipally-owned multicultural lot. Owners of the residential lots use them primarily for recreational-based activities and for relaxation, with a small percentage using them as a permanent place of residence.

The Summer Village of Larkspur is located entirely within the Long Island Lake watershed. The majority of this watershed lies within the boundaries of the County of Westlock. Map 2 illustrates the boundary areas of these features. The preservation of the water quality of this lake, the wise management of the use of this lake and prudent use of lands within the watershed are important to every resident of the Summer Village. It is critical, therefore, that the Village, the County and the Province collaborate to preserve and to conserve these environmentally significant water and land features.

1.2 *Purpose*

The purpose of this Municipal Development Plan (MDP) is to provide direction for the use of lands within the Summer Village of Larkspur. Also, recognizing the potential for harm from activities within the watershed but outside of the Village boundaries, this plan makes recommendations for collaborative initiatives, involving the County of Westlock and the Province. This MDP, together with the Village's Land Use Bylaws, provide the basis for land use development and management of lands within the boundaries of the Village.

This Municipal Development Plan is complimentary and consistent with the Intermunicipal Development Plan (IDP). The IDP provides planning direction on matters of interest to both the Summer Village and to the

County of Westlock.

This MDP was prepared by Council and Administration. Community consultation formed an important part of the preparation of this plan.

1.3 Vision

The future land use within the Summer Village of Larkspur will be restricted to those uses already in effect: residential, municipal and environmental reserves and multi-cultural public use.

The following vision statements define the Summer Village of Larkspur:

- To preserve the Summer Village as a residential community in a natural, peaceful setting.
- To make available those services and amenities that support a safe, healthy and environmentally sustainable community.
- To encourage and preserve a sense of community spirit, culture and pride among residents.

The means of achieving this vision is described in the goals and policies throughout this plan.

1.4 Legislative Framework

Section 632 of the *Municipal Government Act (MGA)* provides the legislative basis for the preparation of this MDP. The Act requires that all Alberta municipalities, regardless of size or population, create a Municipal Development Plan.

Section 632 of the *Municipal Government Act*, requires that the MDP be consistent with the land use policies established by the Province as well as with municipal policy documents such as the Land Use Bylaw, Intermunicipal Development Policy (IDP), and the Intermunicipal Collaboration Framework (ICF).

1.5 Provincial Land Use Policies

This MDP has been prepared in the spirit and intent of the Provincial Land Use Policies to help harmonize provincial and municipal policy initiatives at the local land use planning level.

1.6 Public Participation

Community input will be obtained during the planning process in order to prepare a plan that reflects the objectives and interests of residents. This will be done through a workshop-style discussion with the MDP Steering Committee members followed by a community survey and then an open house to present the findings to the residents.

Our goal is to provide a framework that gains public acceptance and perceives value in the development of the MDP.

The Summer Village of Larkspur counsel strives to have its citizens involved in planning and provide awareness of ongoing news and future events. The community website is our main means of communicating and consulting with our residents.

1.7 Environmental Stewardship

The Summer Village of Larkspur was developed in 1962. The location was ideal for subdivision because of its location adjacent to Long Island Lake and because of the relatively undisturbed lands in the watershed and surrounding areas. The Summer Village of Larkspur will thrive and survive as long as this environmentally significant area is maintained to a high standard.

The need for an exemplary level of environmental stewardship for the area and waters must be maintained by all parties including the Summer Village, the County and the Province.

1.8 Waste Management & Recycling

GOALS:

To ensure that residents have a method to dispose of their waste, recycling and compost.

POLICIES:

There are no waste or recycling facilities within the community. The cost of developing and operating such facilities to the community is prohibitive. Instead, the Summer Village pays the County of Westlock for our residents to use the Waste Transfer Stations that are located at Jarvie and Pibroch. The large landfill located just east of Westlock is accessible to the Summer Village residents as well. There will be a charge to use the landfill for each load. These locations are available for use by the Summer Village residents.

1.9 Potable Water & Sanitary Sewage Service

GOALS:

To ensure that residents have a safe method to obtain Potable Water and an environmentally safe method of disposing of their sewage.

POLICIES:

Property owners are urged to properly maintain their wells and sewage systems in order to avoid potential contamination of the community's groundwater supply.

When a property is redeveloped, the existing private sewage system shall be replaced with a new sewage system that meets the requirements of the Summer Village Sewage Bylaw #18 -4.

2.0 GROWTH MANAGEMENT

2.1 Location

The Summer Village of Larkspur is a seasonal/permanent residential community that wishes to maintain the current quality of life for its

residents. This quality of life includes enjoyment of the natural environment, pristine lake, recreation and open spaces with its fresh air. The summer village is not considering future growth or annexation. The consumer needs of the community are met by several small surrounding communities within the Counties of Westlock and Athabasca as well as the Town of Westlock.

The planning area of the MDP includes the lands within the Summer Village of Larkspur. Map 1 shows the boundary area of the Summer Village of Larkspur and some of its surrounding areas.

2.2 Population

Population projections are very difficult to determine for small seasonal communities. The summer village population at any given time is somewhere between 25 and 45 permanent residents. The 2016 Census shows a population of 44 full time residents, which include 25 males and 20 Females. The average age of the population in 2016 was 58 years old. There are ninety residential lots and 7 reserves within the Summer Village.

2.3 Growth

There is no future expansion or subdivision within the Summer Village of Larkspur. The Existing Land Use Concept (Map 1) shows the current land use for the area which is not expected to change in the future. The Summer Village has already designated all of its current land as Residential or Reserve Land. These designations are considered permanent.

GOALS:

To maintain our current land status without increasing or decreasing in size.

To ensure that current land use designations are upheld for future years.

POLICIES:

The Land Use Concept (Map 1) divides the Summer Village into the following land use areas:

- *Residential Areas*

- *Reserve Areas*
- *1 multi-use, municipality owned lot*

The current land use bylaw does not permit any subdivision of existing lots.

3.0 RESIDENTIAL AREA

Residential use is the exclusive, permitted land use within Larkspur (Map 1). It is the intention of Council, after consultation with the property owners, that the community retains the character and qualities of a seasonal residential community.

GOAL:

To guide the governance of the summer village through policies and bylaws that complement and protect the existing character and qualities of the Summer Village.

POLICIES:

Various forms of housing are permitted within the summer village including single family dwellings, mobile or modular homes and recreational vehicles.

All development shall conform to the provisions set forth in the Summer Village of Larkspur Land Use Bylaw.

4.0 RESERVE LAND

Residents of Larkspur have chosen the community because of the recreational lifestyle that Long Island Lake and the surrounding area offers. Current reserve lands are left natural to provide a variety of experiences for the residents.

Map 1 shows the location of reserve areas which will be preserved. Reserve areas will not be sold for development and may only be re-purposed as recreation areas.

GOALS:

To maintain the natural open space desired by residents and ensure that negative impacts of non- resident users are mitigated.

To maintain and enhance the environmental integrity of the reserve areas.

POLICIES:

Reserve land uses are to remain as shown in the Land Use Concept Map (Map 1).

Reserve Land within the Summer Village will be maintained as:

- i. Reserve Land: open space, open play, trails*
- ii. Recreational Area: recreation*

Council will discourage proposed developments that may have undesirable environmental impacts.

As provided for in the Municipal Government Act, the Summer Village shall maintain the reserve or areas:

- the size and configuration of the proposed reserve parcel(s);*
- the proposed reserve parcel(s) accessibility to users;*
- the proposed reserve parcel(s) characteristic; and*
- the proposed reserve parcel(s) development potential.*

Public walkways and natural green spaces and open areas are acceptable uses of municipal reserves in the Summer Village of Larkspur. For reasons of environmental integrity and to maintain the character of the community, the Summer Village supports that Reserve Lands:

- should be left in their natural condition as much as possible; and*
- may be appropriate for low-impact walkways to provide access where conditions are suitable;*

- Reserve Land areas shown on Map 1 are protected from development and must be left in their natural condition.*

Tree cutting and pruning is prohibited on any reserve land areas, and undeveloped road allowances without the prior approval of the Summer Village of Larkspur Council.

The reserve land areas are meant for the enjoyment of residents and

visitors, not for storage or parking.

In order to address the encroachment of private facilities on the Summer Village's reserves the following policies will apply:

- For private facilities encroaching upon municipal reserves, landowners must remove unauthorized material and structures; the owner of any unauthorized structures may be able to enter into a license agreement to allow the structures to remain on municipal reserve land only in unusual or extenuating circumstances. Any private facilities that are allowed to remain shall be maintained in a safe and environmentally responsible manner;*

The Summer Village of Larkspur shall not dispose of any reserves, except under exceptional circumstances and after the careful consideration of Council.

Council will ensure that all development complies with the provisions of the provincial Land Use Policies regarding the protection of, and consideration for, the natural environment.

The Summer Village recognizes the many water activities that occur on the lake. A public boat launch will not be provided. There is a county owned boat launch on the lake which residents use.

All trail designs must be reviewed and approved by Council before development may occur in order to ensure the trail's appropriateness for its context.

Surveyed and undeveloped road allowances throughout the Summer Village are considered a part of the Reserve land system for the purpose of this plan. These road allowances are:

- to be left in their natural condition as much as possible;*
- to provide pedestrian access to the reserve lake shore;*
- to be kept in a reasonable state of repair by the Summer Village.*

Council supports the policy that the shoreline between lake and private property be kept as natural as possible for the lake to maintain its natural ecosystem.

5.0 COMMERCIAL

The Summer Village of Larkspur does not allow for any commercial development with the rare exception of some pre-approved small home businesses.

GOALS:

To maintain the qualities of a seasonal residential community.

To prohibit an influx of vehicle traffic due to high commercial volume.

POLICIES:

Ensure that the lakeside character of the community is maintained.

Council must approve all home-based businesses.

All home-based businesses must follow the rules and guidelines as set out in the Land Use Bylaw.

6.0 UTILITIES AND MUNICIPAL SERVICES

It is the intention of Council to maintain Municipal services currently contracted for the Summer Village of Larkspur.

FIRE SERVICES

Fire Protection services in the Summer Village of Larkspur are provided by the County of Westlock Fire Department.

POLICE SERVICES

Police Services in the Summer Village are provided by the Westlock RCMP.

OTHER SERVICES

There are contracts for the operations of the Summer Village Office, continued services of the administrator, development officer and other support staff, snow removal, road allowance mowing, and general

maintenance.

Historically the Summer Village of Larkspur was a minimally serviced, seasonal residential community. Over the years, as environmental concerns over lake water quality were raised, Council and ratepayers have chosen to implement solutions to address sewage disposal methods that respect the natural lake environment. To this end, Council approved a new sewage bylaw.

GOALS:

To provide a safe protected environment for our residents to live in.

To maintain basic municipal services in a timely and cost-efficient manner.

To minimize risk of contamination due to sewage, and wastewater, and waste disposal.

POLICIES:

To ensure required maintenance contracts are in place at all times.

The implementation of a new sewage bylaw in 2018.

The purpose of this bylaw is to eliminate the risk of contamination caused by private sewage systems and/or sewage holding tanks which are not CSA approved. It prohibits the disposal of sewage onto the ground upon lands within the summer village.

7.0 TRANSPORTATION SYSTEM

The Summer Village of Larkspur is essentially served by Larkspur Drive and can be accessed from either Range Road 255 or Township Road 632 in the County of Westlock.

While the Summer Village of Larkspur is in many ways reliant on automobiles, it is recognized that an effective transportation system considers not only automobiles; but also, pedestrians, cyclists, and other alternative forms of transportation.

GOALS:

To establish and maintain an effective and safe road system for the movement of vehicles, pedestrians and recreational vehicles in the Summer Village of Larkspur.

POLICIES:

The Summer Village transportation system shall consist of local roads, which provide legal and physical access to the residential lots, and safe and effective external access at the two existing locations.

To ensure the safety of all road users, the Summer Village shall provide traffic calming measures where warranted.

The Summer Village shall ensure that adequate maintenance of the existing roads is provided.

Larkspur shall provide on-going maintenance for existing walkways within the Summer Village to ensure safe access to reserves.

8.0 WATERSHED

The Summer Village of Larkspur is located in the Upper Athabasca Watershed Region. Over the years there has been an increasing demand for use and development of the surrounding lands of Long Island Lake. Improper use could have adverse effects on the sustainability of the lake, the watershed and the surrounding area.

GOALS:

To ensure that the environment is protected through proper planning and collaboration.

To ensure the safety of the persons using this environment be protected.

POLICIES:

The Summer Village requests that no developments be made in the watershed region until appropriate land use frameworks and regional plans are in place for the Upper Athabasca Watershed region.

9.0 MUNICIPAL COOPERATION

The Summer Village of Larkspur recognizes the mutual benefits of a consultative and cooperative planning approach regarding land use, common infrastructure, economic growth, and environmental concerns. The Summer Village of Larkspur intends to develop an Intermunicipal Collaboration Framework (ICF) and an Intermunicipal Development Plan (IDP) in partnership with Westlock County.

As most of the property owners in the Summer Village of Larkspur are residents of the County of Westlock and the Town of Westlock, we share a common interest.

GOAL:

To establish and maintain open dialogue with the County of Westlock for the coordinated approach to matters of mutual interest. The areas of mutual interest include, but are not limited to;

- a) The updating of service agreements*
- b) Paving of the county road*
- c) Planning for Conservation and Stewardship*
- d) Upper Athabasca Regional Plan Development*
- e) The preservation of the watershed*

POLICIES:

The Summer Village supports consultative approaches with adjacent rural and urban municipalities regarding but not limited to the following matters:

- (a) environmentally significant areas;*
- (b) subdivision and development of adjacent lands;*
- (c) transportation and utility linkages;*
- (d) economic development; and*
- (e) communication and issue resolution processes.*

The Summer Village does not intend to annex the lands around the Summer Village limits, but the development of these lands should not materially or aesthetically impair the quality of life for the residents of

Larkspur, therefore consideration should be given to ensure compatible land uses.

The Summer Village supports intermunicipal planning initiatives for the integrated planning of Long Island Lake’s shoreline, and the planning of the wider watershed in general.

Insofar as it is beneficial to residents and other municipal interests, the Summer Village of Larkspur may enter into utility and/or service agreements for:

- road maintenance;*
- protective and emergency services;*
- administrative, recreation, social, cultural services;*
- fire and wildfire;*
- any other services deemed necessary.*

The Summer Village of Larkspur will seek to collaborate with the County of Westlock to ensure compatible and mutually acceptable land use and development policies.

In considering any amendments to the Summer Village’s MDP, the adoption of an area structure plan or intermunicipal development plan, an amendment to the Land Use Bylaw, or the approval of any land use development, which in the opinion of the Summer Village may impact agricultural operations within and/or adjacent to the Summer Village, the Summer Village may refer the matter for comment to the County of Westlock, the agricultural operators who may be affected, and any other body the Summer Village deems appropriate.

10.0 IMPLEMENTATION AND REVIEW

Council’s primary role is to oversee the administration of the goals and policies of the MDP.

GOAL:

To promote the use of the Plan by policy implementation.

POLICIES:

If required, council will prepare an area structure plan.

This Plan shall be interpreted with flexibility having regard to its purpose, objectives and policies. The Council's decisions on interpretation shall be final.

Council will observe the effect of this Plan after adoption and implementation, and if new ideas or changing circumstances warrant, will bring forward amendments to satisfy public concerns and aspirations.

Council will conduct a review of this Plan whenever it considers it no longer expresses the long-term goals of the Summer Village and in any event, within ten (10) years. The Plan will be amended in accordance with the procedures established in the Municipal Government Act (as amended).

Council will consider a Capital Works Plan in support of the policies of this plan for the future municipal improvements, including costs.

Council will undertake a review of the Land Use Bylaw within one (1) year of adopting this Plan.

MAP 2: WATERSHED

