



Summer Village of Nakamun Park

# Municipal Development Plan

**BEING A BYLAW OF THE SUMMER VILLAGE OF NAKAMUN PARK TO  
ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY**

**WHEREAS** the Municipal Government Act, as amended from time to time, requires each municipality to adopt a Municipal Development Plan; and

**WHEREAS** Section 632(1) of the Municipal Government Act requires that the Municipal Development Plan be adopted by bylaw and Section 632 (3) of the Municipal Government Act establishes the requirements of what must be contained within the Municipal Development Plan; and

**WHEREAS** the Municipal Development Plan has been advertised by the Summer Village of Nakamun Park in accordance with Section 606 of the Municipal Government Act, and the required Public Hearing has been held in accordance with Section 230 of the Municipal Government Act;

**NOW THEREFORE** Council for the Summer Village of Nakamun Park, duly assembled, enacts the following:

**1. TITLE**

1.1 THAT this bylaw may be cited as the "Municipal Development Plan Bylaw."

**2. ADOPTION**

2.1 THAT this bylaw, including the Summer Village of Nakamun Park Municipal Development Plan that is hereto attached and forms part of this bylaw, is adopted.

**3. REPEAL**

3.1 THAT Bylaw 2013-4, being a previous version of a Municipal Development Plan for the Summer Village of Nakamun Park, duly enacted, is hereby repealed.

**4. SEVERABILITY**

4.1 THAT each provision of this Bylaw is independent of all other provisions. If any provision of the Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable

**5. COMING INTO FORCE**

5.1 THAT Bylaw shall come into effect upon the third and final reading and signing of this Bylaw.

READ A FIRST TIME THIS 17<sup>th</sup> DAY OF June, AD 2020.

RECEIVED PUBLIC HEARING ON THE 19<sup>th</sup> DAY OF AUGUST, AD 2020

**BYLAW NO. 2020-9  
SUMMER VILLAGE OF NAKAMUN PARK  
Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632**

READ A SECOND TIME THIS 19<sup>th</sup> DAY OF August, AD 2020.

READ A THIRD AND FINAL TIME THIS 19<sup>th</sup> DAY OF August, AD 2020.

SIGNED AND PASSED THIS 19<sup>th</sup> DAY OF August, AD 2020.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Municipal Administrator

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# SECTION ONE

## Welcome

# 1

*This Section introduces the community vision and local demographics which underpin policies within the MDP.*

### 1-1 OUR COMMUNITY

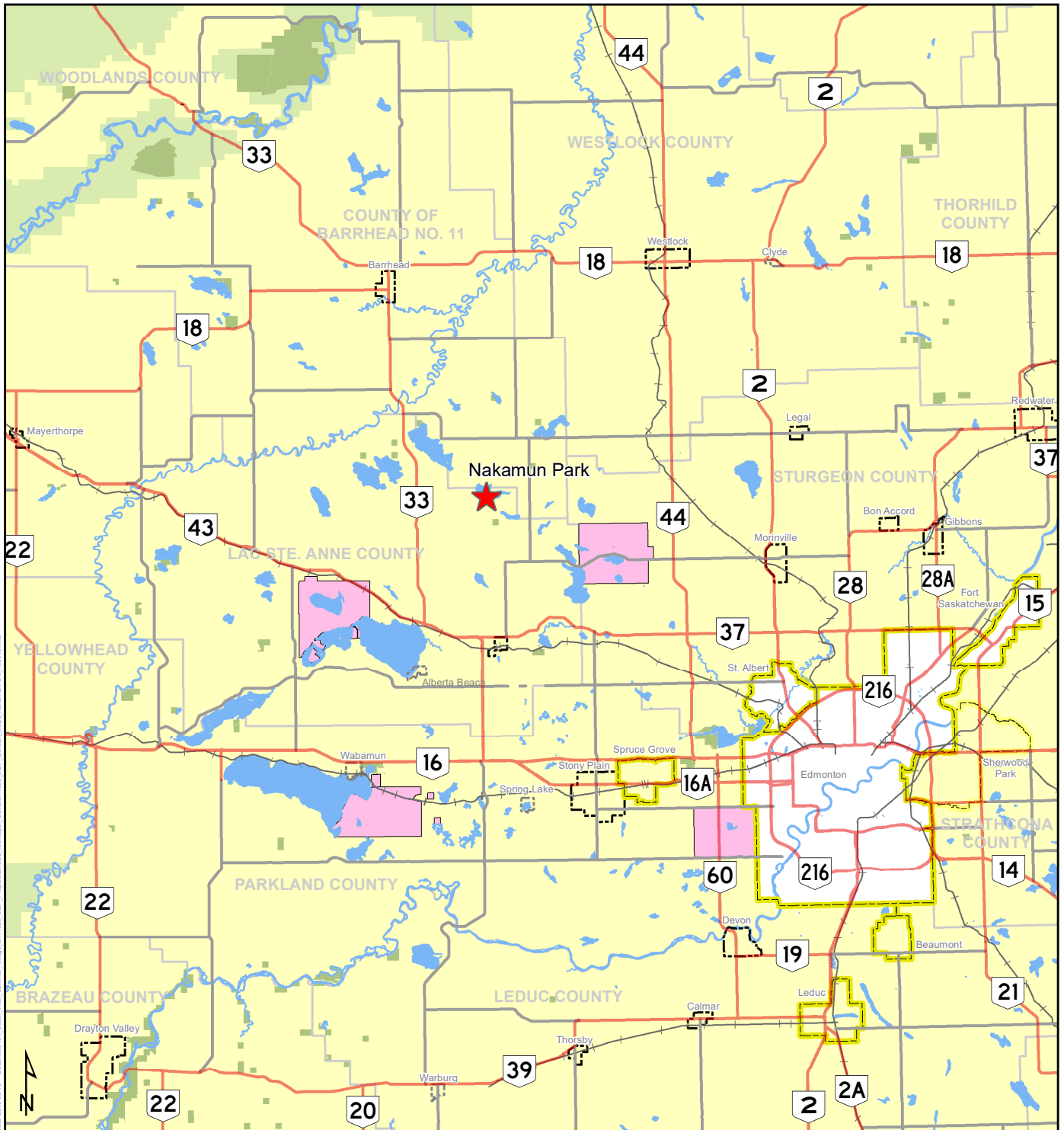
The Summer Village of Nakamun Park is home to permanent and seasonal residents in a recreational lakeside setting. Located on the shores of Nakamun Lake, within Lac Ste. Anne County (as shown on **Figure 1**), Nakamun Park is 34 hectares in size.

Nakamun is Cree for “song of praise” or “songbird” (Geog. Bd. Can. 1928). Settlers arrived in the area at the end of the nineteenth century and began clearing land for agriculture to the east and northeast of the lake. Most of the land around the lake is privately owned and the south shore is extensively developed. The first subdivision was established in 1960; it was incorporated as the Summer Village of Nakamun Park in 1966. Four Oakes subdivision was founded in 1962 about 400 m east of Nakamun Park, and Nakamun Court subdivision (also called Losie Glade) was built in 1975 adjacent to the west side of Four Oakes. The north shore is mostly undeveloped except for the Camp Nakamun bible camp and a few cottages.

### 1-2 OUR VISION

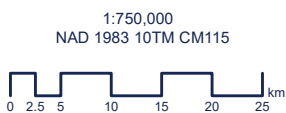
Our 20 Year Vision is:

*The Summer Village of Nakamun Park continues to be quiet and safe place to live and recreate, provides opportunities for residential growth in a controlled and sustainable manner while retaining its small village character.*



- Highway, 1-216 Series
- Highway, 500-986 Series
- Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ Nakamun Park
- City
- Urban Service Area
- Town
- Village
- Indian Reserve
- Rural Municipality

**NAKAMUN PARK  
MUNICIPAL  
DEVELOPMENT  
PLAN**



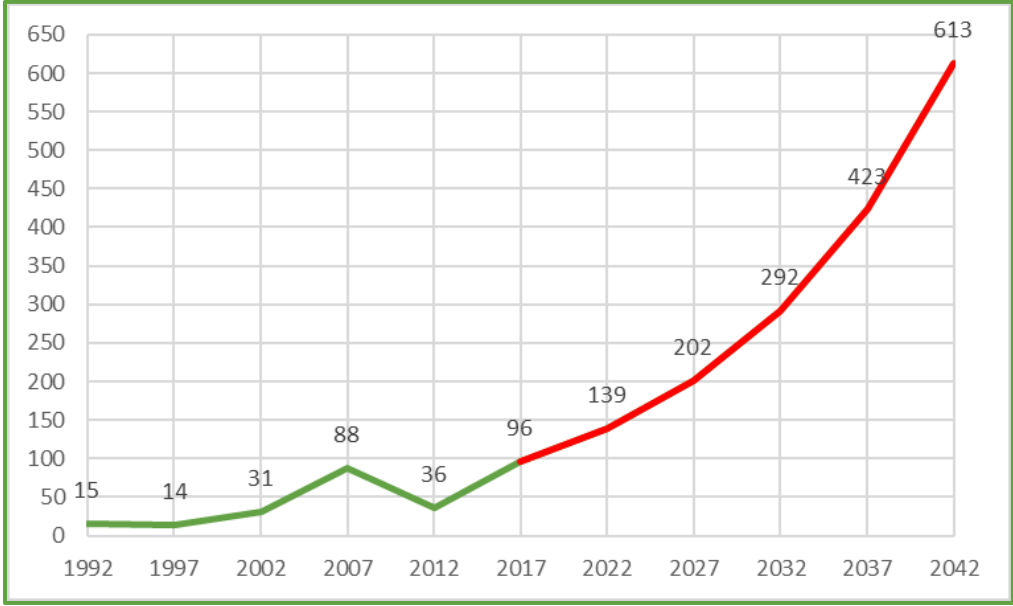
**FIGURE 1:  
CONTEXT MAP**

**1-3 DEMOGRAPHICS**

Growth in Nakamun Park can be generally described as steady to the late 1990s, with more growth experienced from then to 2006. Between 2007 and 2012, the population of permanent residents in Nakamun Park dropped but recovered in 2017, suggesting an enumeration error.

In reviewing local demographic data, the Average Annual Growth Rate of 7.7% experienced in Nakamun Park between 1992 and 2017 – and projected out to 2042 in **Figure 2** – is not a realistic measure for projecting future growth as the base population (15 persons) was so low to begin with that any increase in population has had an outsized impact on the percentage increase. Added to this, Nakamun Park is currently built out, meaning that for the purposes of policy development, population growth is assumed to be of negligible affect.

**Figure 2 – Population Growth in Nakamun Park**



Source: Alberta Municipal Affairs.

# SECTION TWO

# Planning Framework

# 2

*This Section introduces the purpose, scope and limitations of the MDP.*

## 2-1 PURPOSE & SCOPE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA). MDPs are a tool that articulate a municipality's vision for the future, outlining strategic goals and priorities for land use and infrastructure to support long-term growth.

MDPs are prepared and adopted in accordance with the requirements of Section 632 of the MGA, which provides the parameters on MDP content:

### **632(3) A municipal development plan**

#### **(a) must address**

- (i) the future land use within the municipality,**
- (ii) the manner of and the proposals for future development in the municipality,**
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,**
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and**
- (v) the provision of municipal services and facilities either generally or specifically,**

#### **(b) may address**

- (i) proposals for the financing and programming of municipal infrastructure,**
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,**
- (iii) environmental matters within the municipality,**
- (iv) the financial resources of the municipality,**
- (v) the economic development of the municipality, and**
- (vi) any other matter relating to the physical, social or economic development of the municipality,**

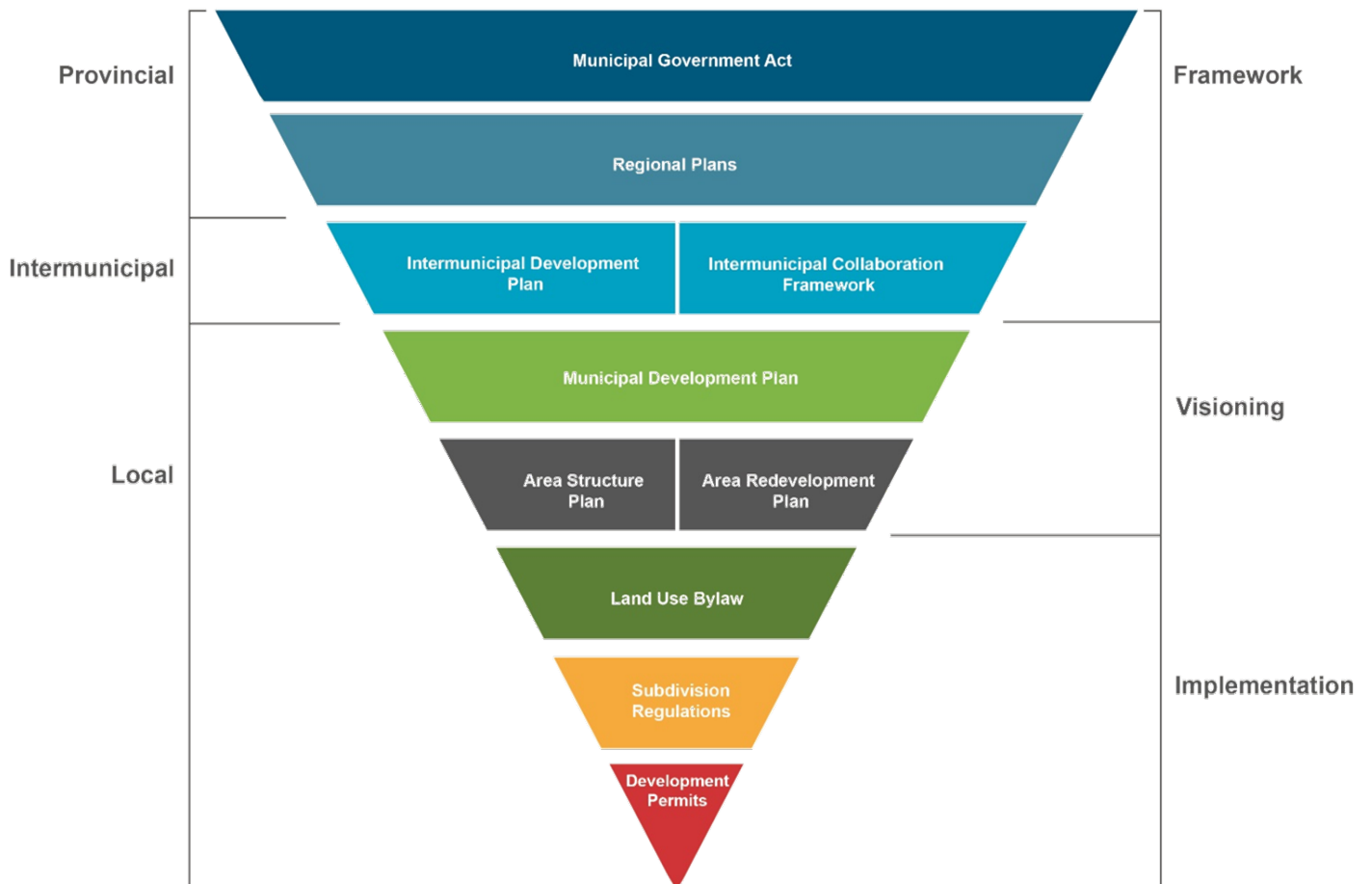


- (c) may contain statements regarding the municipality’s development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,
- (f) must contain policies respecting the protection of agricultural operations, and
- (g) may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

**2-2 LEGISLATIVE FRAMEWORK**

Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated below:

**Figure 3 – Planning Hierarchy in Alberta**



**2-3 INTERPRETATION**

Where “shall” is used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Summer Village, that the policy is not reasonable, practical and feasible in a given situation.

# SECTION THREE

## Local Policies

# 3

*This Section outlines local land use planning policies.*

### 3-1 FUTURE DEVELOPMENT

#### *Goals*

- a) To maintain Nakamun Park as a recreation focused, residential lakeside community.
- b) To be supportive of new development and infill that is sensitive to the surrounding community.

#### *Policies*

- 3.1.1** Residential infill should respect or complement the existing built form, including, height, size and architectural detailing of existing development.
- 3.1.2** Natural vegetation and tree cover should be retained when development occurs, where possible.
- 3.1.3** Servicing requirements and off-site upgrades shall be at the expense of the developer.
- 3.1.4** Buildings shall be setback from the high-water mark of Nakamun Lake.
- 3.1.5** The maximum Municipal Reserve as indicated by the MGA shall be required for all subdivision. These reserves may be in the form of land, cash-in-lieu or a combination thereof.
- 3.1.6** Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
- 3.1.7** Future Area Structure Plans shall conform to the MGA.

## 3-2 PARKS, OPEN SPACE AND RECREATION

### *Goals*

- a) To develop and maintain green spaces and recreational areas for Nakamun Park residents.
- b) To provide additional recreational opportunities and facilities.

### *Policies*

- 3.2.1** Parks and Open Spaces shall be preserved and maintained for the use and enjoyment of residents and visitors.
- 3.2.2** The development of new recreation facilities for both active and passive uses is encouraged.
- 3.2.3** The Summer Village shall continue to maintain Ted McDonald park in the northwest corner of the village adjacent to Nakamun Lake.
- 3.2.4** Any proposed development on Parks and Open Space (e.g. playground, community office or hall) shall be supported by a community engagement process prior to approval by Council.

## 3-3 MOBILITY

### *Goals*

- a) To maintain a well-connected, walkable community.
- b) To provide a safe and efficient road network that meets residents' current and future needs.

### *Policies*

- 3.3.1** Trails and pathways shall be maintained and enhanced to link parks and open spaces and provide lake access.
- 3.3.2** Opportunities to improve safety and connectivity for pedestrians and cyclists, such as separate walkways are encouraged.
- 3.3.3** The roadway network shall be maintained to meet current and future needs.

## 3-4 MUNICIPAL SERVICING AND UTILITIES

### *Goals*

- a) To provide services and utilities to residents.

### *Policies*

- 3.4.1** Nakamun Park shall only approve development that does not require the municipality to provide piped water, unless a water supply system is available. Supply shall be approved by the Summer Village.
- 3.4.2** Low Impact Development (LID) stormwater management practices are encouraged.

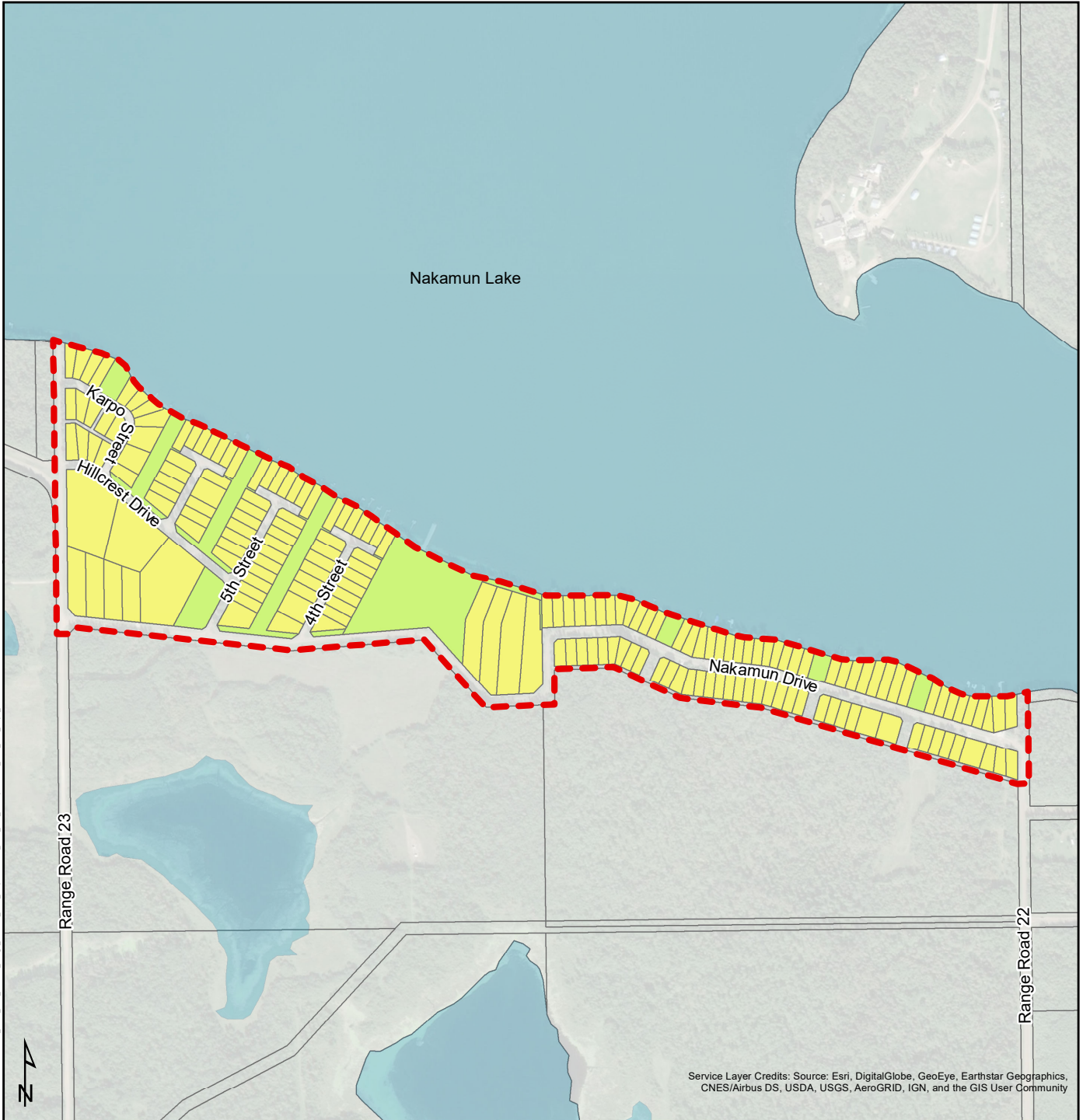
### 3-5 ENVIRONMENTAL MANAGEMENT

#### *Goals*

- a) To protect and preserve vegetation, wildlife habitat and environmentally significant areas.
- b) To enhance the water quality and natural habitat of Nakamun Lake.

#### *Policies*

- 3.5.1** Impacts to the natural environment as a result of future development shall be minimized to the greatest extent possible.
- 3.5.2** No permanent structures shall be permitted within the 1:100 year flood plain of Nakamun Lake.
- 3.5.3** Practices which minimize nutrients entering the lake from adjacent development are encouraged.



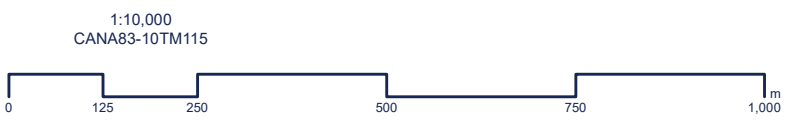
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- Water Body
- Residential
- Municipal Boundary
- Parks and Open Space



**NAKAMUN PARK  
MUNICIPAL  
DEVELOPMENT  
PLAN**



**FIGURE 4  
FUTURE  
DEVELOPMENT MAP**

# SECTION FOUR

# Intermunicipal Policies

# 4

*This Section outlines policies designed to support collaboration between the Summer Village and neighbouring municipalities.*

## 4-1 COLLABORATION

### *Goals*

- a) To work with nearby municipalities to provide enhanced services and amenities to residents.
- b) To work with Lac Ste. Anne County to develop land use policies which are mutually beneficial.

### *Policies*

- 4.1.1** Work with the County to prepare an Intermunicipal Development Plan for the lands which border the Summer Village.
- 4.1.2** Work with local municipalities to identify and support initiatives to provide enhanced services and amenities to residents.
- 4.1.3** Work with municipalities and stakeholders along the shore of Nakamun Lake to promote and implement lake management best practices.
- 4.1.4** Work with the County so that any access proposals from adjacent subdivision and/or development proposals within County lands connect the primary access to adjacent County roads and not to Nakamun Drive.

# SECTION FIVE

# Implementation Policies

# 5

*This Section outlines policies designed to implement MDP policies and measure progress made towards achieving them.*

## 5-1 IMPLEMENTATION

### *Goals*

- a) To implement to policies of this Municipal Development Plan.

### *Policies*

- 5.1.1** The MDP shall be reviewed and updated approximately every ten (10) years to ensure that development continues to reflect the vision and goals herein. A review may also be necessary to reflect:
  - a) Shifts in economic, social and development opportunities and constraints;
  - b) Changes in federal and provincial legislation and regulations; and
  - c) Changes to Council’s strategic priorities.
- 5.1.2** Council shall review and update the Land Use Bylaw to implement the policies of this MDP.