SUMMER VILLAGE OF BETULA BEACH

MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 4-2019

ACKNOWLEDGEMENTS

The Summer Village of Betula Beach and Municipal Planning Services would like to thank the community members who contributed to the Summer Village of Betula Beach Municipal Development Plan by attending public meetings, and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.

SUMMER VILLAGE COUNCIL

Rob Dickie	Mayor
Peter Wilkes	Councillor
Guy Normandeau	Councillor

SUMMER VILLAGE ADMINISTRATION

Sue Evans	Chief Administrative Officer

CONSULTING TEAM

Jane Dauphinee	Principal & Senior Planner
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INTERPRETATION

The Summer Village of Betula Beach Municipal Development Plan (the MDP) has been written with the purpose of being a document that can easily be read and used by the Summer Village of Betula Beach Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

COMMON ACRONYMS/SHORT FORM

ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	*Municipal Government Act*
NSRP	North Saskatchewan Regional Plan
SUMMER VILLAGE	Summer Village of Betula Beach
BETULA BEACH	Summer Village of Betula Beach

COMMON ACTION VERBS

Policies are written in the active tense using SHALL, MUST, WILL, SHOULD, or MAY statements and are intended to be interpreted as follows:

Where SHALL, MUST, or WILL is used in a statement, the statement is considered MANDATORY, usually in relation to a declaration of action, legislative direction, or situation where a desired result is REQUIRED.

Where SHOULD is used in a statement, the intent is that the statement is strongly ENCOURAGED. Alternatives can be proposed where the statement is not reasonable or practical for a given situation or where unique or unforeseen circumstances result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

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

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1 INTRODUCTION

1.A PURPOSE

The Municipal Development Plan (the MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Summer Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development. The MDP includes policy direction for land use activities within the Summer Village. The MDP is intended to provide direction and guidance for the Summer Village's decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Summer Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one another.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Summer Village's commitment to sustainable watershed planning and lake management practices.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Summer Village's desired land use pattern for the future, and to provide information about current conditions and features found within the Summer Village.

1.B PRINCIPLES

The Summer Village of Betula Beach MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Summer Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1

Land use and development will respect and maintain the local heritage of the community.

PRINCIPLE 2

In fulfilling planning responsibilities, the Summer Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

Planning decisions will ensure the efficient use of land, infrastructure, public services and public facilities.

PRINCIPLE 4

The Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner.

PRINCIPLE 5

The Summer Village promotes regional growth through mutual collaboration and understanding between its neighbours.

1.C VISION AND GOALS

The Summer Village, through developing the MDP and its principles, sets out the following vision for land management:

TO PROVIDE A SAFE AND WELCOMING LAKE COMMUNITY THAT ACTIVELY CELEBRATES AND RESPECTS WABAMUN LAKE.

The MGA provides general direction on what an MDP must address at minimum. Beyond the specific requirements of the MGA, the Summer Village of Betula Beach's MDP will seek to achieve the following goals:

COOPERATION

GOAL:

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

FUTURE LAND USE

GOAL:

Future land use and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

RESIDENTIAL

GOAL:

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

RECREATION & ENVIRONMENT

GOAL:

Betula Beach is a safe, vibrant community with low-impact recreational opportunities that responds to the current and anticipated needs of residents.

THE WATERSHED

GOAL:

Developments, redevelopments, and municipal programs protect and enhance Wabamun Lake and unique ecological features within the community.

INFRASTRUCTURE

GOAL:

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

IMPLEMENTATION

GOAL:

Responsible and transparent land management and development processes guide decisions.

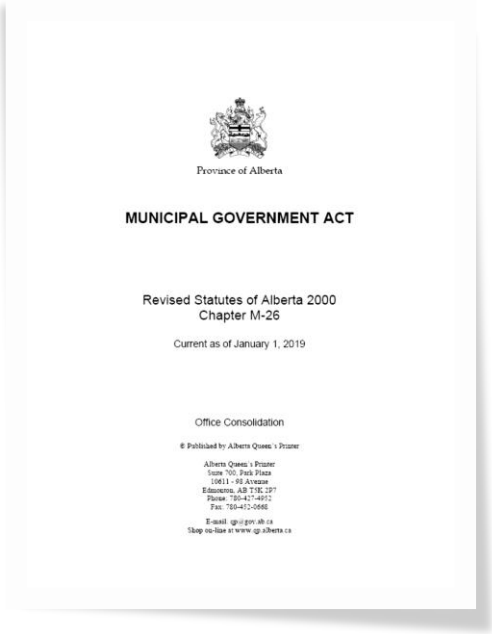
2 AUTHORITY

2.A LEGISLATION

MUNICIPAL GOVERNMENT ACT (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26. The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.


Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26

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This MDP satisfies the requirements for MDPs established in the MGA.

ALBERTA LAND STEWARDSHIP ACT (ALSA)

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

ALBERTA LAND USE FRAMEWORK (LUF)

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.B RELATIONSHIP WITH OTHER PLANS

NORTH SASKATCHEWAN REGIONAL PLAN (NSRP)

The LUF establishes seven planning regions in Alberta based on watersheds. The Summer Village is located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by the Upper Athabasca Region to the north and the Red Deer Region to the south.

The North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region.

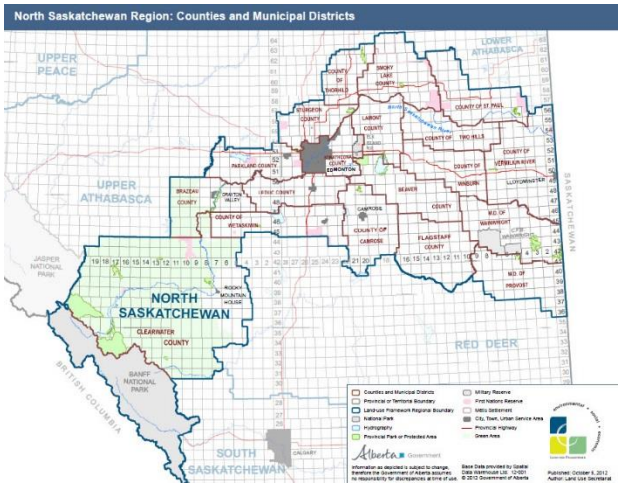


FIGURE 1: NORTH SASK. REGIONAL PLAN AREA (SOURCE: ALBERTA MUNICIPAL AFFAIRS)

Pursuant to section 13 of ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the regulatory details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The MDP must be consistent with the NSRP when it comes into effect.

INTERMUNICIPAL COLLABORATION FRAMEWORKS

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

The Summer Village has completed the preparation of an Intermunicipal Collaboration Framework with Parkland County.

INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

The MDP must be consistent with all approved IDPs.

The Summer Village has completed the preparation of an Intermunicipal Development Plan with Parkland County.

AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

Currently, there are no approved ASPs or ARPs in the Summer Village.

PLANNING HIERARCHY

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

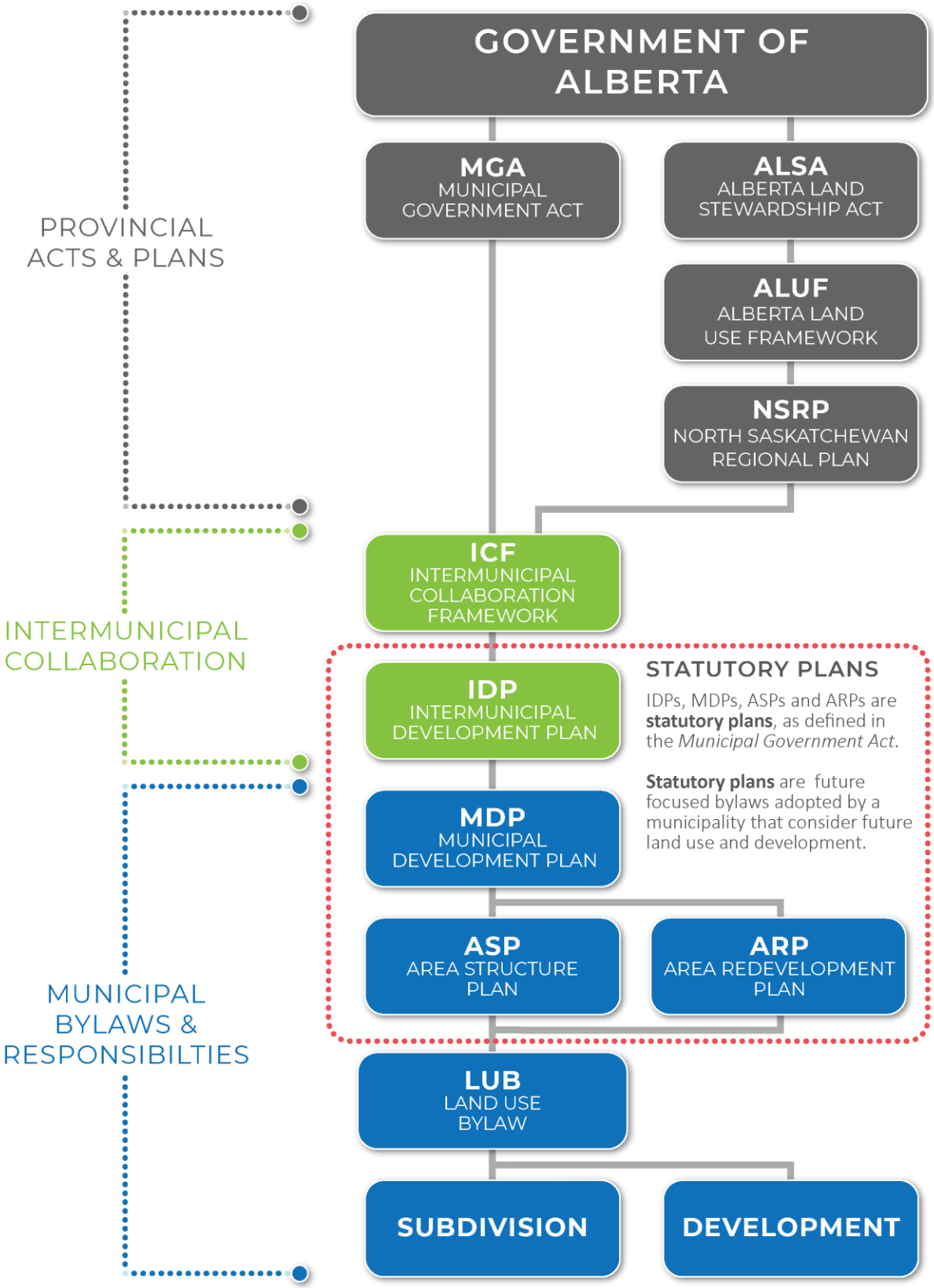


FIGURE 2: PLANNING HIERARCHY

2.C ROLES AND RESPONSIBILITIES

SUMMER VILLAGE OF BETULA BEACH COUNCIL

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

SUMMER VILLAGE OF BETULA BEACH ADMINISTRATION

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

COMMUNITY MEMBERS AND DEVELOPMENT PROPONENTS

1. Review the Summer Village of Betula Beach Municipal Development Plan and consult with Summer Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Summer Village of Betula Beach Municipal Development Plan is proposed to be reviewed, amended, or updated.

3 COMMUNITY PROFILE

3.A HISTORY AND GEOGRAPHY

The Summer Village of Betula Beach was incorporated as a Summer Village on December 31, 1959. The Summer Village was formed through the severance of lands from the Municipal District of Stony Plain (now Parkland County).

Located on the southern shore of the western extent of Wabamun Lake, the Summer Village of Betula Beach is situated immediately north of Sundance Road (Township Road 530) and 3.4 kilometres east of Highway 31.

Betula Beach is one of five Summer Villages on Wabamun Lake (the others being Seba Beach, Kapasiwin, Point Alison, and Lakeview). Also abutting the lake are lands within Parkland County, the Village of Wabamun, the Wabamun No. 133A Indian Reserve (home of Paul First Nation), and Wabamun Lake Provincial Park (managed by Alberta Environment and Parks).

FIGURE 3: WABAMUN LAKE, 1913)
(SOURCE: ARCHIVES OF ALBERTA)

The Summer Village's northern boundary abuts Wabamun Lake. To the east and west of the Summer Village are residential properties (seasonal and year-round) within Parkland County. The western portion of the southern boundary of the Summer Village abuts Sundance Road (Township Road 530), which provides the only vehicle access to the Summer Village. The eastern portion of the Summer Village's southern boundary abuts undeveloped lands within Parkland County. In the Summer Village there are approximately 65 residential lots, many of which are developed for residential purposes. The Summer Village has both seasonal and year-round residents.

Immediately south of the Summer Village is Pit 04 of the Highvale Mine, which extends along the southern boundary of Wabamun Lake. The mine is one of three TransAlta-owned surface coal mines, and Canada's largest surface strip coal mine, covering more than 12,600 hectares.

FIGURE 4: BETULA BEACH
(SOURCE: SUMMER VILLAGE OF BETULA BEACH)

Final reclamation on mine lands will be completed by 2070, as identified by the Alberta Energy Regulator (AER). However, land reclamation may be expedited by the Province's Climate Leadership Plan. Parkland County will have land use jurisdiction over former mine lands after a reclamation certificate has been issued by AER. Parkland County has identified that these lands south of the Summer Village will be developed for agricultural purposes after the reclamation certificate has been issued, with corridors identified as natural areas, constructed lakes/wetlands, environmentally sensitive areas, waterfowl habitat, and recreation areas.

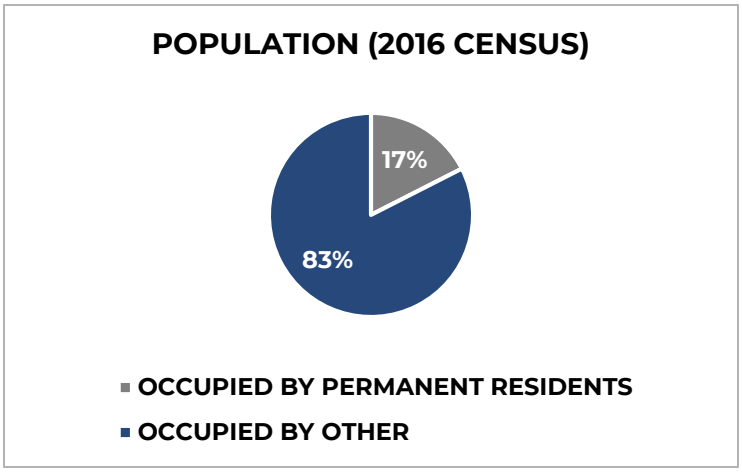
Betula Beach and the surrounding regional area is shown on MAP 1 – REGIONAL LOCATION and the community's features are shown on MAP 3 – LOCAL FEATURES.

3.B POPULATION AND DEMOGRAPHICS

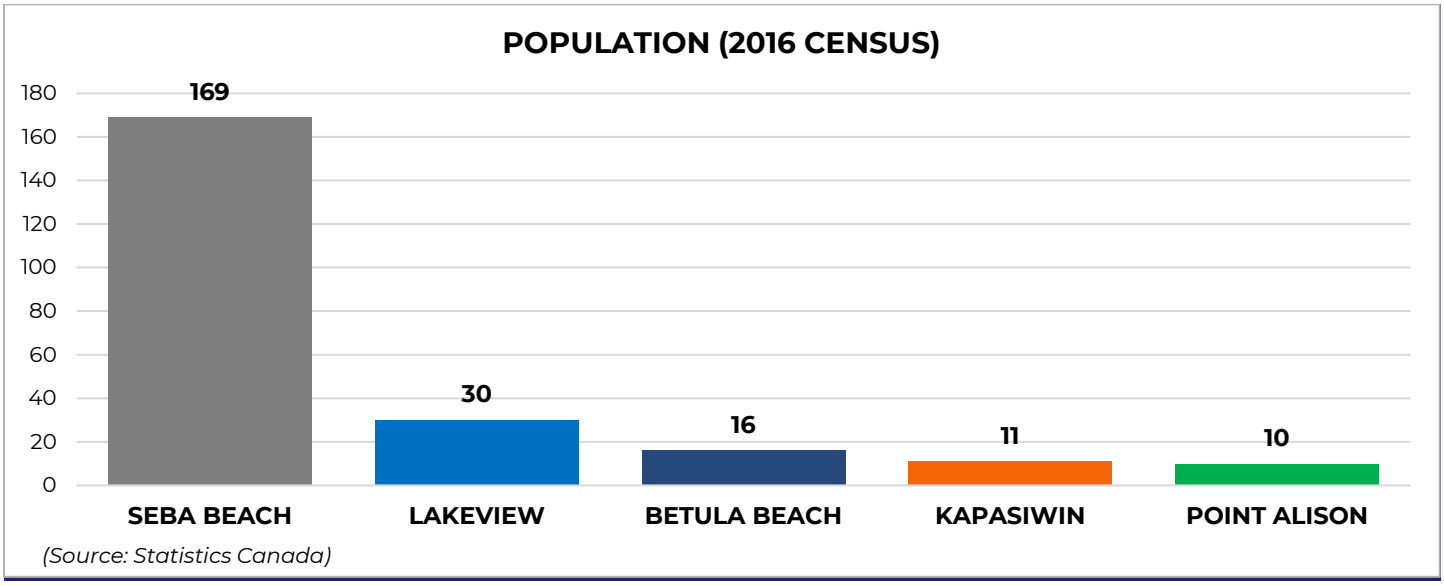
16
POPULATION (2016 CENSUS)

60%
POPULATION INCREASE FROM 2011

(Source: Statistics Canada)



POPULATION



Betula Beach is the third smallest municipality (by population) on Wabamun Lake. In 2016, the Federal Census reported Betula Beach to have a population of 16. From 2011 to 2016, the Summer Village's permanent population increased from 10 to 16, according to the 2016 Federal Census. This census report would appear to reflect the municipality's permanent population, rather than the seasonal population. In total, the census identified 40 total private dwellings in the Summer Village; of these dwellings, 82.5% were occupied by non-permanent residents (e.g. seasonal residents, seasonal renters, etc.). In the summer months, the population of the Summer Village increases to more than 100 (based on informal estimates) as seasonal residents return to the lake.

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

3.C ENVIRONMENTAL FEATURES

In August 2018, CPP Environmental conducted a terrestrial and aquatic survey of the Summer Village of Betula Beach for the purpose of informing the policies of this Municipal Development Plan. Highlights from the survey are included in the following subsections.

TERRESTRIAL

The Summer Village of Betula Beach is located within the Alberta Boreal Forest Natural Region and the Dry Mixedwood subregion. The Summer Village is located within the Boreal Mixedwood (BM) ecological area and due to plant community characteristics, the area was classified to a dogwood/trembling aspen ecosite. Local soils contain a medium amount of moisture and nutrients, and are primarily silt-clay-loam.

CLASSIFICATION	DOMINATE SPECIES	SUB-DOMINATE SPECIES
Tree	Trembling Aspen	White Spruce, Balsam Poplar
Shrub	Prickly Wild Rose	Red osier Dogwood, Low Bush Cranberry, Green Alder, and Saskatoon Berry
Ground	Wild Sarsaparilla	Dewberry, Common Pink Wintergreen, and Bedstraw

WETLANDS

No wetlands were identified within the Summer Village's boundaries.

RIPARIAN AREAS

In 2015, the North Saskatchewan Watershed Alliance (NSWA) published a riparian health assessment on Wabamun Lake. Results of the assessment showed that 57% (482 m) of the section of Wabamun Lake along the Summer Village of Betula Beach was highly impaired, 25% (213 m) was moderately impaired, and 19% was assessed as healthy (158 m).

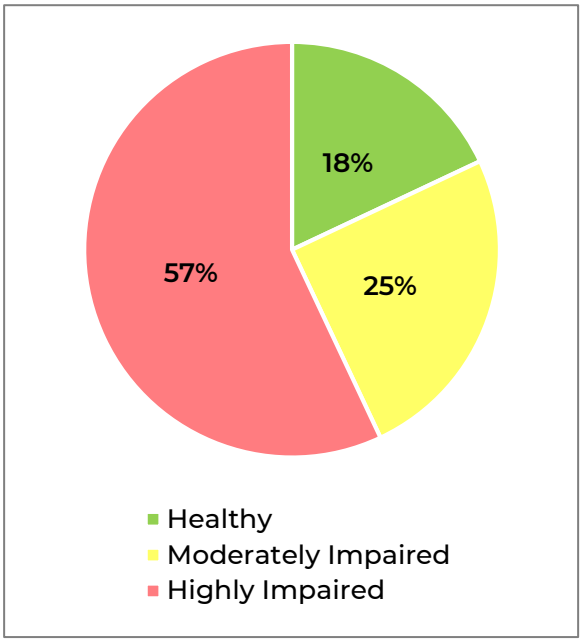


FIGURE 5: NSWA RIPARIAN HEALTH ASSESSMENT FOR BETULA BEACH

SHORELINE

CPP Environmental undertook an aquatic survey of the Summer Village's shoreline in 2018. The aquatic assessment resulted in a total of four 'shoreline areas' representing the entire near-shore area of the Summer Village of Betula Beach. These shoreline areas classified the shoreline as "Disturbed" or "Natural". Natural shoreline areas accounted for 25.4% of the shoreline. These shoreline areas were characterized by relatively undisturbed shorelines with abundant emergent vegetative cover primarily in the form of large bulrush beds. Disturbed shoreline areas accounted for approximately 74.6% of the shoreline. Disturbed shoreline areas were characterized by relatively abundant shoreline disturbance in the form of residential and recreational development, including buildings, docks, manicured lawns and shoreline vegetation removal. These Disturbed and Natural Shoreline Areas are identified on MAP 3 – LOCAL FEATURES.

Despite differences in the degree of disturbance, water quality parameters were relatively similar at all shoreline areas and were at levels suitable to support aquatic life. Submergent vegetation was most abundant along the east-central portion of the shoreline (identified as Shoreline Area 3 on MAP 3 – LOCAL FEATURES) and less abundant at the other areas. Across the

entire shoreline, submergent vegetation consisted primarily of sago pondweed, large sheath pondweed, northern milfoil, and Richardson's pondweed. Emergent vegetation was dominated by bulrushes with beds of up to 50 m wide in natural portions of the shoreline. Emergent vegetation was less abundant in disturbed portions of the shoreline. Substrates in the shoreline were dominated by sand and cobble/large gravel (transitioning to sand further from shore).

FISH AND WILDLIFE

FIGURE 6: WALLEYE (SOURCE: ALBERTA ENVIRONMENT AND PARKS)

Four species of sport fish inhabit Wabamun Lake: whitefish, northern pike, yellow perch, and walleye.

According to Alberta Environment and Parks, northern pike populations are at High Risk due to low numbers, walleye are at Very High Risk since the population is not self-sustaining, and whitefish continue to decline. Fish habitat characteristics near Betula Beach include cobble and gravel dominated nearshore substrates that could potentially provide spawning habitat for walleye, which require wave-washed gravelly shoals. However the high level of human disturbance, including docks and boat-use, may make these areas inadequate for spawning habitat. Sand-dominated substrates are unlikely to provide adequate spawning habitat for walleye and whitefish, however the abundant vegetation cover may provide important spawning and rearing habitat for northern pike and yellow perch as well as a variety of forage fish. These natural areas also provide nesting and foraging opportunities for waterfowl and provide accessible areas for larger mammals.

Wildlife habitat is present throughout the Summer Village; however, habitat is limited due to smaller areas of natural tree cover with stand dynamics that support biodiversity.

The forested areas of the Summer Village mostly provide songbird habitat for species that prefer younger trees. Younger trees have less cavities for overwintering habitat, nesting and woodpecker foraging habitat. The natural riparian areas are limited but provide nesting opportunities for waterfowl along the lakeshore. According to Government of Alberta databases, the little brown bat is known to occupy the area in and around the Summer Village. Tree cavities in larger trees will provide roosting sites for this species.

FIGURE 7: LITTLE BROWN BAT (SOURCE: ALBERTA ENVIRONMENT AND PARKS)

4 COOPERATION

The Summer Village of Betula Beach supports a proactive approach to:

- Fostering cooperation with its immediate and regional municipal neighbours and other levels of government; and
- Improving communication on land use and related issues.

Anticipated future development and community servicing pressures in the Wabamun Lake Region supports and enables cooperative approaches to service delivery and land management.

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

GOAL

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

OBJECTIVE 1

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

POLICIES

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

OBJECTIVE 2

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

POLICIES

1. The Summer Village of Betula Beach will support the use of intermunicipal agreements and regional partnerships as a means of delivering services, such as recreation, emergency and community services, in a co-operative manner.
2. The Summer Village of Betula Beach will pursue new intergovernmental initiatives to benefit residents of the Summer Village of Betula Beach, which include Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.
3. The Summer Village of Betula Beach will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors (such as regional water lines, wastewater lines, and powerlines).
4. Where provided the opportunity to do so, the Summer Village of Betula Beach will work collaboratively with neighbouring municipalities in the planning of lands adjacent to the Summer Village.
5. The Summer Village will refer the following to Parkland County for comment:
    a. Subdivision applications;

b. Discretionary development permit applications that may create off-site impacts which affect Parkland County;
c. A proposed Land Use Bylaw;
d. Proposed amendments to the Land Use Bylaw;
e. A proposed Area Structure Plan; and
f. Proposed amendments to an Area Structure Plan.

6. The Summer Village of Betula Beach will refer proposed amendments to this MDP for comment to:
   a. Parkland County;
   b. Public agencies whose interest is relevant to the proposed amendment; and
   c. Any other person or agency that Council considers necessary.

OBJECTIVE 3

Ensure consistency and transparency in community engagement strategies and consultation.

POLICIES

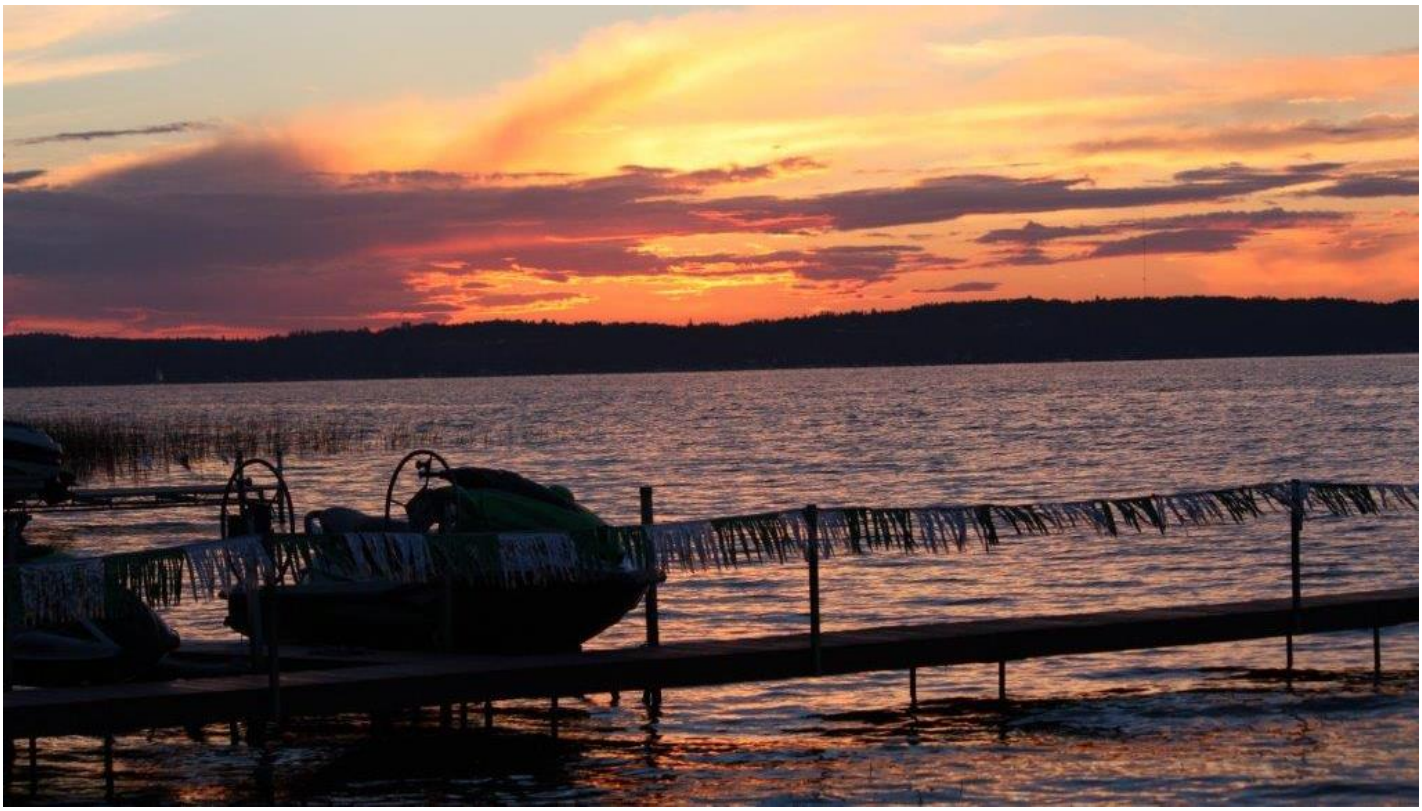
1. The Summer Village of Betula Beach shall undertake public consultation as per the approved Summer Village of Betula Beach public participation policy.

OBJECTIVE 4

Demonstrate fiscal responsibility in governance decisions and expenditures.

POLICIES

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



SOURCE: SUMMER VILLAGE OF BETULA BEACH

5 FUTURE LAND USE

GOAL

Future land use and redevelopment is well-planned and designed to mitigate environmental risk and conserve significant environmental features.

5.A PLANNING AREAS

The boundaries of the future land use areas, as illustrated on MAP 2 – FUTURE LAND USE, are intended to be conceptual and are subject to refinement during subdivision and/or development.

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

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Summer Village Council or the appropriate Approval Authority.
2. An amendment to revise MAP 2 – FUTURE LAND USE of the MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Summer Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

RESIDENTIAL AREA	Lands within the Summer Village of Betula Beach identified on MAP 2 - FUTURE LAND USE as RESIDENTIAL are areas where residential development will be the predominant future land use.
RECREATION AND ENVIRONMENT AREA	Lands within the Summer Village of Betula Beach identified on MAP 2 - FUTURE LAND USE as RECREATION AND ENVIRONMENT are areas that will remain in their natural state to facilitate low-impact recreational uses and support the ecological health of Wabamun Lake.

Policies that apply to lands within these planning areas are identified in the following sections.

5.B RESIDENTIAL AREA

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

As most residential lots in the Summer Village are already developed, the majority of development activity anticipated in Betula Beach will be the redevelopment of existing structures to accommodate family dynamics, lifestyle needs, and energy efficiency upgrades.

The Summer Village wishes to ensure that any future residential development or redevelopment occurs in a manner that respects the natural environment and complements the existing community.

The policies in this section apply to lands within the Residential Area as shown on MAP 2 – FUTURE LAND USE.

GOAL

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

OBJECTIVE 1

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

POLICIES

1. All residential redevelopments of existing lots and new developments shall be serviced with onsite water and sanitary systems to the satisfaction of the Summer Village of Betula Beach and applicable provincial departments.
2. No further subdivision of existing residential lots within the Summer Village will be permitted.
3. All new private sewage disposal systems on residential lots must be sealed onsite holding tanks that conform to current provincial standards and requirements.
4. Development proposals that seek to significantly increase the overall residential or recreational density of the Summer Village will require an amendment to this MDP.

5.C RECREATION AND ENVIRONMENT AREA

Recreational opportunities for residents and visitors of the Summer Village of Betula Beach are primarily low-impact activities, such as walking, biking, boating, and other lake activities.

The Summer Village's proximity to the Summer Village of Seba Beach, Wabamun Lake Provincial Park, and the Village of Wabamun provides access to a wide array of additional recreational opportunities for residents and visitors.

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

The policies in this section apply to lands within the Recreation and Environment Area as shown on MAP 2 – FUTURE LAND USE.

GOAL

Betula Beach is a safe, vibrant community with low-impact recreational opportunities that respond to the current and anticipated needs of residents.

OBJECTIVE 1

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

POLICIES

1. The Summer Village will encourage the development and maintenance of formal and informal trail systems within the Summer Village.
2. Low impact recreational developments, such as hiking, bicycling, swimming, cross country skiing, and snow shoeing, shall be encouraged outside of the shore lands and riparian areas.

3. Formal trails for motorized recreational activities shall not be permitted within the bed and shore[1] of Wabamun Lake, within riparian areas, or along walking trails.

OBJECTIVE 2

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

POLICIES

The following policies apply to the Summer Village:

1. Communal docks should be constructed as either floating, pipe or pile docks.
2. The Summer Village will encourage residents to construct new docks out of appropriate building materials such as untreated wood (e.g., cedar, hemlock, tamarack, etc.), rust resistant metals, composite, or other materials that do not negatively impact the lake's water quality. Treated wood shall be discouraged.
3. Developers or landowners of a lakeshore property shall not carry out any work or undertaking that results in the harmful alteration, disruption or destruction (HADD) of fish habitat, unless this HADD has been authorized by the Fish Habitat Management division of Fisheries & Oceans Canada (DFO). Additionally, *Water Act* and *Public Lands Act* authorizations may be required.
4. Existing residential areas that are near or adjacent to a proposed public access site should be buffered. A constructed berm or vegetative buffer should be placed between the residence and a new public access to mitigate noise and the impacts of increased foot traffic. All buffering shall be provided to the satisfaction of the Development Authority.

5.D GENERAL DEVELOPMENT

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

OBJECTIVE 1

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

POLICIES

1. The Summer Village of Betula Beach will seek to implement FireSmart Canada recommendations into the Summer Village of Betula Beach Land Use Bylaw.
2. Commercial development within the Summer Village of Betula Beach (except for home-based businesses that do not generate additional vehicle traffic) shall be prohibited. Proposals for commercial development within the Summer Village (including recreation-focused businesses) shall require an amendment to this MDP prior to consideration by the Development Authority.
3. The Summer Village of Betula Beach shall require that landowners and development proponents wishing to undertake any stripping, grading, and significant brushing activities apply for a

[1] The bed and shore of all permanent and naturally occurring water bodies and all naturally occurring rivers, streams, and watercourses are owned by the Crown as per Section 3 of the *Public Lands Act.*

As defined in Section 17 of the *Surveys Act*, the bed and shore of a waterbody ends at the legal bank, also known as the ordinary high water mark. The legal bank is a natural boundary formed by the presence of water that typically results in vegetation distinct from the upland vegetation. The legal bank may fluctuate over time.

development permit. No stripping or grading activities shall occur unless a development permit is issued by the Summer Village of Betula Beach Development Authority.

4. A part of a development permit application for the redevelopment of a lot (which includes stripping or grading), the Summer Village of Betula Beach may require the applicant to produce a Construction Management Plan. The Construction Management Plan shall address:
    a. The management of construction vehicles and materials;
    b. The retention of native vegetation;
    c. The stockpiling and retention of top soils removed during construction;
    d. Dust, noise, and light control measures;
    e. The control of mud and earthen materials on nearby roads and trails;
    f. The control of stormwater runoffs and drainage channels;
    g. The control of onsite sediments and treatment of runoff flows;
    h. Any other matter requested by the Development Authority.
5. Landowners and development proponents will be encouraged to manage post-development activities on each lot to prevent the degradation of lake water and ground water quality by:
    a. Retaining native vegetation that does not require irrigation;
    b. Controlling the proliferation of invasive species;
    c. Applying low-impact development strategies;
    d. Encouraging the installation of rain gardens and absorbent landscaping materials; and
    e. Prohibiting the use of fertilizers and pesticides on private lots and reserve parcels except for the control of noxious weeds, as identified in the Summer Village's fertilizer bylaw.
6. Development on new lots and the redevelopment of existing lots will be encouraged to be designed to provide a minimum of 25% of the lot area not covered by buildings as permeable or semi-permeable surfaces (e.g. grasses, vegetation, gravel, non-compacted soils, etc.) to support on-site water filtration and decrease surface runoff areas. The figure on the right illustrates an example of the permeable/semi-permeable surface requirements.
7. Development permit applications must include a vegetation plan which identifies the areas of the lot that will remain or be converted to tree cover.
8. Where possible, large trees capable of providing nesting habitat for local wildlife should be preserved as new development and redevelopment occurs.
9. Applications for development and/or subdivision within the Summer Village on sites which may be affected by a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site. The disturbance of wetlands shall be minimized and if possible completely avoided.
10. All reasonable efforts must be made to preserve wetlands within the Summer Village. If a wetland is proposed to be disturbed then the proponent must satisfy all requirements of Alberta Environment

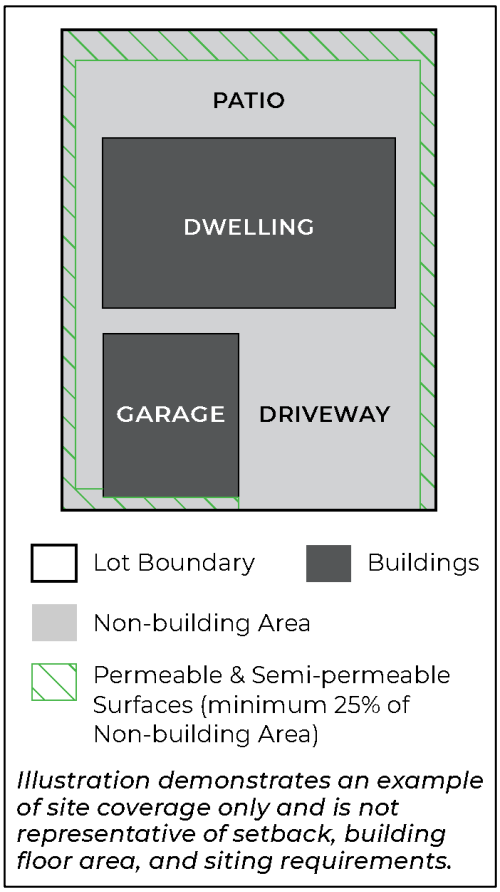


FIGURE 8: EXAMPLE OF PERMEABLE / SEMI-PERMEABLE SURFACE COVERAGE

and Parks, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended.

11. All applications for subdivision and development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Alberta Culture, Multiculturalism and Status of Women, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.

5.E AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT

The Summer Village of Betula Beach is a small residential community, with an area of approximately 25 hectares. The predominant land use in the Summer Village is residential development. Undeveloped lands within the Summer Village are intended to provide recreational opportunities and support the ecological health of Wabamun Lake. Large scale agricultural development activities and natural resource development would be incompatible with the Summer Village's current and planned built form.

OBJECTIVE 1

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

POLICIES

1. Large agricultural operations shall be prohibited within the Summer Village.
2. Small scale gardens shall be encouraged as an accessory use on existing lots.
3. No aggregate resource extraction developments will be allowed within the Summer Village.
4. The development of oil and gas infrastructure (e.g. wellsites, pipelines) shall be discouraged within the Summer Village of Betula Beach. In the event that oil and gas infrastructure is proposed to be developed within the Summer Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features.
5. The Summer Village shall support the redevelopment of lands within Parkland County to agricultural uses as part of the end use plan identified within the Highvale End Use Area Structure Plan.

6 THE WATERSHED

A watershed refers to the area of land that drains into a body of water (in this instance, Wabamun Lake). Activities that occur in the watershed influence the quantity and quality of water that enters the lake and the overall health of the lake ecosystem. Runoff from urban and agricultural areas can contribute significant quantities of nutrients, bacteria, pesticides, metals, oils and other contaminants to lakes. To maintain the health of a lake, it is important to manage non-point source pollution originating from the lake's watershed.

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

The Summer Village recognizes that, as stewards of Wabamun Lake, residents and visitors have a responsibility to ensure that land use and development activities on land do not negatively impact the Lake's water quality.

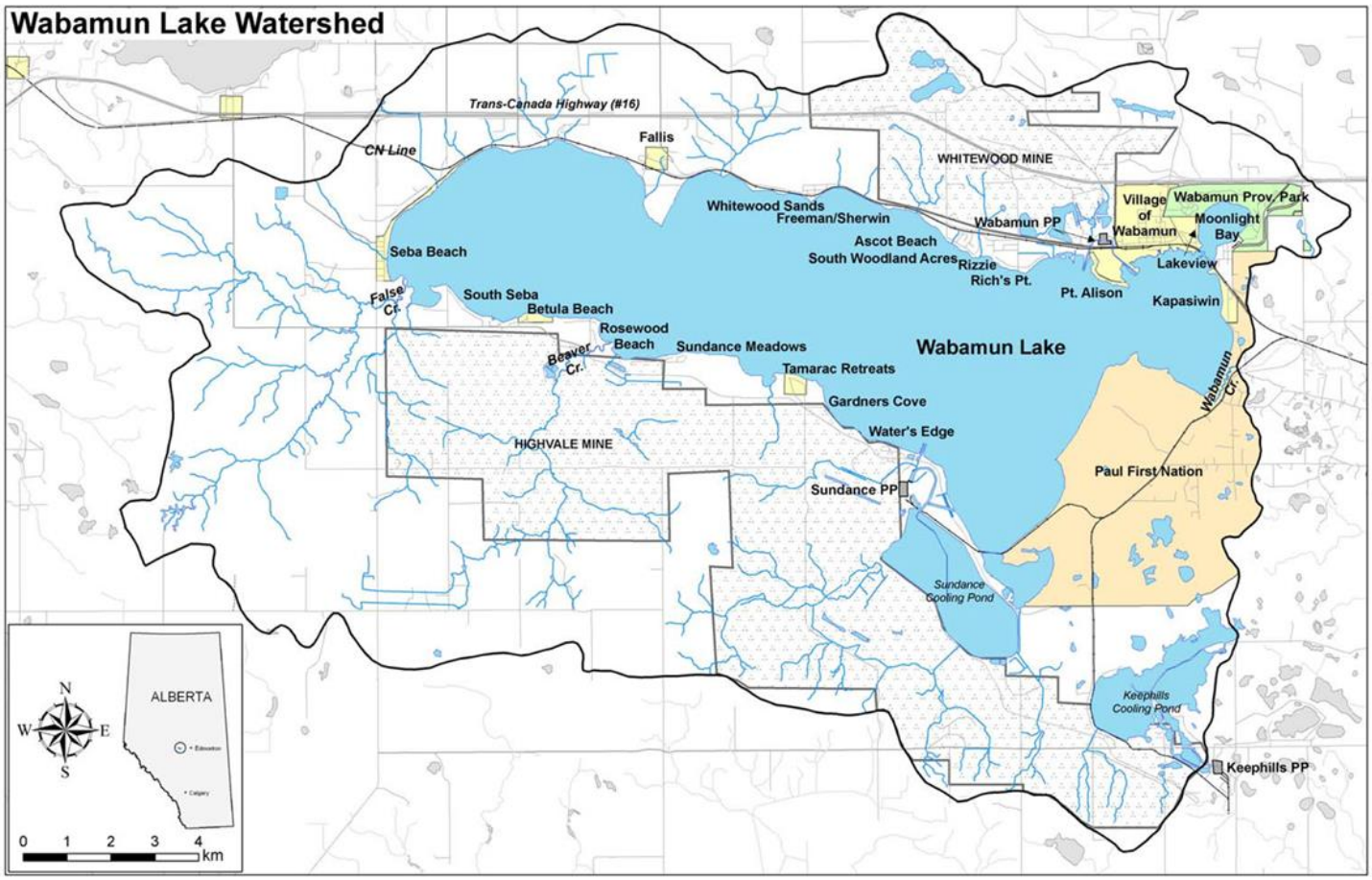


FIGURE 9: WABAMUN LAKE WATERSHED
(SOURCE: WABAMUN WATERSHED MANAGEMENT COUNCIL)

Ecosystem health and supporting water quality conservation and restoration within the Summer Village are primary considerations of the MDP. New development that will negatively impact the viability of the Wabamun Lake ecosystem and overall health of the lake will be discouraged. Maintaining the recreational capacity of the lake and the quality of life for residents and visitors is also a primary consideration of this MDP.

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

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

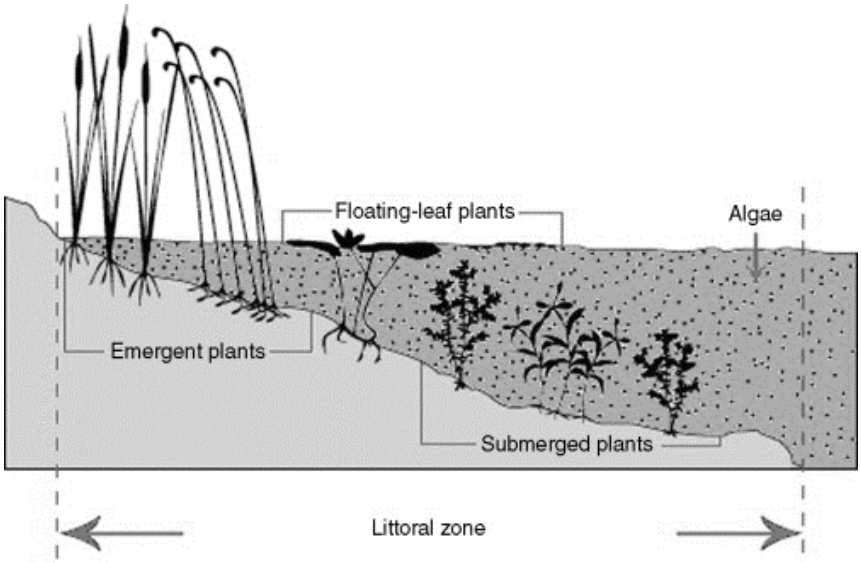


FIGURE 10: EXAMPLE OF A LITTORAL ZONE (SOURCE: SCIENCE DIRECT)

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

Development and redevelopment capacity within the Summer Village may also be impacted by the location of steep slopes, significant recharge areas, and aquifers within the Wabamun Lake Watershed. Additional information will be required at time of redevelopment to ensure the Development Authority has sufficient information to assess site constraints.

The redevelopment of lots within the Summer Village should be limited to those land uses and those locations which can be demonstrated through site location and/or site design to have minimal impacts on the health and viability of Wabamun Lake, and sites where there are not presently significant environmental hazards that would make the site unsuitable for new development or redevelopment.

GOAL

Developments, redevelopments, and municipal programs protect and enhance Wabamun Lake and unique ecological features within the community.

6.A RIPARIAN AREAS, RESERVES, AND EASEMENTS

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

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

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

OBJECTIVE 1

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

POLICIES

1. A minimum 8 metre development setback from the front line (lakeside) of the boundary of the 1956 survey for the Summer Village shall be required.
2. Development setbacks may be increased due to steep slopes, erosion, shallow ground water, or particularly sensitive surface water contamination concerns at the discretion of the Development Authority.
3. The Summer Village of Betula Beach may require subdivision and/or development proponents to provide a geotechnical study designed to identify areas with shallow groundwater, susceptible to seasonal flooding, or slope instability.
4. Individual landowners and/or development proponents shall not be permitted to create an artificial beach or plant non-native plant species within the environmental reserve adjacent to the lake.

6.B NATURAL VEGETATION AND PROPERTY INITIATIVES

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

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

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

OBJECTIVE 1

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

POLICIES

1. The Summer Village of Betula Beach shall encourage individual landowners and/or development proponents to preserve important vegetative cover on private lots when new developments are proposed, to the greatest extent possible.
2. As part of the effort to ensure the long-term sustainable health of the lake's natural ecosystems and water quality, the Summer Village of Betula Beach in collaboration with the local community shall encourage individual landowners and/or development proponents to contribute to the restoration and the re-establishment of natural vegetation cover within the Wabamun Lake watershed (using native plant species).
3. New developments shall be designed to conserve, and where possible avoid, unique habitat areas and significant ecological features.
4. The Summer Village of Betula Beach shall encourage the installation of erosion and sediment control measures during construction and landscaping. Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport. In order to ensure that sediment and erosion controls are in place, the Summer Village may require the submission of a Construction Management Plan. Adherence to the construction management plan may be a condition of development approval.

7 INFRASTRUCTURE

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

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

Fire response, 911 Call Answer, and solid waste services for the Summer Village are provided by Parkland County by way of intermunicipal agreements.

GOAL

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

7.A ROADS

As new development or redevelopment occur in the Summer Village, it is important to ensure that the capacity of local roads can safely and efficiently accommodate anticipated traffic demands now and into the future. It will be the responsibility of individual development proponents to demonstrate to the Summer Village of Betula Beach (and where necessary, adjacent municipalities and Alberta Transportation, or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) the impact their proposed development(s) will have on local roads and will be responsible for any updates, expansions, extensions, and studies that will be required to support the proposed development(s).

OBJECTIVE 1

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

POLICIES

1. New development and/or subdivision will not be approved where there is no direct access to a municipal road which is developed to Summer Village standards.
2. Access to lots within the Summer Village shall not be permitted through lots within adjacent municipalities.
3. The Summer Village will continue to work collaboratively with Alberta Transportation (or the succeeding ministry as identified in the *Government Organization Act*, R.S.A. 2000, c. G-1, as amended) to mitigate potential impacts from new development on the provincial highway network.

7.B WATER SERVICING

Piped municipal potable water infrastructure is currently not available within the Summer Village. Individual residents are responsible for providing potable water via private systems such as private wells or cisterns.

New and redeveloped properties will need to provide private or communal onsite water services that are safe, efficient, and comply with all provincial rules and regulations until such time that municipal piped services become available.

OBJECTIVE 1

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

POLICIES

1. Water servicing in the Summer Village of Betula Beach shall be via individual water systems, such as cisterns, wells, and private delivery.

2. Water systems in the Summer Village of Betula Beach shall comply with all current provincial rules and regulations.

7.C SANITARY SERVICING

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

OBJECTIVE 1

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

POLICIES

1. Private sewage disposal systems must comply with current provincial regulations.
2. New surface discharge systems and septic fields and mounds will be prohibited within the Summer Village.
3. Wastewater shall be discouraged from being disposed of on the ground within the Summer Village.

7.D STORMWATER MANAGEMENT

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

Stormwater run-off from individual residential lots currently drain into the ditch system adjacent to the developed roadways or directly into the lake via surrounding properties. Stormwater runoff can become problematic within the Summer Village during the spring or periods of prolonged rainfall.

OBJECTIVE 1

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

POLICIES

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

8 IMPLEMENTATION

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

GOAL

Responsible and transparent land management and development processes guide decisions.

OBJECTIVE 1

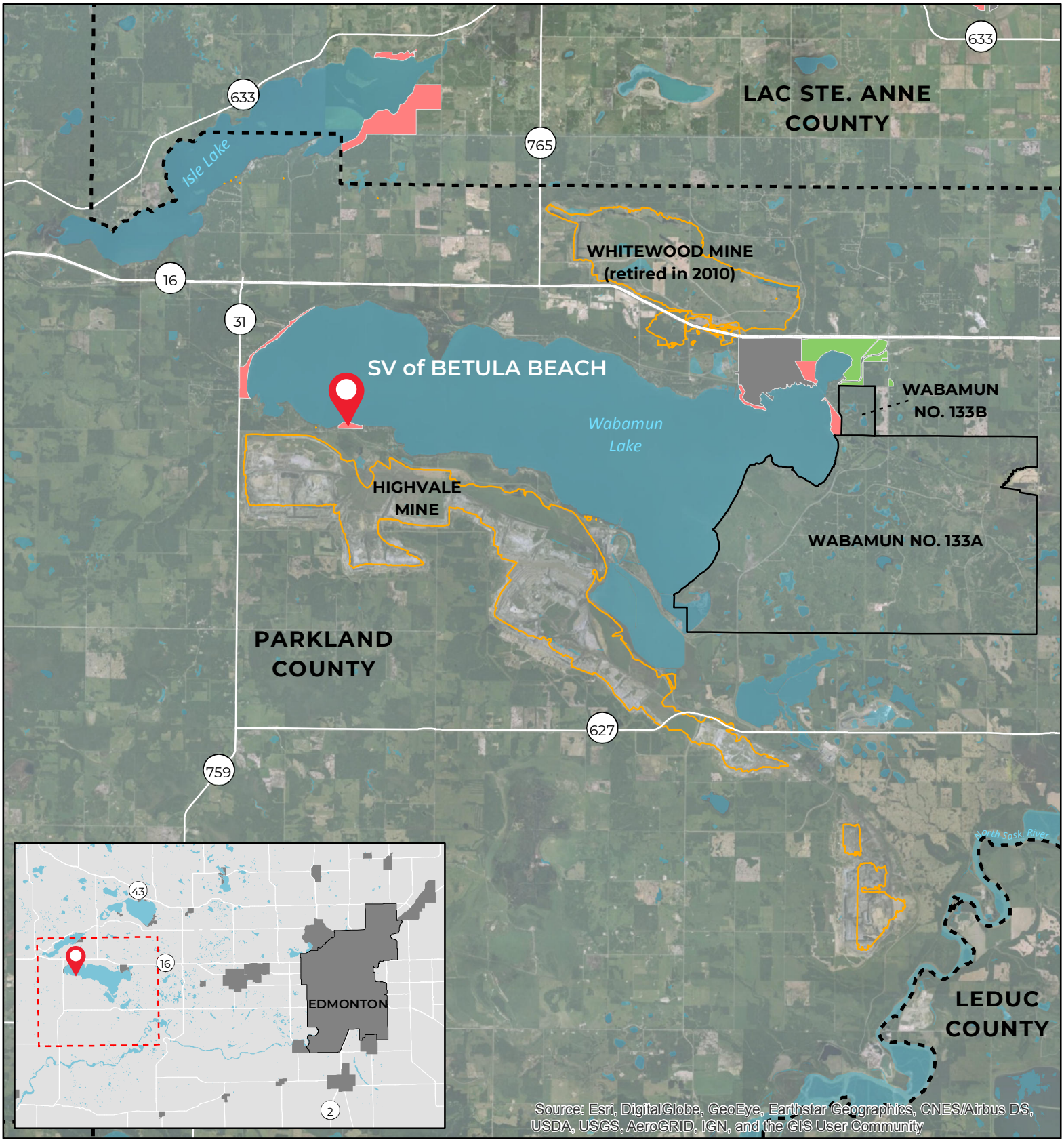
Ensure that all Summer Village of Betula Beach planning documents are consistent and up-to-date.

POLICIES

1. Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Framework(s) and Intermunicipal Development Plan(s) adopted by the Summer Village of Betula Beach.
2. When this MDP or any part thereof takes effect, the Summer Village of Betula Beach Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
3. The *Municipal Government Act* outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Summer Village of Betula Beach are being met. A review may be appropriate when:
    a. changes in economic, social or technical developments occur;
    b. a new Council is elected; or
    c. an amendment to the MDP is made.
5. Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
6. In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
    a. a formal request for amendment will be submitted to Council;
    b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;
    c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
    d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
7. When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the *Municipal Government Act*.

8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
9. Summer Village of Betula Beach Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

9 MAPS



Summer Villages
Villages
Wabamun IR No. 133A & 133B
Wabamun Lake Provincial Park
Counties
Coal Mines

Nov 2019

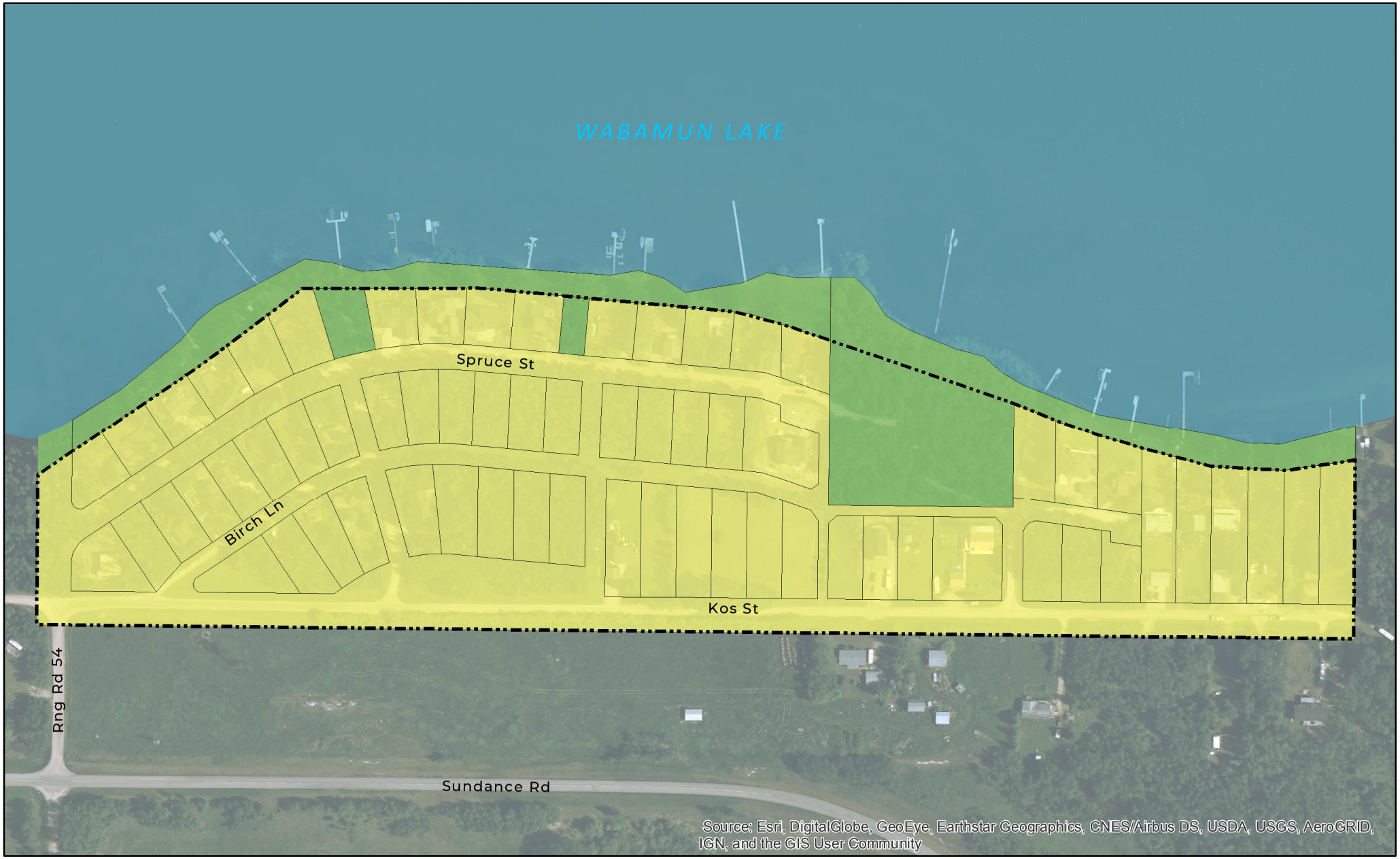
0 2 4 KM

MAP 1
REGIONAL LOCATION

SV of BETULA BEACH
MUNICIPAL DEVELOPMENT PLAN

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

MUNICIPAL PLANNING SERVICES



Municipal Boundary | Residential Area | Recreation & Environment Area

MAP 2
FUTURE LAND USE

SV of BETULA BEACH
MUNICIPAL DEVELOPMENT PLAN

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

Nov 2019

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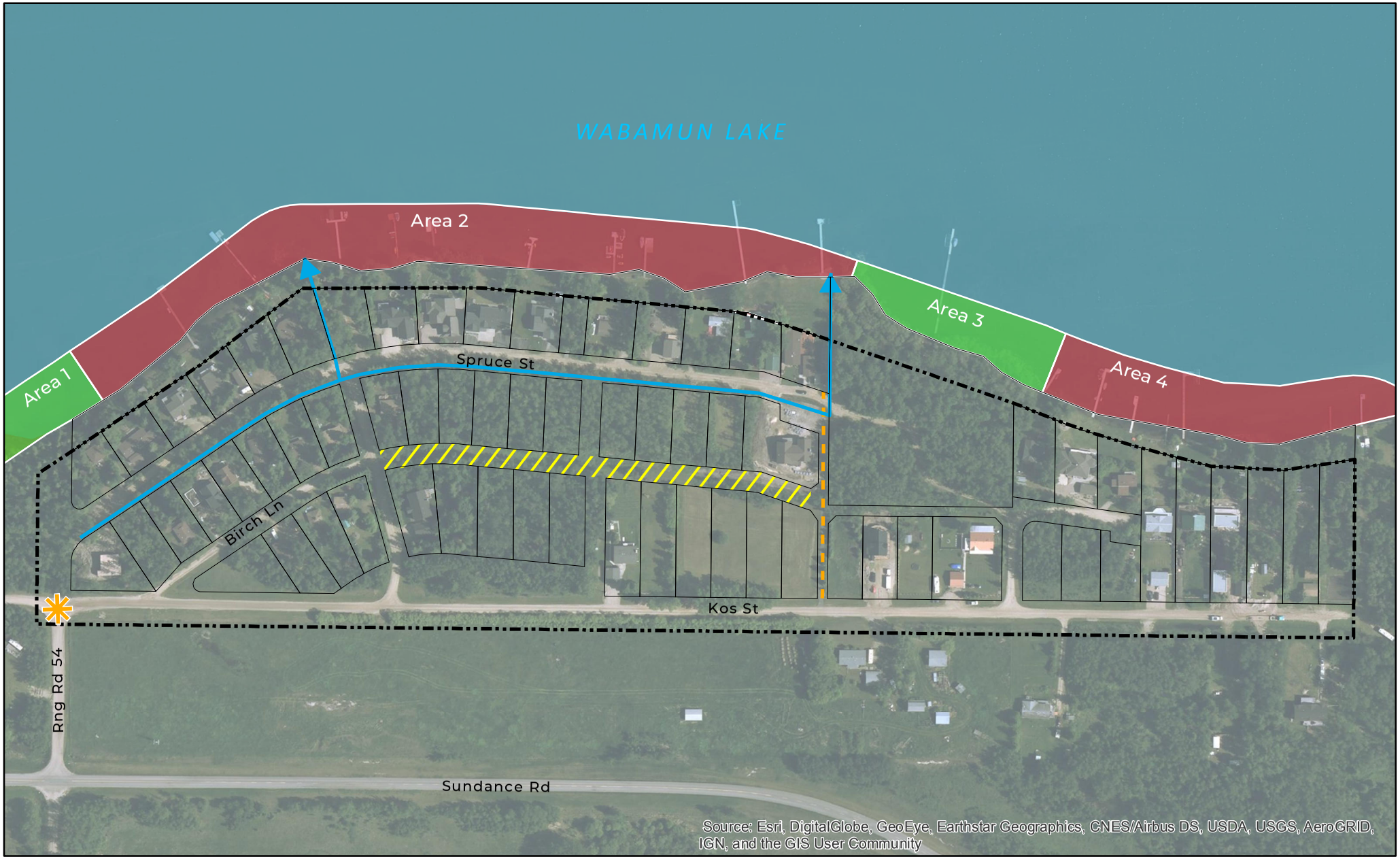
MUNICIPAL PLANNING SERVICES



Municipal Boundary
Main Entrance
Water Drainage
Fire Break
Disturbed Shoreline
Natural Shoreline
Walking Trail

MAP 3
LOCAL FEATURES

SV of BETULA BEACH
MUNICIPAL DEVELOPMENT PLAN

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

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MUNICIPAL PLANNING SERVICES