

**Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632**

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**BEING A BYLAW OF THE SUMMER VILLAGE OF CASTLE ISLAND TO  
ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY**

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**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 Castle Island in accordance with Section 606 of the Municipal Government Act, and the required Public Hearing has been held in accordance with Section 216.4 of the Municipal Government Act;

**NOW THEREFORE** Council for the Summer Village of Castle Island, 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 Castle Island Municipal Development Plan that is hereto attached and forms part of this bylaw, is adopted.

**3. SEVERABILITY**

3.1 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

**4. COMING INTO FORCE**

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

**Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632**

READ A FIRST TIME this 27<sup>th</sup> day of November, A.D., 2025.

\_\_\_\_\_  
Mayor, Calvin Smith

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
Mayor, Calvin Smith

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Chief Administrative Officer, Wendy Wildman

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2026.

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Mayor, Calvin Smith

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

# Summer Village of Castle Island

Municipal Development Plan

Date: \_\_\_\_\_



# SECTION ONE

## Welcome

This Section introduces the community vision and local demographics which underpin policies within the Municipal Development Plan.

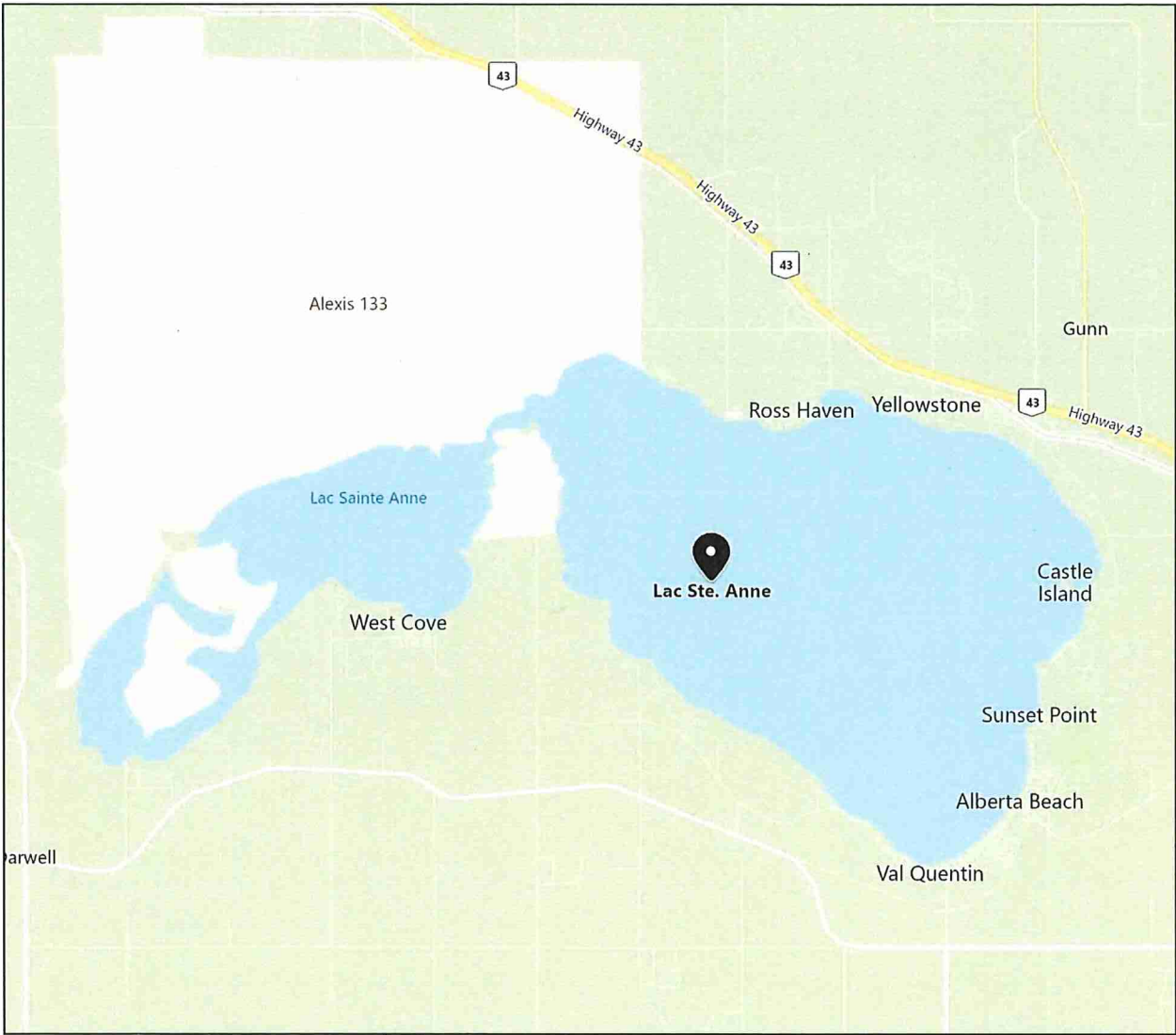
### 1.1 OUR COMMUNITY

The Summer Village of Castle Island is a small municipality located approximately one hour from Edmonton, Alberta. Castle Island is located on Lac Ste Anne, within Lac Ste Anne County. ~~From the late nineteenth century, Castle Island has been a summer playground for the nobility and well-to-do of Edmonton.~~ Castle Island may have been a place of importance to the Wood Cree who first lived in this area, but we cannot be certain of this. What we do know is that while the surrounding area was being settled by Metis and a few English settlers in the late nineteenth century, Castle Island – then Isle Constance – was being developed by Count Charles de Cazes, who initiated the construction of a great stone house which ~~was never completed but~~ came to be known as the castle and after which the island eventually took its name. Lac Ste Anne is a ~~good setting an excellent lake~~ for power boating, water skiing, swimming, fishing and canoeing ~~in summer and~~, snowmobiling, ice fishing, and cross-country skiing are enjoyed during the winter months.

### 1.2 OUR VISION

Our 20 Year Vision is: The Summer Village of Castle Island continues to be a quiet and safe place to live and recreate, remains focused on environmental stewardship, ~~and provides opportunities for residential growth~~ in a controlled and sustainable manner, while retaining its small ~~single family residential~~ Village character.

MAP



### 1.3 DEMOGRAPHICS

Growth in Castle Island can be generally described as steady to from the mid-1970s to 2020, Given there are 19 private dwellings as such, for the purposes of policy development, population growth is assumed to be of negligible affect.

## SECTION TWO

### Planning Framework

This Section introduces the purpose, scope and limitations of the Municipal Development Plan.

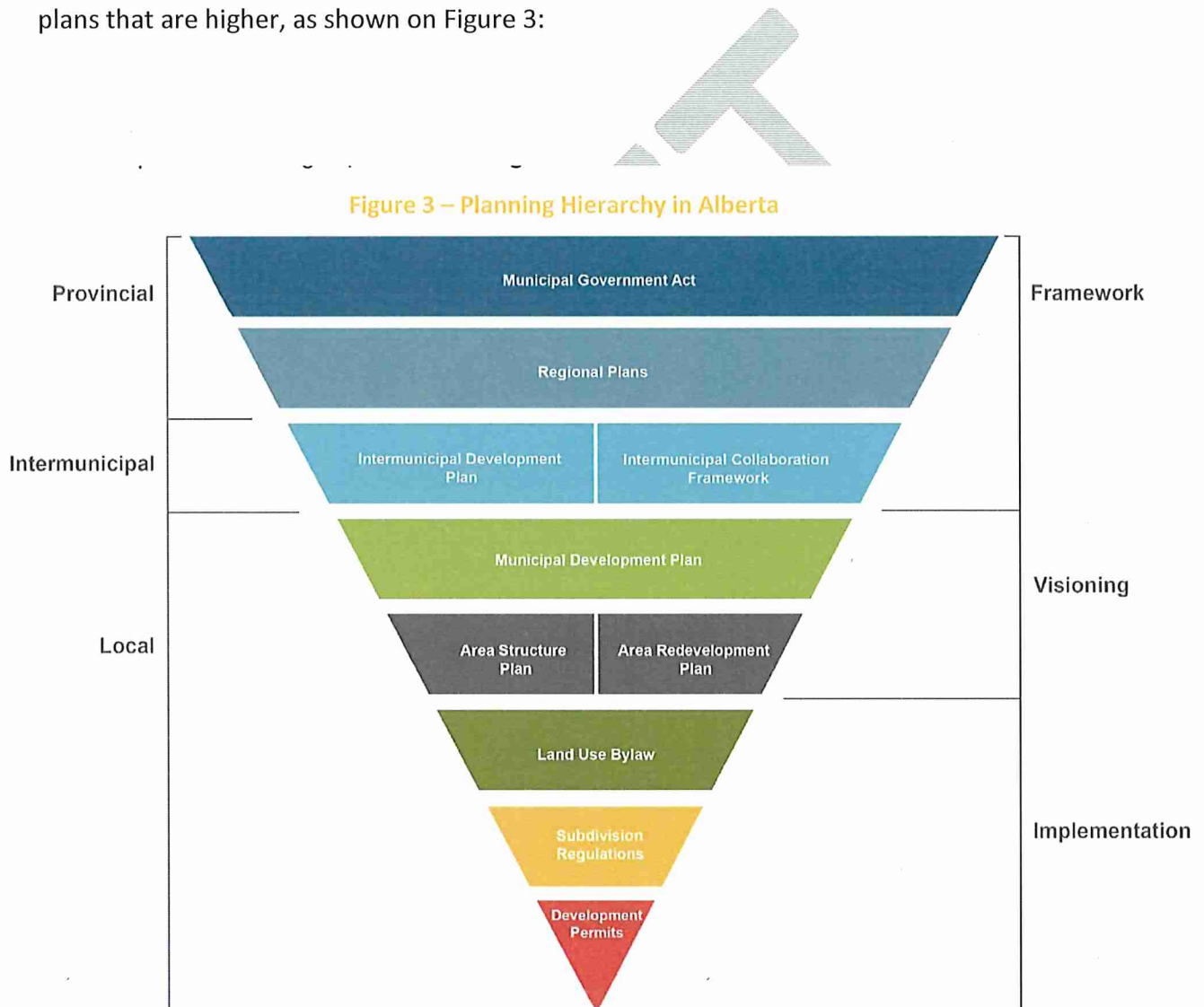
#### 2.1 PURPOSE & SCOPE

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 offer municipalities a statutory tool to articulate a vision for the future, develop strategic goals and identify 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) of the *Municipal Government Act*.

## 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 shown on Figure 3:



## 2.3 INTERPRETATION

In this plan, where the word “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

development authority, that the policy is not reasonable, practical and feasible in a given situation.

## SECTION THREE

### Local Policies

This Section outlines local land use planning policies.

#### 3.1 FUTURE DEVELOPMENT

##### Goals

- a) To maintain Castle Island as a residential **single family** lakeside community.
- b) To minimize incompatibility between adjacent land uses.

## Policies

3.1.1 Residential infill should respect or complement the built form, including the height, size and architectural detailing of existing residential development.

3.1.2 Single residential development is encouraged in undeveloped residential lots

3.1.3 Natural vegetation and tree cover should be retained as much as possible when development occurs.

3.1.4 Servicing requirements and off-site upgrades shall be at the expense of the developer.

3.1.5 Buildings shall be setback from the high-water mark of Lac Ste Anne.

3.1.6 Commercial and Industrial development shall not be permitted.

3.1.7 Bed & Breakfasts shall not be permitted

**3.18 Short Term Rentals such as “Airbnb” shall not be permitted.**

**3.19 All new dwellings shall be connected to the Regional Sanitary Force Main.**

## PARKS, OPEN SPACE AND RECREATION

### Goals

- a) To develop and maintain green spaces and recreational amenities for Castle Island’s residents.

### Policies

3.2.1 Parks and Open Spaces shall be preserved for the use and enjoyment of residents and visitors.

3.2.2 Lands which are zoned as Public Reserve District, as identified in the Land Use Bylaw (LUB), as amended, shall not be disposed of.

## MOBILITY

### Goals

- a) To maintain a well-connected, walkable/ wheelchair 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 The transportation network shall be maintained to meet current needs.

## MUNICIPAL SERVICING AND UTILITIES

### Goals

- a) To minimize negative impacts on the water quality of Lac Ste Anne as a result of development.

### Policies

3.4.1 Low Impact Development (LID) practices, designed to alleviate stormwater discharge, are encouraged.

3.4.2 Encourage **all** residences to connect up to **the Regional Sanitary** force main

## ENVIRONMENTAL MANAGEMENT

### Goals

- a) To protect and preserve environmentally significant areas within Castle Island.
- b) To protect and enhance Castle Island's water quality and natural habitat.

## 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 new permanent structures shall be permitted within the 1:100 year flood plain.
- 3.5.3 Practices which minimize nutrients entering the lake from adjacent development, are encouraged.

## SECTION FOUR

### Intermunicipal Policies

This Section outlines policies designed to support collaboration between the Summer Village and Lac Ste Anne County.

#### COLLABORATION

##### Goals

- a) To work with Lac Ste Anne County and neighbouring Summer Villages to provide enhanced services and amenities to Summer Village and County residents.

## Policies

- 4.1.1 Castle Island shall collaborate with Lac Ste Anne County and neighbouring Summer Villages to explore tying into regional fibre optic, potable water and sanitary system servicing opportunities.
- 4.1.2 Castle Island shall collaborate with Lac Ste Anne County and neighbouring Summer Villages to develop an Intermunicipal Collaboration Framework (ICF) that is mutually beneficial.
- 4.1.3 Council will advocate that existing agricultural land uses adjacent to the Summer Village boundary with Lac Ste Anne County are preserved until future development is anticipated.

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## SECTION FIVE

### Implementation Policies

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

#### 5-1 IMPLEMENTATION

##### Goals

- a) To implement the 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 LUB to implement the policies of this MDP