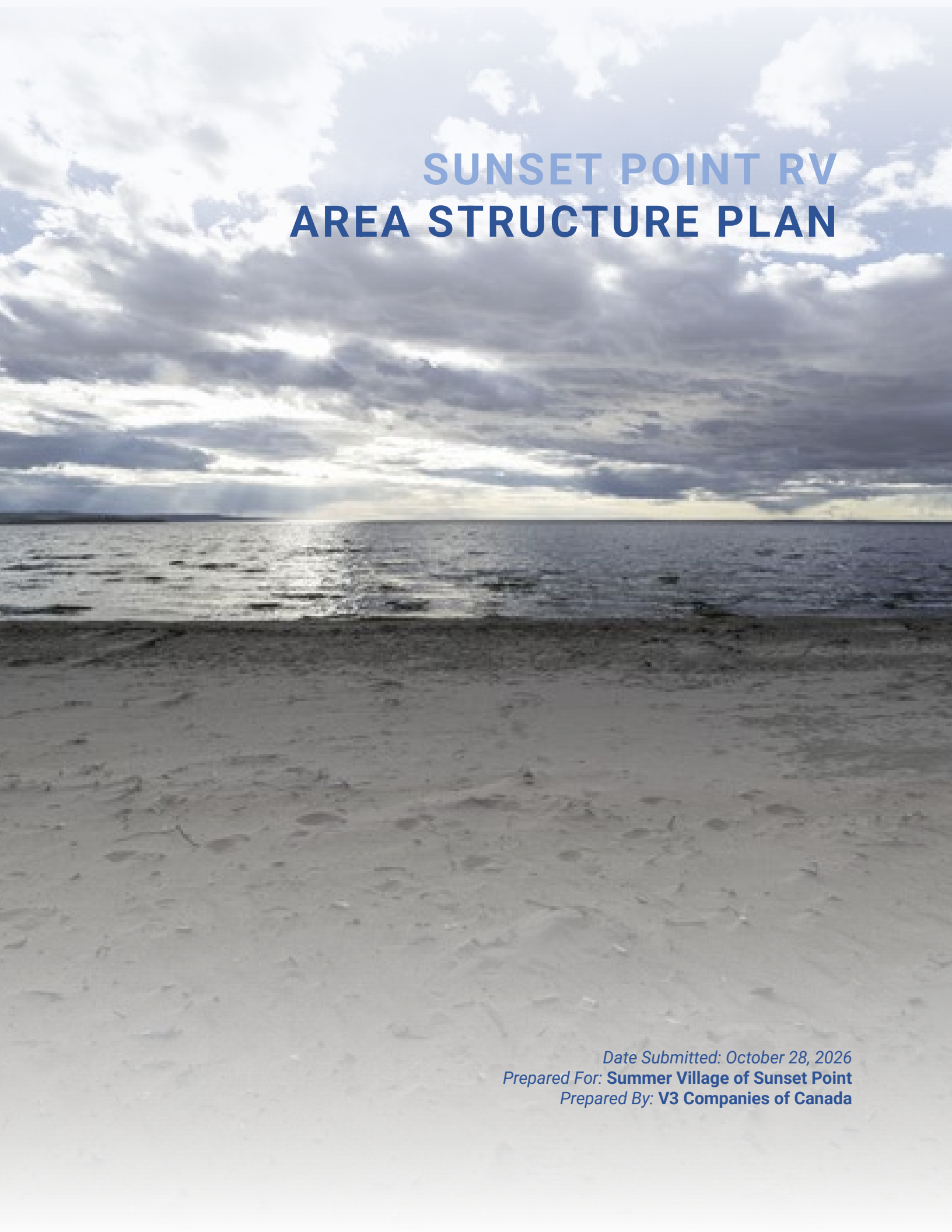

SUNSET POINT RV
AREA STRUCTURE PLAN

Date Submitted: October 28, 2026
Prepared For: **Summer Village of Sunset Point**
Prepared By: **V3 Companies of Canada**

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OVERVIEW

The Sunset Point RV Area Structure Plan (herein referred to as the "Sunset Point RV ASP" or "the Plan") provides the framework to guide development of 15.4 acres of land in the Summer Village of Sunset Point (herein referred to as "the Summer Village"). The Plan area is located in the southwest corner of the Summer Village, directly bordering Lac Ste. Anne County to the east and the Summer Village of Alberta Beach to the south. Policies of the Plan intend to establish a framework for efficient, coordinated development that reflects the Summer Village's Municipal Development Plan and is mindful of existing residents.

A VISION FOR GROWTH

At build-out, the Sunset Point RV ASP will provide a suitable location for the development of a seasonal recreational vehicle park and cabin lodging that will contribute to supporting existing infrastructure and the local economy.

INTERPRETING THE PLAN

Figures

All symbols, locations, and boundaries shown in the figures of the Plan are intended to be interpreted as conceptual unless otherwise stated in the document, or where they coincide with clearly recognizable physical or fixed features within the Plan area. Locations of infrastructure and other fixed elements should be independently confirmed.

Policies

All policy statements containing "shall" are mandatory and must be implemented. Where a "shall" policy proves impractical, an applicant may apply to amend the Plan. All policy statements containing "should" are an advisory statement and indicate the preferred objective, policy and/or implementation strategy of the Development Authority. If the "should" statement is not followed because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means. Where "may" is used in a policy it denotes a choice in applying the policy, creating discretionary compliance or the ability to vary the requirements to achieve the intent of the vision and objectives of the Sunset Point RV ASP. All reference to "Approving Authority" in this document is considered to be the Summer Village of Sunset Point.

NAVIGATING THE DOCUMENT

01 Context and Process	Describes the context for the plan including: regulatory framework, description of the planning area, and guiding policies.
02 Existing Conditions	Describes the Plan area's existing land use conditions as well as adjacent land uses.
03 Land Use Strategy	Describes the vision for future development of the Plan area including the land use concept and related policies.
04 Infrastructure	Sets out the transportation and servicing concepts, including related topics.
05 Implementation	This section describes the development staging, and the amendment procedures and monitoring of the Sunset Point ASP.

01 : CONTEXT AND PROCESS

1.1 PURPOSE

To provide a general policy framework to guide the future development of a cabin and recreational vehicle site within the Plan area, pursuant to Section 633 of the Municipal Government Act.

The Plan outlines a strategy related to land use, projected density, access, municipal servicing, and phasing of development. On the basis of technical evaluation and public consultation, this Plan provides direction for the efficient growth of the Summer Village's residential land base, while balancing the interests of the community as a whole, in accordance with existing planning policies.

1.2 LOCATION

The Summer Village of Sunset Point is located along the southeast shore of Lac Ste. Anne, bordering Lac Ste. Anne County to the east and north, and Alberta Beach to the South. The majority of developed lands in the Summer Village feature single dwelling residential units, predominately in the form of cottage dwellings. Much of the population base in the Summer Village are seasonal dwellers, with a portion also calling the Summer Village their permanent residence.

The Plan area itself is bound by the Alberta Beach Golf resort to the east (located in Lac Ste. Anne County), Sunset Drive and low-density residential dwellings to the west, 42nd Street to the south (dissected by the Alberta Beach Border), and undeveloped lands to the north. It occupies portions of the NE ¼ of Sec-22-54-3-W5M and NW ¼ of Sec-23-54-3-W5M.

▼ **Figure 1:** Sunset Point Area Structure Plan Location

1.3 GUIDING POLICIES & STUDIES

1.3.1 Municipal Government Act

The Municipal Government Act (herein referred to as "the MGA") is a statutory Provincial document that sets out the legislative framework to guide how municipalities operate in Alberta. Under this framework, municipalities may adopt statutory plans (such as this one) to guide future land use planning and growth through policy. All statutory plans must be consistent with each other.

The Sunset Point RV ASP has been adopted through a bylaw passed by Council in accordance with the MGA, Section 633:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a Council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

(i) the sequence of development for the proposed area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and

(iv) the general location of major transportation routes and public utilities, and

(b) may contain any other matters the Council considers necessary.

1.3.2 Subdivision and Development Regulation

Pursuant to S. 694(1) of the MGA, the Subdivision and Development Regulation is a statutory document that outlines the conditions and general requirements for subdivision and development within the Province. It also outlines required setbacks from active landfill and oil well sites from sensitive uses including residential dwellings, food establishments, schools, and hospitals. At the time this plan was prepared, no existing or abandoned wells, or active or non-active landfills are located within or near the boundary.

1.3.3 Regional Planning Area

The Summer Village of Sunset Point is located within the Upper Athabasca Region, as determined by the Province within the regional planning framework. In total, there are seven regional plans within Alberta. Regional plans are developed for each of the planning area for the purposes of setting out land use objectives and providing the context for land use decision making within the region. At the time this Plan was prepared, the development of the Upper Athabasca Regional Plan had not been completed.

1.3.4 Intermunicipal Development Plan

The Summer Village is a member of the Alberta Beach Regional Inter-Municipal Development Plan (IDP), first in effect August 1st, 2008. The purpose of the IDP is to provide the framework for the future urban growth, provision of inter-municipal services, growth within an urban expansion area and conflict management. The subject site is not within the IDP area and therefore policies within the IDP are not applicable to the site

1.3.5 Municipal Development Plan

The Municipal Development Plan Bylaw 261 (herein referred to as "the MDP"), first adopted in April 2007, is a high-level statutory municipal document that sets out the general policy framework for how growth and development is to occur within the Summer Village. The following provides a narrative to how the vision, objectives, and policies defined in the Sunset Point RV ASP align with the relevant policies contained in the MDP.

RELEVANT MDP POLICY		SUNSET POINT RV ASP ALIGNMENT
4.1 Residential		
4.1.2	Prior to the development of a new or expansion of an existing residential area, an area structure plan must be approved by Council. This area structure plan must address land use, reserve dedications, projected residential density, access, sanitary servicing, potable water supply, storm water management, and any other matter considered necessary by Council.	To enable the future development of a residential area in the form of a recreational vehicles and cabins, the Sunset Point RV ASP has been prepared to satisfy MDP Policy 4.1.2. The Sunset Point RV ASP has provisions relating to land use, reserve dedications, projected residential density, access, sanitary servicing, potable water supply, and stormwater management. No other matters were determined to be necessary components of the Plan.
4.1.7	Where new residential neighbourhoods are developed in proximity to existing neighbourhoods, new residential design should provide an acceptable transition to the existing neighbourhood by creating a building form that is similar in height, massing and architectural character.	The entrance to the Sunset Point RV ASP area is buffered by vegetation and transitions into cabin dwellings that are similar in height, massing and architectural character of the existing cabin/cottage dwellings in the Summer Village. These cabin dwellings transition into RV lots, which are also anticipated to be smaller in scale than the existing dwellings. The entire site will be buffered by vegetation/trees to create a transition from single residential dwellings into the cabin/RV park.

RELEVANT MDP POLICY		SUNSET POINT RV ASP ALIGNMENT
4.5 Environmental		
4.5.2	All developed lots will be required to connect to the Tri-Village Regional Sewer Service.	The Sunset Point RV ASP contains provisions that require the future development to be connected to the Village Regional Sewer Service. Similarly, Figure 3 – Water and Sanitary Services provides a conceptual design of where the future connections to the existing service are to occur.
4.6 Parks, Recreation, Open Space and Community Services		
4.6.4	Undevelopable land (a swamp, natural drainage course or water body, land subject to flooding) will be acquired as environmental reserve, not as part of the required municipal reserve.	As indicated in the Biophysical Assessment (herein referred to as 'the BA') supporting the development of the Sunset Point ASP, there is a shrubby swamp located in the Plan area. The BA suggests that the shrubby swamp be retained as environmental reserve. As such, the Plan has been developed to respect the location of the shrubby swamp, with the conceptual plan avoiding any alteration to the swamp in its exiting form. Policy has been added to the Plan to suggest that the Summer Village retain the shrubby swamp as environmental reserve.

5.2 Sanitary Sewer		
5.2.2	On-site discharge of sanitary waste, including grey water, will be prohibited.	The Plan area has provisions that disallow the on-site discharge of sanitary waste, including grey water. Refer to Figure 3 – Water and Sanitary Services that indicates the movement of all sanitary waste into the Village wastewater system.
5.2.3	All developed lots will be required to connect to the Tri-Village Sewer Service.	The Sunset Point RV ASP contains provisions that require the future development to be connected to the Village Regional Sewer Service. Similarly, Figure 3 – Water and Sanitary Services provides a conceptual design of where the future connections to the existing service are to occur that connect into the Village Sanitary system.

5.3 Storm Water Management		
5.3.1	All proposals for redistricting and/or subdivision approval within the Plan Area shall be supported by a storm water management plan prepared by a qualified professional to the satisfaction of the municipality.	A servicing report was submitted concurrently with this Plan and can be found in Appendix D.
5.3.2	All storm water management plans shall utilize methods that seek to retain as much of the natural runoff characteristics of the storm water system as possible. These methods can include, but are not limited to, such practices as grassed swales, wet ponds, dry ponds or engineered wetlands.	A servicing report was submitted concurrently with this Plan and can be found in Appendix D. The stormwater management report seeks to retain as much of the natural runoff characteristics as possible.
5.3.3	Storm water management plans shall address and resolve on-site and off-site storm water management issues.	A servicing report was submitted concurrently with this Plan and can be found in Appendix D. The storm water management report seeks to address and resolve on-site and off-site storm water management issues.

5.4 Shallow Utilities		
5.4.1	New developments shall be required to provide underground power, cable, and phone servicing.	The Sunset Point RV ASP contains policy that requires new developments within the Plan area to provide underground utilities to service the development.

1.3.6 Land Use Bylaw

The Land Use Bylaw (herein referred to as "the LUB") is a non-statutory document that guides planning and development within a municipality, and is used by the Summer Village to implement policies of the MDP and ASPs. Presently, the entirety of the Plan area is districted as Urban Reserve. In order to facilitate the proposed land use of this Plan, rezoning of the Plan area will be required.

1.4 PLANNING PROCESS

The preparation of the Plan was a multi-phased approach that included community engagement to gather information, opinions, and to present findings and concept so the public.

The background review included an analysis of existing technical studies, relevant legislation governing the area, and an analysis of how existing and surrounding land features may affect development with the Plan area. Using this information, along with input from Summer Village administration, and Council, a land use concept and policy regulations were created.

1.4.1 Community Consultation

As a part of the development of the Sunset Point ASP, a public open house was held to gain feedback and comment from adjacent landowners, community stakeholders and the general public on the draft ASP. The public house was held on Wednesday, August 25th, 2021 with a total of **85** participants. Verbatim comments and responses can be found in Appendix A.

The overall feedback from the Open House was not supportive of the proposed development. The majority of comments received concerned the following which has been addressed in the responses found in Appendix A:

- Increase in population in the area;
- Traffic and parking impacts in the area
- Vehicle access to the development;
- Impact on property values of existing dwellings;
- Impact of the development on taxes in the community; and,
- Impact of increased demand on the existing capacity of waste water infrastructure.

The feedback obtained from the engagement has resulted in updating the concept plan to provide greater parking and a reduced number of trailer sites. Based on the reasons provided in response to the comments – coupled with the proposed policies contained within this document – it is recommended the ASP be approved by Council.

02 : EXISTING CONDITIONS

This section addresses the existing natural and manmade features that will influence development.

2.1 EXISTING LAND USES

Currently, the site is an undeveloped parcel of land within the Summer Village. It is districted through the Sunset Point LUB as being Urban Reserve. The majority of the land is comprised of deciduous forest and meadows, with a small portion of land considered as a disturbed yard, which is immediately adjacent to residential buildings in the southwest corner of the site.

2.2 OIL AND GAS FACILITIES

At the time this Plan was prepared, no active or non-active gas wells are located within or near the Plan boundary.

2.3 ADJACENT LAND USES

Bordering the Plan to the west, and a portion of the northern and southern border is residential development, predominately in the form of single-detached dwellings, lakeside cabins, and roadways. Bordering the site to the north is undeveloped land, mostly covered by deciduous forest. Bordering the east of the Plan area is a railroad right-of-way that is now used as a trail, and the Alberta Beach Golf Resort. The Plan site is approximately seventy-five (75) metres from Lac Ste. Anne.

2.4 WETLANDS AND WATERCOURSE

One wetland was identified through the Biophysical Assessment (herein referred to as 'the BA'), which can be found in entirety in Appendix B. It is located in the northeast quadrant of the parcel and is approximately 0.095 ha. This wetland has been classified as a seasonal shrubby swamp, and is expected to be fed by overland flows and/or marginally influenced by groundwater. There was no observed inlet or outlet to the wetland.

Although infill of the shrubby swamp is possible, any alterations to the wetland require a Water Act approval, and compensation payments to Alberta Environment and Parks (AEP). As a result, the Sunset Point RV ASP has been developed to avoid any alternation to the state of the shrubby swamp. Findings from the 'BA' determined that the wetland is not Crown claimable, however, it is suggested that the Summer Village should claim the land as environmental reserve.

2.5 TECHNICAL STUDIES

As a part of the preparation and policy development of this Plan, technical studies were completed in its support, which include a Traffic Impact Assessment, Biophysical Assessment, Geotechnical Investigation, and a Servicing Report. These studies can be found in Appendix A, B, C, and D, respectively.

03 : LAND USE STRATEGY

This section describes the land use strategy for the Sunset Point RV ASP by determining the vision, principles, and land use statistics. Additionally, this section sets out policies that will guide land development to achieve the vision for development and the objectives of this plan.

3.1 VISION

The future land use concept for the Plan area is established by Figure 2 – Land Use Concept. Development is anticipated to generally conform to the concept illustrated in this figure. Implementation of the Plan will generally follow Figure 5 – Development Staging, however more detailed implementation will be determined by the developers. The vision for development articulates how development will take place in order to guide the objectives and policies of the plan, and to address stakeholder and public input.

VISION

At build-out, the Sunset Point RV ASP will provide a suitable location for seasonal cabin and RV dwellings within the Village of Sunset Point. This development will enable an increased residential dwelling choice for those who wish to inhabit the Summer Village and enjoy the natural and local amenities and atmosphere. The development will seek to maintain and enhance the character of the existing neighbourhood, and the addition of new residents will further contribute to the social and economic viability of the Summer Village and surrounding municipalities.

3.2 PRINCIPLES FOR DEVELOPMENT

Principles for development are strategic drivers that help achieve the vision when they are delivered. The objectives outlined in the following sections align with development of the principles and direct development in the Plan area to achieve the vision for growth.

INTEGRATE INTO AND ENHANCE THE EXISTING COMMUNITY

- Incorporate land uses that transition sensitively to the existing community.
- Provide for additional residential dwelling opportunities.
- Provide safe and efficient access to the Plan area that connects with existing infrastructure.

MAINTAIN ENVIRONMENTAL INTEGRITY

- Maintain ecologically sensitive areas and existing tree coverage, where possible.
- Reduce the impact of development on existing wildlife populations and habitat.

INTEGRATE SERVICES EFFICIENTLY

- Provide efficient and effective servicing that integrates into the existing network.

3.3 LAND USE STATISTICS

The following table provides a breakdown of the land use statistics for the site:

Land Uses	Area (Acres)	Percentage (%)
Gross Area	15.38	100%
Environmental Reserve	0.23	1.50%
PUL *Includes Stormwater Management Facility	1.19	7.74%
Roads	2.11	13.72%
Campground	10.33	67.16%
Cabin Lots	1.33	8.65%
Amenities	0.19	1.23%

3.4 LAND USE CONCEPT

The entirety of the development relates to creating a cabin and RV park comprised of RV lots and cabin lots. This mix provides a choice in housing accommodation that is similar to existing residential dwellings in the Summer Village of Sunset Point, and encourages development that is respectful and similar to the scale and massing, of the adjoining neighbourhood.

▼ **Figure 2:** Land Use Concept

Development Policies

OBJECTIVE: To provide the framework for orderly development of the Plan area consistent with the general intent and purpose of the Summer Village of Sunset Point's Municipal Development Plan.

Policy 3.4.1.1 The location of land uses **shall** be generally consistent with Figure 2 – Land Use Concept.

Policy 3.4.1.2 Development **should** generally follow Figure 2 – Land Use Concept. The Land Use Concept is provided as a guideline and while deviation from this concept is anticipated once detailed design commences, the development **shall** allow for the future development of cabin and RV lots, and overall infrastructure provisions to the satisfaction of the Development Authority.

Policy 3.4.1.3 All development **shall** be provided with full municipal services.

i. Temporary private servicing alternatives **may** be permitted at the sole discretion of the Development Authority in order to facilitate development that is not contiguous to services where the Summer Village deems it to be in their best interest.

Policy 3.4.1.4 As a condition of development, a Historic Resource Impact Assessment (HRIA) shall be prepared by a qualified professional prior to construction.

Policy 3.4.1.5 The development **shall** be established as a single condominium corporation.

3.4.2 Environment Policies

OBJECTIVE: To appropriately plan for and mitigate adverse effects of development within the Plan area on the natural environment and wildlife.

Policy 3.4.2.1 Buffers of wetlands **shall** comply with appropriate provincial policy *Stepping Back from the Water: a Beneficial Management Practices Guide from New Development Near Water Bodies in Alberta's Settled Region*.

Policy 3.4.2.2 Wetlands and watercourses, and setbacks to wetlands and watercourses **may** be identified and retained by the municipality as Environmental Reserve at the time of development as indicated in Figure 2 – Land Use Concept.

Policy 3.4.2.3 During the detailed design of the Plan area, considerations **should** be given to protecting and preserving as much of the existing deciduous forest as possible. During the construction phase of the future development, tree protection methods **should** be used to mitigate any harmful impacts construction may have on the existing trees being retained.

Policy 3.4.2.4 Fencing in between the Plan area and adjoining lands, RV lots and/or cabins **should** be avoided to maintain ecological connectivity to within and beyond the subject parcel. If fencing is used, the fencing **should** only be wildlife permeable fencing.

04 : INFRASTRUCTURE

This section describes the framework for transportation and servicing concepts, including related topics. The road network plays an important role in how vehicles move within, through and beyond the site. The road network is developed based on the road classification system that determines the right of way width. Local roads feed into collector roads that feed into arterial road networks and is based on their carrying capacity from forecast traffic volumes.

The Sunset Point MDP contains provisions that require the connection of development to sanitary/sewer services, access to potable water, plans to address storm water management, and provisions relating to the onsite connection to shallow utilities.

4.1 TRANSPORTATION AND ACCESS

At present, access to the Plan area is provided through one local private road with the provision of an emergency breakaway. To facilitate the future development of the Plan area, an internal roadway network will be constructed in accordance with Figure 2 – Land Use Concept.

4.1.1 Transportation and Access Policies

OBJECTIVE: To provide appropriate infrastructure for the safe and efficient movement of traffic in and out of the Plan area.

Policy 4.1.1.1 Access to the Plan area **shall** be the location indicated within Figure 2 – Land Use Concept. The access along 42 Street **shall** be used for emergency purposes only.

Policy 4.1.1.2 Internal traffic **shall** move as indicated in Figure 2 – Land Use Concept.

Policy 4.1.1.3 The site entrance **should** be constructed with a simple intersection treatment with a corner radius designed to accommodate a recreational vehicle.

Policy 4.1.1.4 During the construction phase, the Plan area **should** have additional street lighting installed at the entrance and exit access location.

4.1.2 Objective

OBJECTIVE: To develop an internal road network that supports the traffic capacity arising from within the Plan area and connects with the existing Summer Village of Sunset Point's road network.

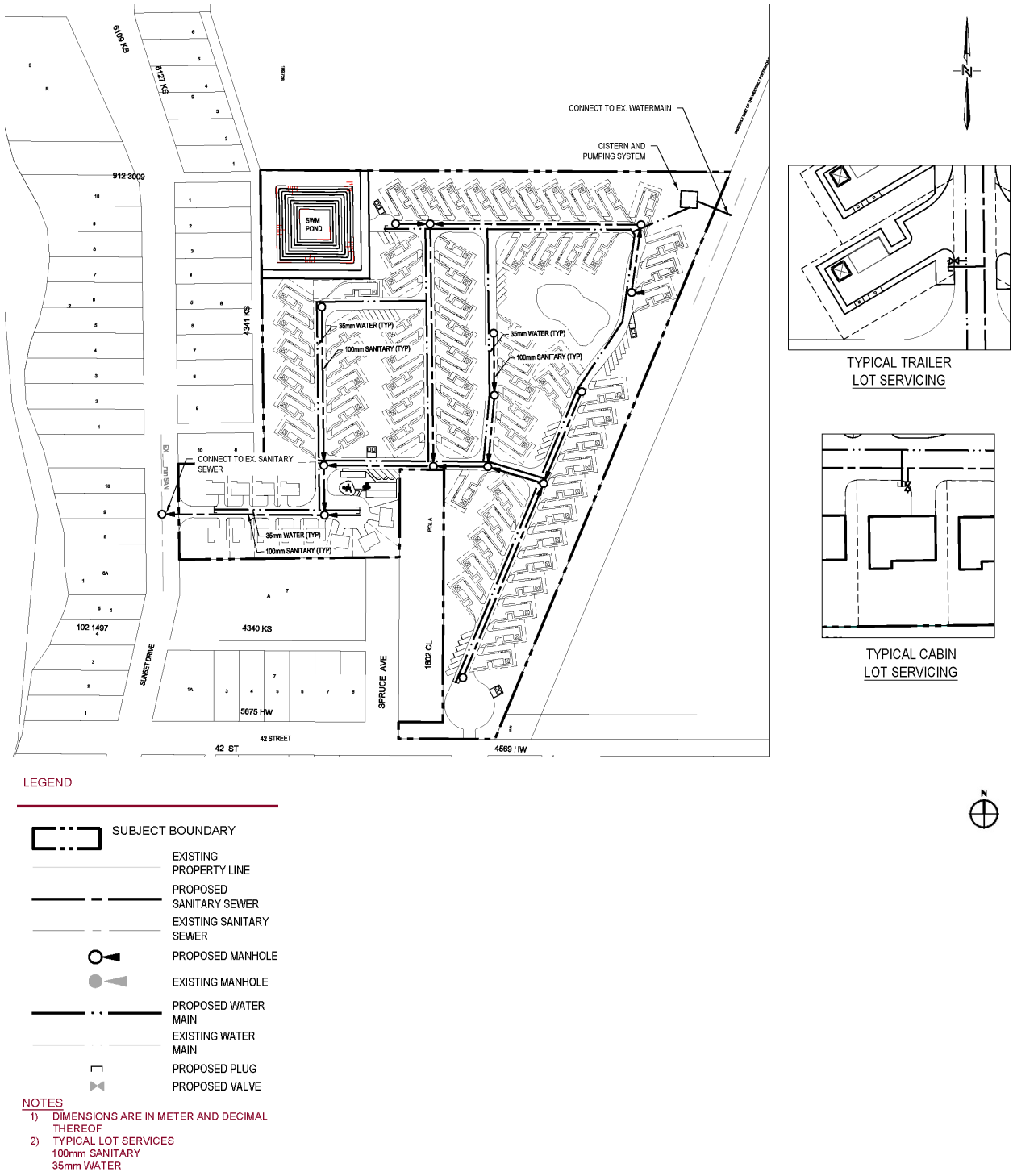
Policy 4.1.2.1 Roads within the Plan area **shall** be generally be consistent with Figure 2 – Land Use Concept.

Policy 4.1.2.2 The road **shall** be managed through a condominium corporation.

4.2 WATER DISTRIBUTION

Figure 3 – Water and Sanitary Services provides a conceptual layout and sizing for the proposed extension of the water distribution system to service the proposed Sunset Park RV development.

▼ **Figure 3:** Water and Sanitary Services



4.2.1 Water Distribution Policies

OBJECTIVE: To provide a public water distribution system that services the Plan area, and provides adequate capacity for domestic use.

Policy 4.2.1.1 The future development **shall** provide for potable water onsite, in general accordance with Figure 3 – Water and Sanitary Services.

Policy 4.2.1.2 The water system **shall** be designed and constructed in compliance with the engineering standards set by the Development Authority.

4.3 SANITARY SERVICES

Figure 3 – Water and Sanitary Services provides the conceptual routing and sizing of the sanitary sewer collection system within Sunset Point RV ASP.

4.3.1 Sanitary Services Policies

OBJECTIVE: To provide sanitary sewer infrastructure that connects to the Village of Sunset Point's public system and provides service to the Plan area.

Policy 4.3.1.1 Any future development within the Plan area **shall** connect to the Tri-Village Sewer Service in general accordance with Figure 3 – Water and Sanitary Services.

Policy 4.3.1.2 The sanitary collection system **shall** be designed in accordance with the engineering standards set by the Development Authority.

Policy 4.3.1.3 Any activity that alters, impacts, occupies, or crosses the natural waterbody within the Plan area, as indicated in Figure 2 – Land Use Concept, will require permission under the Public Lands Act.

4.4 STORMWATER MANAGEMENT

▼ **Figure 4:** Stormwater Management

4.4.1 Stormwater Management Policies

OBJECTIVE: To manage stormwater that mitigates the potential for flooding or direct run off into receiving natural watercourses.

Policy 4.4.1.1 Any future development within the Plan area **shall** manage stormwater that is generally in accordance with Figure 4 – Stormwater Management through the condominium corporation.

Policy 4.4.1.2 The stormwater management plan **shall** be general accordance with the V3 Stormwater Management report titled "Servicing Report" and dated October 22nd, 2020, found in Appendix D.

Policy 4.4.1.3 Any activity that alters, impacts, occupies, or crosses the natural waterbody will require permission under the Public Lands Act.

4.5 SHALLOW UTILITIES

4.5.1 Shallow Utilities Policies

OBJECTIVE: To provide underground distribution for telecommunications, power, and natural gas utilities to service the Plan area.

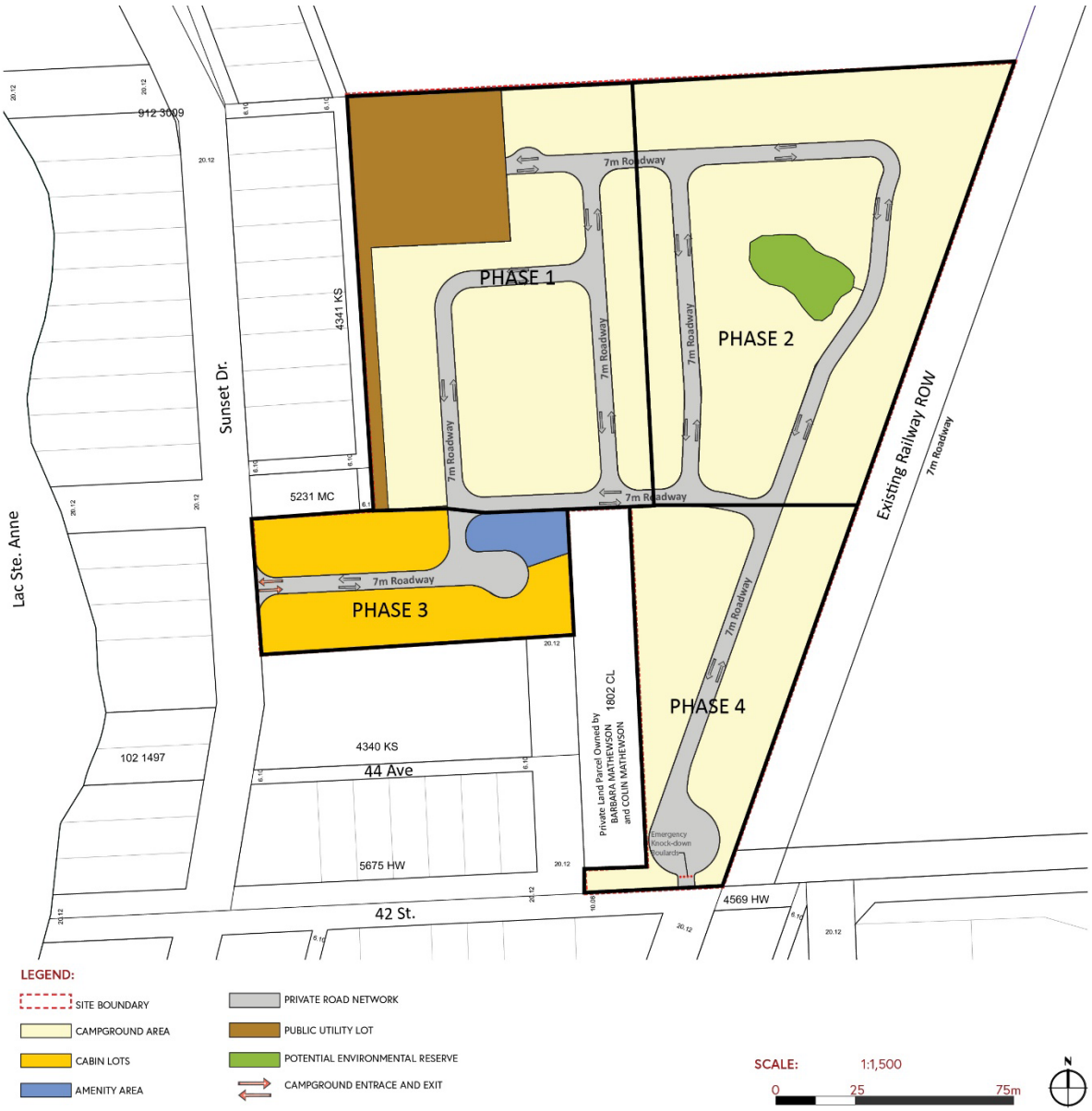
Policy 4.5.1.1 The future development of the Plan area **shall** include utility services to meet the needs of its residents.

Policy 4.5.1.2 The location of shallow utilities **shall** be in accordance with the Summer Village of Sunset Point's and utility operators' requirements, and will be determined during the detailed design stage.

05 : IMPLEMENTATION

This section describes the development staging, and the amendment procedures and monitoring of the Sunset Point ASP.

▼ **Figure 5:** Development Staging



5.1 DEVELOPMENT STAGING

The Sunset Point RV ASP has been prepared on the basis of contiguous phasing of development over time that is reflected in Figure 5 – Development Staging.

5.1.1 Development Staging Policies

OBJECTIVE: To enable the development to move forward in accordance with the phasing while providing flexibility to enable the development to respond to market conditions.

Policy 5.1.1.1 Development **should** unfold in general accordance with the phasing plan indicated in Figure 5 – Development Staging.

Policy 5.1.1.2 Development **should** be carried out in accordance with meeting the Summer Village's, Provincial, or Federal regulations that are applicable to the development.

Policy 5.1.1.3 Development **shall** be in general accordance with the land use concept plan outlined in Figure 2 – Land Use Concept.

5.2 AMENDMENT PROCEDURES AND MONITORING

The following section provides a framework for monitoring and amending the Sunset Point RV ASP.

5.2.1 Amendment Procedures and Monitoring

OBJECTIVE: To provide a clear and consistent approach to amending this Plan.

Policy 5.2.1.1 This Plan **shall** be adopted through a bylaw pursuant to Section 633 of the Province of Alberta's Municipal Government Act. Development proposals that do not meet the policies and guidelines in this Plan **shall** require a Plan amendment to be adopted by Council.

Policy 5.2.1.2 In reviewing proposals for a Plan amendment, Council **shall** consider the following:

i. How well the proposed amendment supports this Plan's vision and its goals for development.

ii. The potential impacts from the proposed changes on the environment and existing development.

iii. The ability of municipal infrastructure to support the type of development envisioned.

iv. The public's opinion gathered through a consultation program.

Policy 5.2.1.3 Policies, text, and mapping information contained in this document **may** be amended from time to time by a Council approved Bylaw. These Bylaw Amendments **shall** ensure the ASP responds to and remains current with planning and development policies and trends that affect development.

Policy 5.2.1.4 Any amendments to the Sunset Point RV ASP involving policies, text, or mapping should be completed in accordance with the Municipal Government

Act, the Municipal Development Plan, and all other applicable bylaws, policies, and procedures of the Approving Authority.

Appendix A
Traffic Impact Assessment

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Appendix B
Biophysical Assessment

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Appendix C
Geotechnical Investigation

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Appendix D
Servicing Report

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Appendix E
ASP Maps

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