



WHAT IS A LAND USE BYLAW, AND WHY IS IT BEING UPDATED?

A Land Use Bylaw (or, LUB for short) is a bylaw adopted by a municipality that establishes regulations for current land use and development. It establishes the rules and regulations for subdivision and development, and describes processes for appealing decisions and making amendments to the Land Use Bylaw, and undertaking enforcement when necessary.

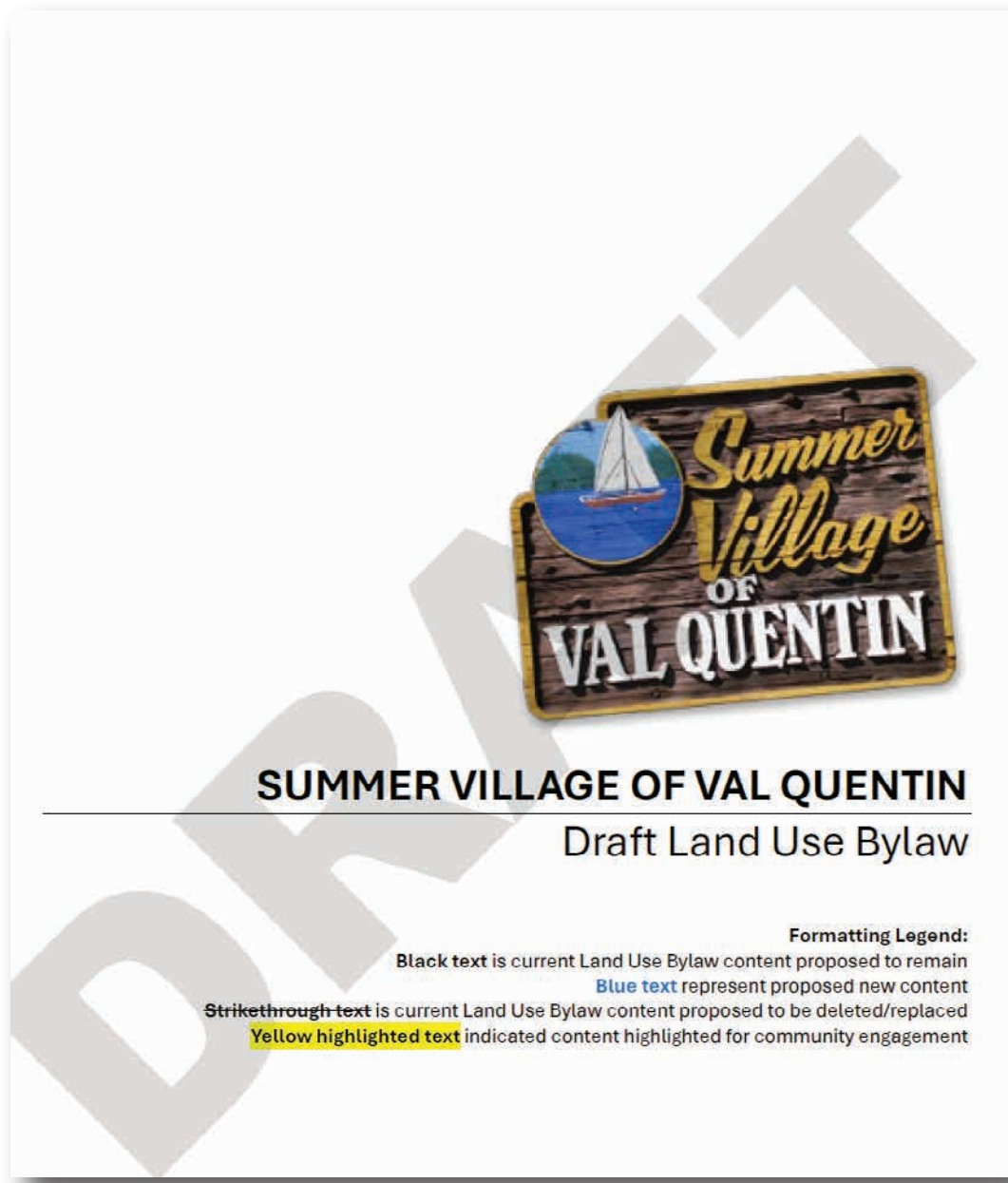
The Land Use Bylaw divides the Summer Village into different Land Use Districts (sometimes called ‘zones’, or ‘zoning’). Each Land Use District has a list of permitted and discretionary uses, as well as specific requirements for different types of development.

All municipalities in Alberta are required to adopt a Land Use Bylaw. This is not a new requirement; most municipalities have had a Land Use Bylaw in place going back several decades. The Summer Village’s current Land Use Bylaw was adopted by Council in 2008. Municipalities often review and update their Land Use Bylaws every few years to ensure they properly address local development trends and pressures. This is done to ensure that the municipality’s Land Use Bylaw is ‘working’ as it should.

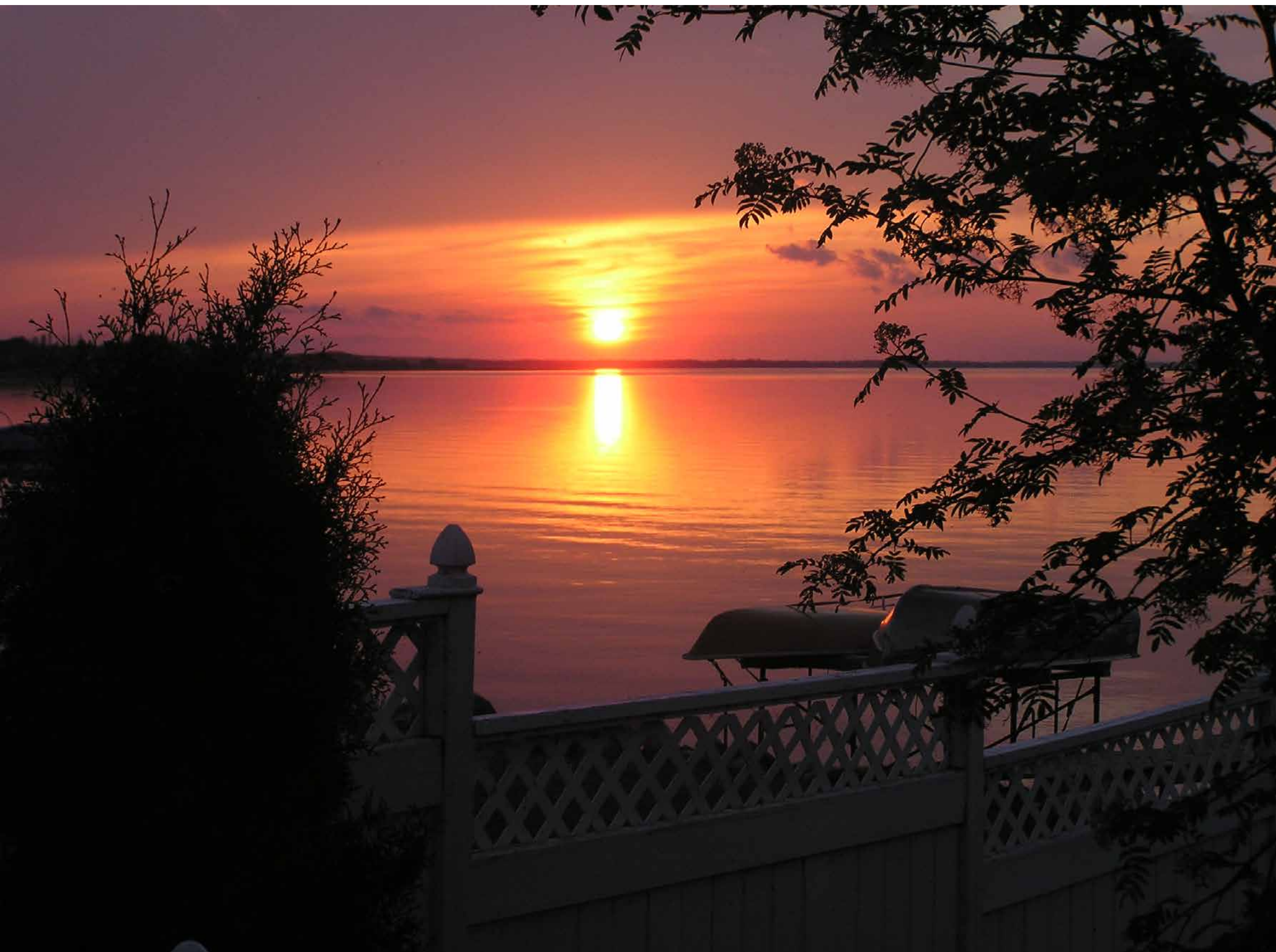
- This focused review and update of the Summer Village’s Land Use Bylaw is being undertaken to:
- Reflect current and anticipated development pressures in the Village;
 - Be consistent with changes to provincial legislation;
 - Be consistent with the Summer Village’s Intermunicipal Development Plan and Municipal Development Plan;
 - Update development permit and subdivision application requirements to identify current requirements;
 - Address changes to local and provincial appeal processes;
 - Remove unnecessary urban/commercial districts, regulations, definitions from the Land Use Bylaw; and
 - Reduce red tape associated with development permit and subdivision applications where possible.

The posters around the room provide an overview of the proposed changes to the Land Use Bylaw.

We encourage you to ask questions, read/review the draft Land Use Bylaw, and provide your feedback to the Summer Village for Council’s consideration.

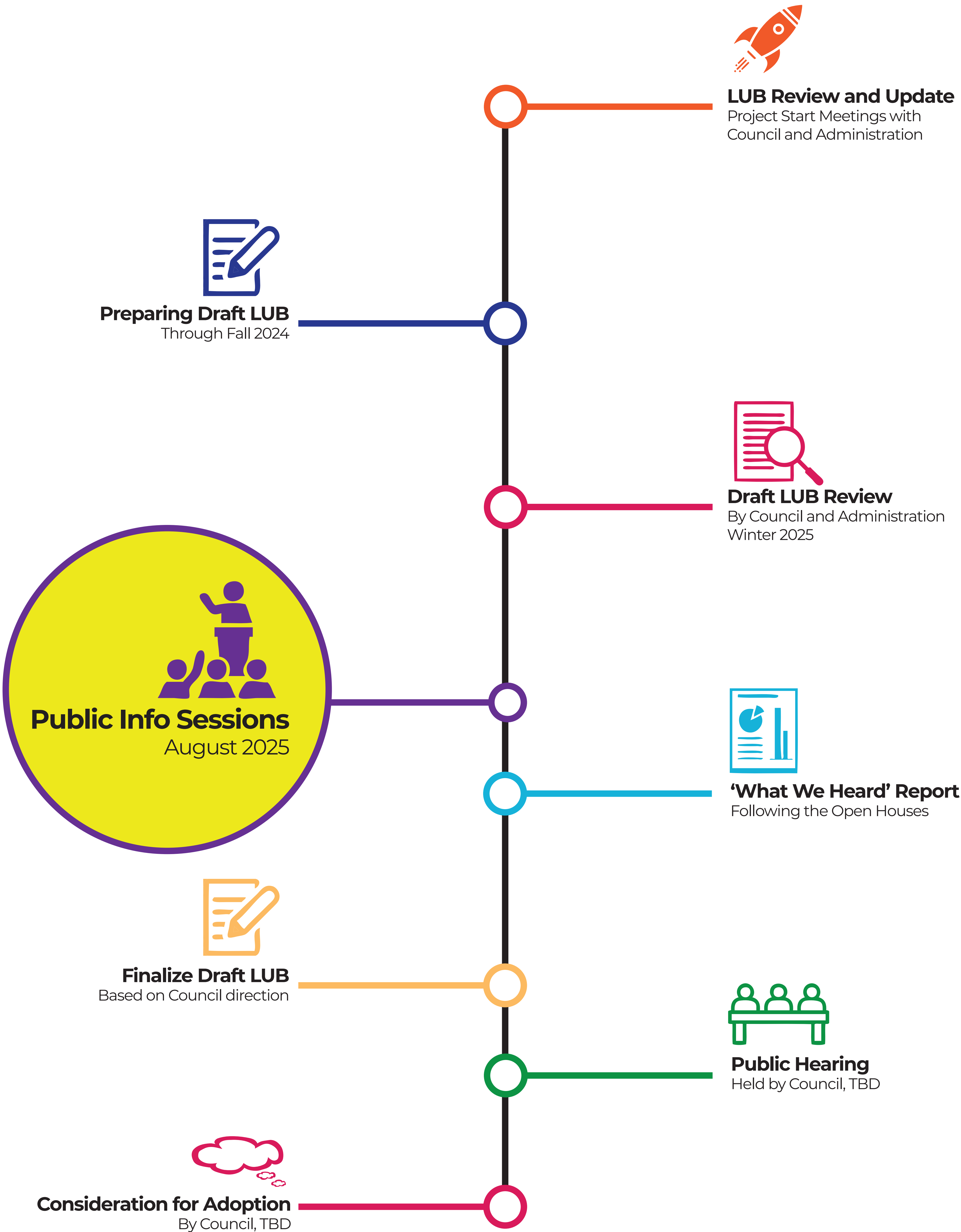


CURRENT OUTLINE	PROPOSED OUTLINE
1. General	Guide to Using the LUB
2. Development Control Agencies	1. Administration
3. Development Control	2. Authorities
4. Subdivision of Land	3. Interpretation
5. Appeal and Amendment	4. Amendments
6. Enforcement, Penalties, and Fines	5. Development Permits
7. General Regulations	6. Subdivision of Land
8. Districts and District Regulations	7. Appeals
	8. Enforcement
	9. Land Use Regulations
	10. Land Use Districts
	11. to 16. Districts
	17. Land Use District Map





PROJECT TIMELINE, INCLUDING PAST AND FUTURE EVENTS





OVERVIEW OF THE DRAFT LAND USE BYLAW

GUIDE TO USING THE LAND USE BYLAW	Helps the reader understand house to use the Land Use Bylaw
1. ADMINISTRATION	Contains administrative bylaw information
2. AUTHORITIES	Identifies the roles and responsibilities of different authorities
3. INTERPRETATION	Provides definitions for common land use and development terms
4. AMENDMENTS	Explains how amendments to the Land Use Bylaw are made
5. DEVELOPMENT PERMITS	Explains requirements for development permits
6. SUBDIVISION OF LAND	Explains requirements for subdivision approval
7. APPEALS	Information for appealing subdivision/development decisions
8. ENFORCEMENT	Establishes process for enforcing regulations in the Land Use Bylaw
9. GENERAL REGULATIONS	Regulations for all land use and development activities
10. LAND USE DISTRICTS	Identifies the different Land Use Districts in the Summer Village
11. TO 16. LAND USE DISTRICT REGULATIONS	Specific regulations for each individual Land Use District
17. LAND USE DISTRICT MAP	A map of the Summer Village that identifies the Land Use Districts

To identify for residents the proposed changes, the **draft Land Use Bylaw document on the Summer Village’s website** identifies the following:

- Current content proposed to be deleted is shown as **strike through**
- Proposed new content is shown as **blue text**
- Current content proposed to remain is shown as **black text**

WHY IS THE DOCUMENT SOOOOO LONG?!?

Land Use Bylaws are by their very nature long documents. They must explain comprehensive processes and regulations for a wide variety of land use and development scenarios. Without this content, the Development Authority is left to use their discretion without clear guidance or may refuse an application outright, which can be confusing for community members.

This particular draft Land Use Bylaw identified the proposed changes made to the current Land Use Bylaw so the Summer Village can clearly identify the proposed changes. As a result, the **current draft** document is approximately **20 pages longer than it would be if approved**, which would be in line with other recently approved Summer Village Land Use Bylaws.



GUIDE TO USING THE LAND USE BYLAW

- Guide added to assist the reader.
- Explains how the Land Use Bylaw is to be used, and the purpose of each section.
- Not approved as part of the Land Use Bylaw.



1. ADMINISTRATION

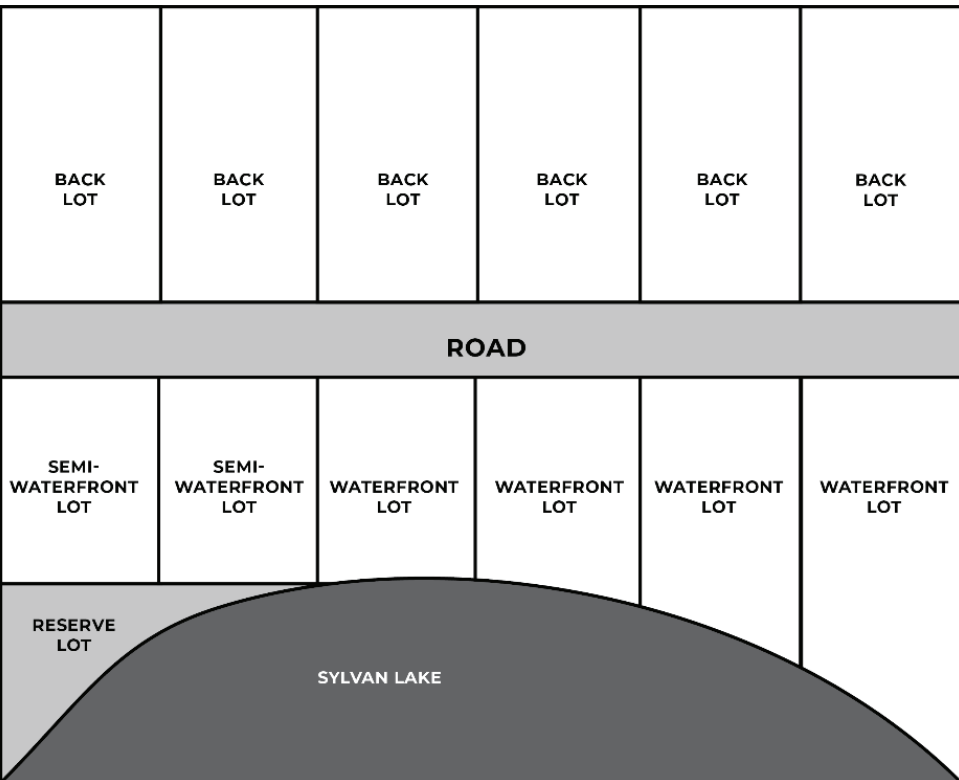
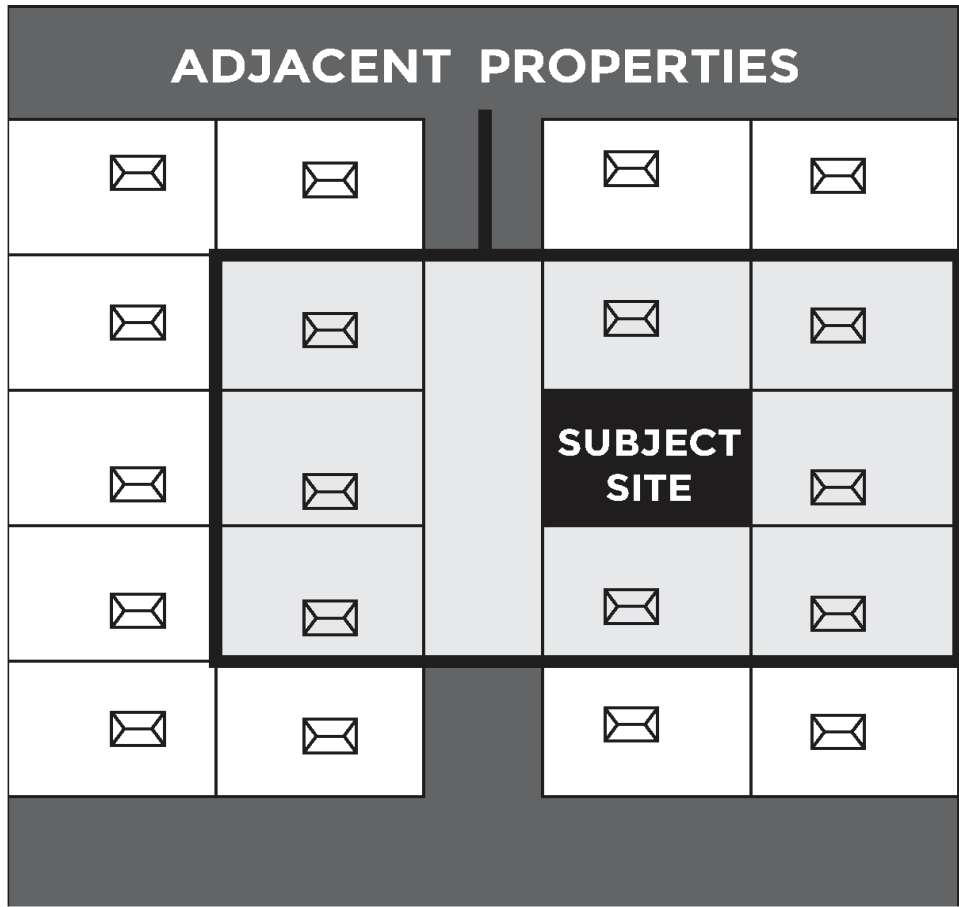
- No major changes proposed.
- Added information about the bylaw’s commencement, repeal of the previous bylaw and amendments, area of application, conformity and compliance with other rules, regulations, and agreements.

2. AUTHORITIES

- No major changes to the roles of the different authorities responsible for implementing the Land Use Bylaw.
- Added information about existing responsibilities of Council, Development Authority and Subdivision Authority for clarity.

3. INTERPRETATION

- Clarifies how measurements are to be interpreted.
- Expanded list of definitions (from approx. 90 to approx. 200) to provide greater clarity for the interpretation of regulations.
- Reviewed the uses in the Districts and ensure all Permitted and Discretionary Uses are defined.
- Reviewed the LUB for major terms that are not defined and added definitions.
- Reviewed the LUB for terms that are defined but not utilized.
- Reviewed definitions for consistency.
- Added diagrams to illustrate key definitions.



4. AMENDMENTS

- Identifies requirements for Land Use Bylaw amendments.
- Outlines the process for public hearings.

5. DEVELOPMENT PERMITS

- Expanded/updated Section 5.2 – Development Not Requiring a Permit to clarify what types of development will not require a development permit.
- Expanded application requirements to ensure sufficient information is being provided to the Development Authority to assess the suitability of the proposed use for the site.
- Expanded regulations for the demolition of buildings that would have required a permit (Sect. 5.5).
- Inserted new sections and regulations for to comply with new legislative requirements for deeming an application complete and processing the application.
- Revised development permit notification requirements to reflect provincial requirements.

6. SUBDIVISION APPLICATIONS

- The current LUB is generally silent on the subdivision process. This new section was added to provide information about the subdivision process and legislative requirements to improve transparency.
- Includes application requirements and conditions for subdivision applications.
- Revised application process so that it is consistent with provincial regulations.

7. SUBDIVISION AND DEVELOPMENT APPEALS

- Identifies the process and requirements for subdivision and development appeals.
- Identifies the roles and responsibilities of the Subdivision and Development Authorities and the appellant.
- Updated to reflect amendments to the MGA affecting the appeal process.



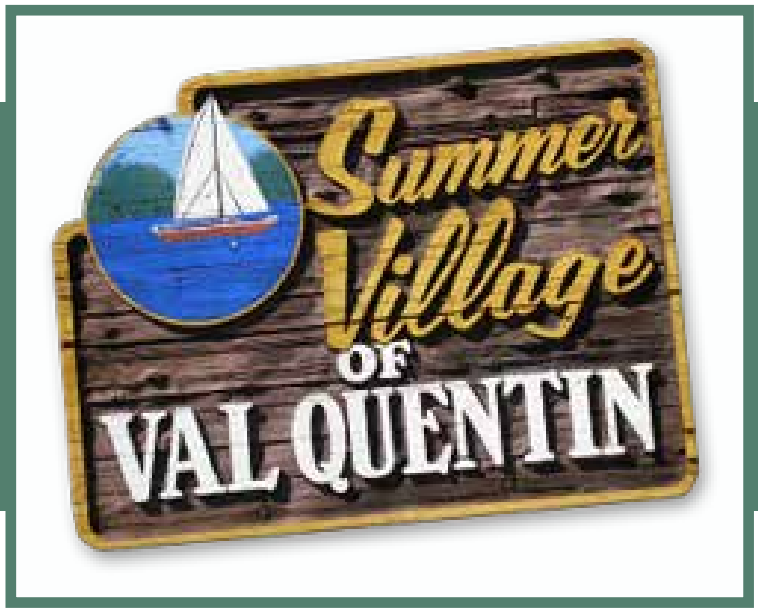
8. ENFORCEMENT

- Updated to provide greater clarification about he types of enforcement measures that are available to the Village to enforce the regulations of the LUB and development/subdivision approvals.
- Identifies the enforcement process to be used when a use of land or building is not in accordance with the Municipal Government Act, a development permit or subdivision approval, or the Land Use Bylaw.
- Establishes when and how a Stop Order may be issued.
- Provides for the issuance of warnings, violation tags, and violation tickets.

9. LAND USE REGULATIONS

- Establishes general land use regulations for development in the Village.
- Expanded the number of topics from 20 (current Land Use Bylaw) to 30 (proposed new Land Use Bylaw).
- General Regulations topics include (new or significantly revised regulation topics are identified in yellow):

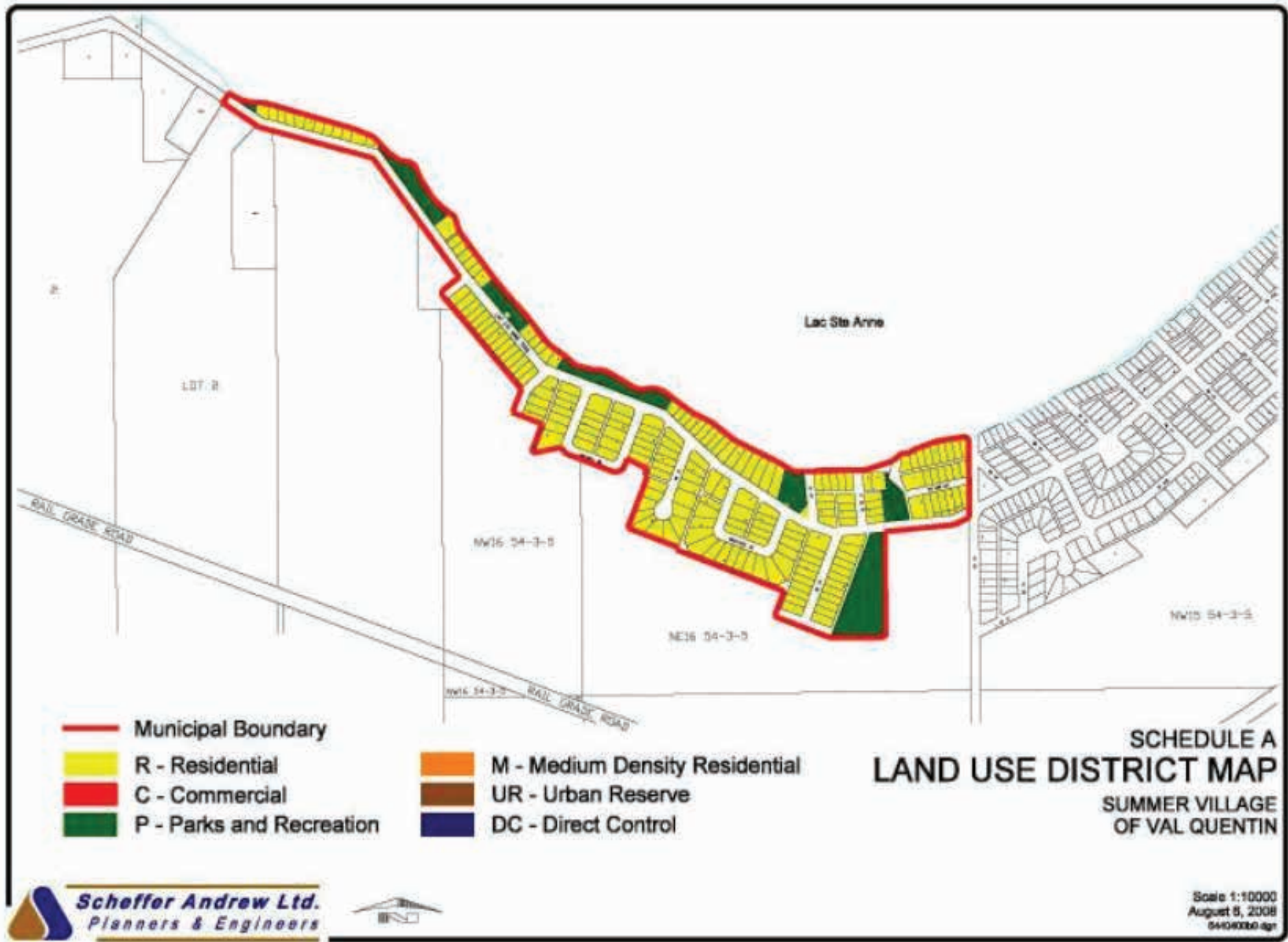
ACCESSORY BUILDINGS	BED AND BREAKFAST OPERATIONS	BOAT HOISTS	BUILDING ORIENTATION, DESIGN, AND WILDFIRE MANAG.
CORNER SITES	ENVIRONMENTALLY SENSITIVE LANDS	EROSION AND SEDIMENT CONTROL	FENCES AND WALLS
FLOOD LANDS AND HIGH WATER TABLES	GRADING, STRIPPING AND SITE DRAINAGE	HOME OCCUPATIONS	KEEPING OF ANIMALS
LANDSCAPING	MANUFACTURED HOME DWELLINGS	MOVED-IN BUILDINGS	NUMBER OF DWELLING UNITS/ BUILDINGS
OBJECTS PROHIBITED OR RESTRICTED	ONSITE PARKING	POLLUTION CONTROL	PROJECTION OVER YARDS
RECREATIONAL VEHICLES	SIGNS	SUITES, GUEST HOUSE	SUITES, GARAGE
SUITES, GARDEN	SUITES, SECONDARY	TOPSOIL EXCAVATION	TOURIST HOMES
UTILITY EASEMENTS	WATER, SANITARY, AND OTHER SERVICES		



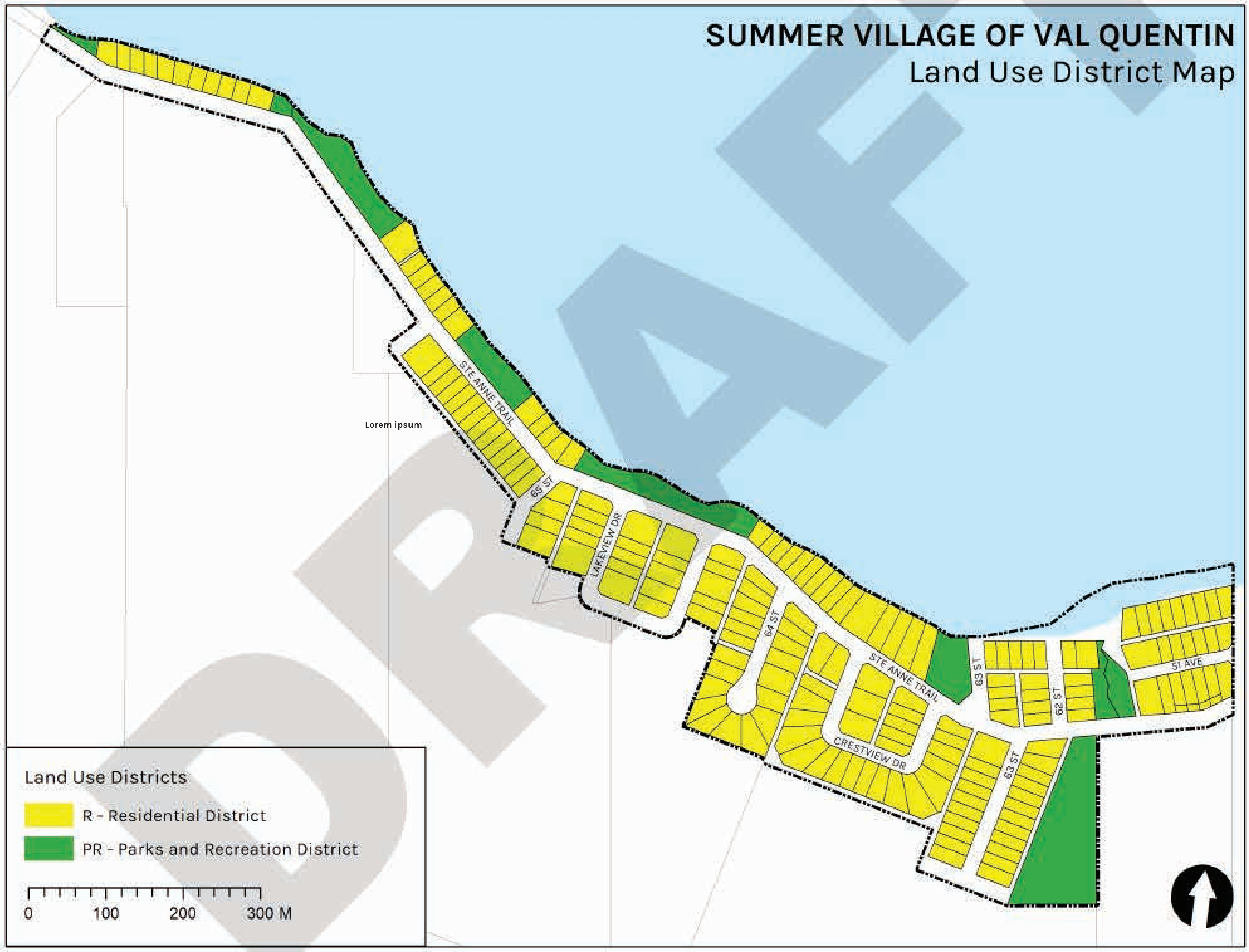
LAND USE DISTRICTS AND LAND USE DISTRICT MAP

- No new Land Use Districts proposed.
- 4 Urban-style Districts that are not used are proposed to be deleted:
 - M - Medium Density Residential
 - C - Commercial
 - UR - Urban Reserve
 - DC - Direct Control
- Permitted and Discretionary uses in each Land Use District are updated to be consistent with terms used in Section 3 - Interpretation and to add some similar uses that are now defined and regulated.
- Minor spelling, grammar, measurement conversion, and formatting changes.

CURRENT LAND USE DISTRICT MAP



PROPOSED LAND USE DISTRICT MAP





9.1 ACCESSORY BUILDINGS

CURRENT LAND USE BYLAW

- Allows any small portable accessory building that does not exceed 9.3 m² (100.1 ft²) in area and 2.5 m (8.2 ft) in height to be developed in the rear yard of a lot without a development permit.
- Total floor area of all accessory buildings on a lot shall not exceed 93.0 m² (1,000 ft²).
- Enables the development of boat houses on lakefront lots.



PROPOSED LAND USE BYLAW

- Allows a maximum of 1 small portable accessory building that does not exceed 9.3 m² (100.1 ft²) in area and 2.5 m (8.2 ft) in height to be developed in the rear yard of a lot without a development permit; any other accessory building shall require a development permit.
- Clarifies that an accessory building shall only be built on a lot with an existing dwelling.
- Clarifies that accessory buildings shall not be used for human habitation, unless developed as an approved guest house suite.
- Clarifies that existing accessory buildings with dwelling units shall be considered to be in conformance with the Land Use Bylaw.
- Prohibits the development of new boat houses on lakefront lots.

9.4 BOAT HOISTS

CURRENT LAND USE BYLAW

- States that boat hoists on private or public land shall be registered with Council.

PROPOSED LAND USE BYLAW

- Updated to be consistent with (and cite) the Summer Village’s ‘Municipal Reserve Use for Storage of Boat Lifts and Pier Sections Policy’.

9.5 BUILDING ORIENTATION, DESIGN, AND WILDFIRE MANAGEMENT

CURRENT LAND USE BYLAW

- Identifies that the Development Authority may issue as a condition of a Development Permit the requirement to adhere to external finish and architectural appearance requirements. These may include:
 - Compatibility with other buildings in the vicinity;
 - LEED certification;
 - Height, massing, and size compatibility with other buildings;
 - Screening of parking areas;
 - Etc.

PROPOSED LAND USE BYLAW

- Updated to remove urban-style design requirements, and identify that the Development Authority shall have regard for daylight/sunlight, character of existing developments and affects on adjacent lots when considering applications for development permits.
- Prohibits the direct piping or channeling of rainwater collected by eaves into the Summer Village’s wastewater collection system or the lake.
- All new dwellings and accessory buildings shall be required to be construction in accordance with FireSmart guidelines. This includes:
 - The use of non-combustable roofing and siding materials
 - The construction of patios, decks roof overhangs, and exposed undersides to utilize non-combustable materials and be designed to prevent entry of sparks/embers.





9.15 MANUFACTURED HOMES

CURRENT LAND USE BYLAW

- Not addressed in the current Land Use Bylaw.

PROPOSED LAND USE BYLAW

- The draft Land Use Bylaw prohibits the development of manufactured homes.
- Would not apply to modularly constructed single detached dwellings.



9.18 RECREATIONAL VEHICLES

CURRENT LAND USE BYLAW

- Maximum of 1 on a lot with a permanent dwelling
- May be placed on a lot during the construction of a dwelling with a development permit (to a maximum of 6 months)

PROPOSED LAND USE BYLAW

- The placement of 1 RV on a lot is allowed on a developed lot (with a permanent dwelling) without a development permit.
- The placement of an RV on an undeveloped lot is prohibited.
- RVs shall not be placed in the lakefront yard of a lakefront lot.
- RVs shall adhere to the front, rear, and side yard setback requirements for accessory buildings.
- RVs and towing vehicles must be located entirely within the boundaries of the lot.
- RVs shall not be permitted to dispose of any wastewater other than in approved containment tanks.



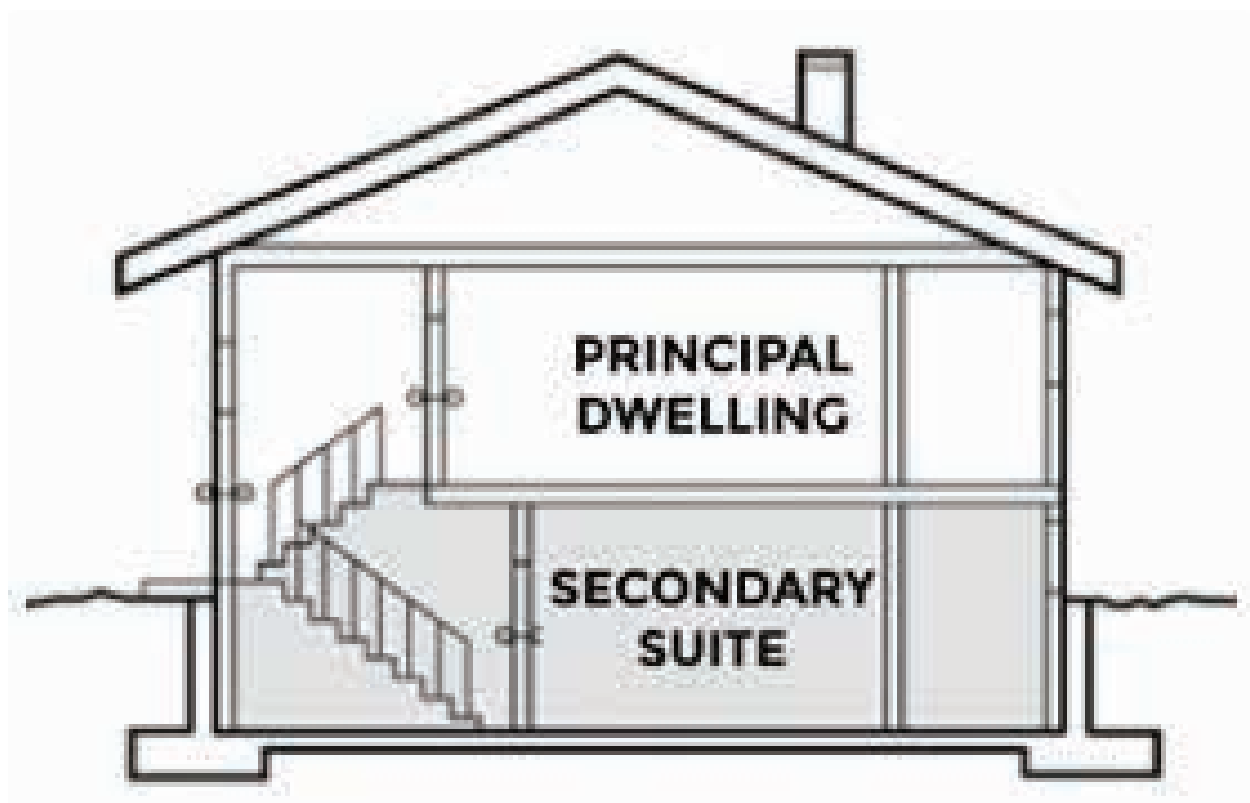
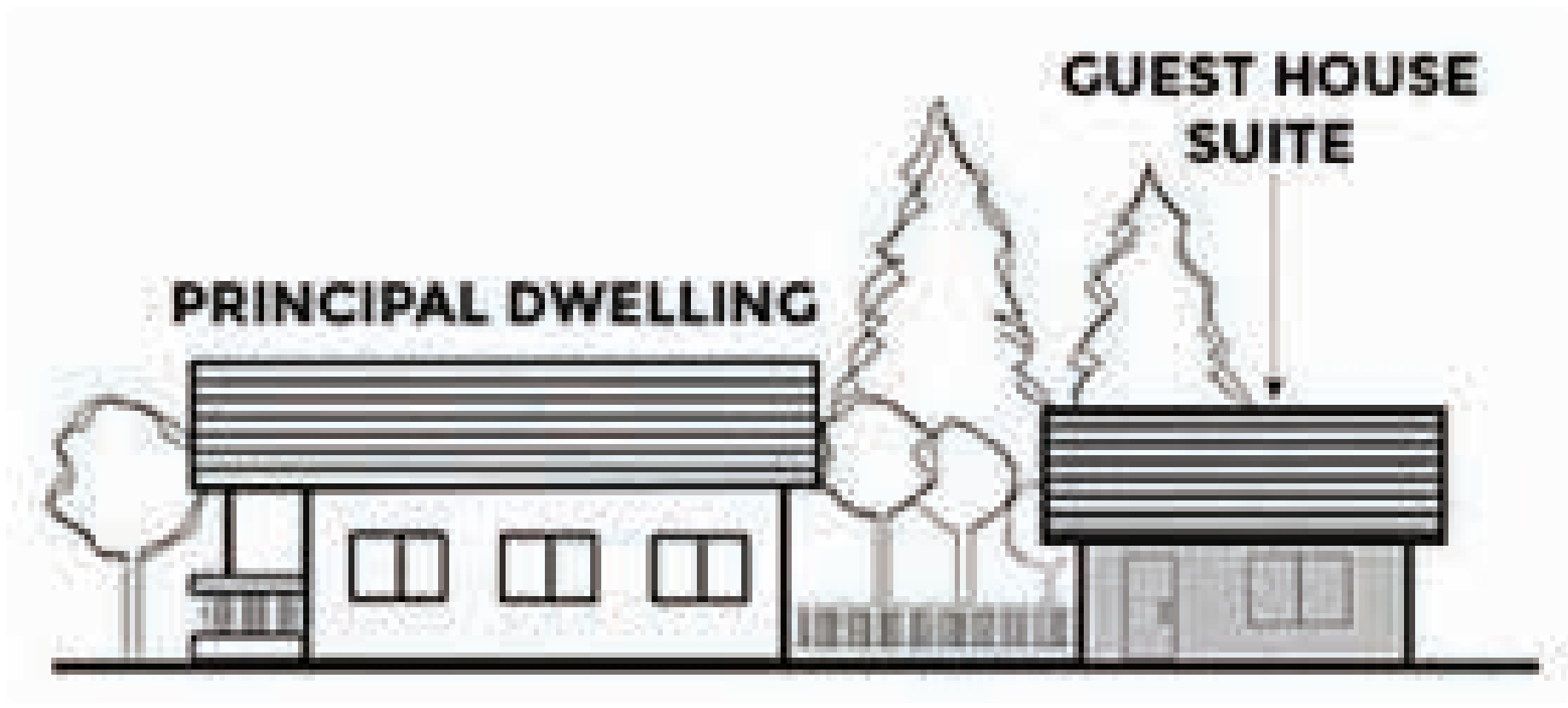
9.24 TO 9.27 GUEST HOUSE SUITES - GARDEN, GARAGE, & SECONDARY

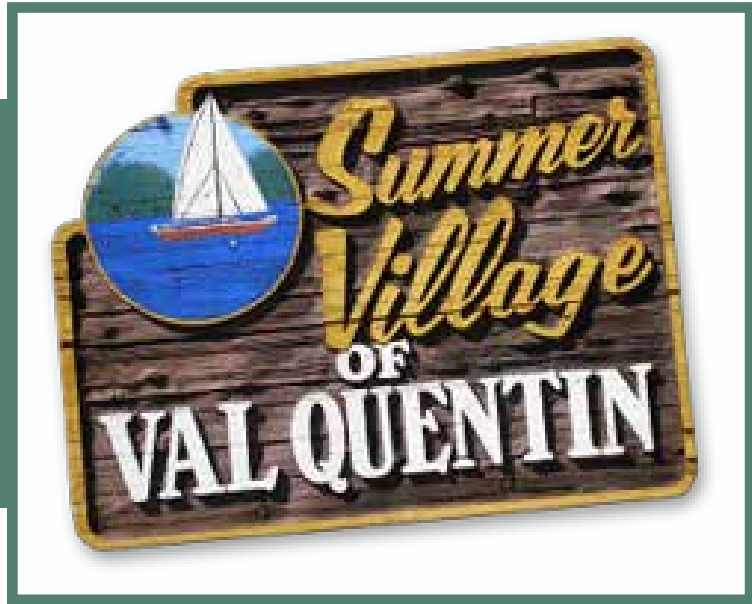
CURRENT LAND USE BYLAW

- Allows for the development of guest house suites (garden suites only)
- Allows for a maximum of 2 bedrooms in a guest house suite
- No identified limit on maximum number of suites

PROPOSED LAND USE BYLAW

- A maximum of 1 suite (guest house suite or secondary suite) allowed on a lot.
- Garage Suites and Secondary suites are enabled in the draft Land Use Bylaw.
- Identifies maximum height and area requirements.
- Allows for the development of food preparation/kitchen areas.
- Must satisfy all Safety Code requirements for human habitation.





9.8 EROSION AND SEDIMENT CONTROL

CURRENT LAND USE BYLAW

- Not addressed in the current Land Use Bylaw



PROPOSED LAND USE BYLAW

- Requires an erosion and sediment control plan when a proposed development would impact drainage onto adjacent properties or the lake.
- Compliance with an erosion and sediment control plan (where required) would be a condition of a development permit application.
- Identifies what an erosion and sediment control plan must include. Examples include:
 - Description of proposed activities;
 - Description of critical areas on the site (e.g. areas with steep slopes, wetlands, high water tables, etc.);
 - Construction schedule;
 - Description of how vehicles/materials will be managed;
 - Dust, noise, and light control measures;
 - Identification of what vegetation will be removed and retained on site; and
 - Any other matters requested by the Development Authority.

9.10 FLOOD SUSCEPTIBLE LANDS AND HIGH WATER TABLES

CURRENT LAND USE BYLAW

- Identifies that the application must provide adequate long-term protection from flooding, subsidence, and slumping.
- Development on lands with a slope greater than 15% shall be accompanied by a parcel plan designed by a professional engineer.
- Prohibits the development of basements where high water tables exist.

PROPOSED LAND USE BYLAW

- Discourages development on land which may be subject to flooding, especially those within a 1:100-year flood plain (as determined by the Province, municipality, or qualified professionals).
- Development shall be setback a minimum of 15.0 m (49.2 ft) from the toe and crest of any slope greater than 15%, unless a lesser amount is identified in a geotechnical report prepared by a professional engineer.
- Prohibits the development of basements where high water tables exist.

9.14 LANDSCAPING

CURRENT LAND USE BYLAW

- Removal of topsoil shall require a development permit, which shall be accompanied by a site grading plan, drainage plan, and indicate any retaining wall construction.
- Landscaping shall be to the satisfaction of the Development Authority.
- Includes landscaping for commercial developments.



PROPOSED LAND USE BYLAW

- Landscaping that does not affect drainage onto adjacent lots or the lake does not require a development permit.
- A development permit shall be required for landscaping that:
 - Alters the natural drainage patterns of the site; or
 - Alters the quantity/quality of runoff into a watercourse or water body (including the lake).
- A landscaping plan may be required as part of the development permit application for:
 - Stripping and grading activities;
 - Construction of new buildings the redevelopment of existing buildings;
 - Any development that alters drainage on the site.
- A minimum of 30% a lot's total area shall incorporate native vegetation.

FOCUSED REVIEW AND UPDATE



9.29 TOURIST HOMES

PROPOSED DEFINITION

- **Tourist Home** means a dwelling or dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics distinguish a tourist home from a dwelling unit used as a residence may include any of the following.
 - a) The intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence;
 - b) The commercial nature of a tourist home;
 - c) The management or advertising of the dwelling unit as a tourist home on any website such as Airbnb or VRBO; and/or
 - d) The use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payments, etc.;
- A recreational vehicle shall not be used as a tourist home.

CURRENT LAND USE BYLAW

- Not addressed in the current Land Use Bylaw.
- The Summer Village does not currently have a licensing/permitting system for Tourist Homes.

PROPOSED LAND USE BYLAW

- The development of a tourist home requires a development permit.
- A development permit for a tourist home may be issued for a temporary period.
- Tourist homes would be listed as discretionary uses in the R - Residential District.
- A maximum of 1 Tourist Home may be developed on a lot. This may include:
 - A principal dwelling;
 - A portion of the principal dwelling; or
 - an approved guest house suite.
- A Tourist Home shall not be developed within:
 - A recreational vehicle;
 - A tented structure; or
 - An accessory building that is not an approved guest house suite.
- The maximum occupancy (of persons under 12) shall be the number of bedrooms x2, to a maximum of 8.
- The operate shall be required to comply with the Development Authority, Health Authorities, and emergency services providers regarding any complaints or inspections.

