



SUMMER VILLAGE OF GOLDEN DAYS

LAND USE BYLAW

Online Open House – 14 March 2022



WELCOME!

1. MPS Introductions
2. Logistics and Format
3. Purpose of the Online Open House
4. Summer Village IDP and MDP
5. What is a Land Use Bylaw?
6. Land Use Bylaw Review/Update Process
7. Draft Land Use Bylaw Structure
8. Draft Land Use Bylaw Overview
9. Feedback
10. Next Steps

INTRODUCTIONS

Municipal Planning Services

Who We Are

- Jane Dauphinee – Principal and Senior Planner
- Brad MacDonald – Planner
- Allison Rosland – Planner

What We do

- Provide subdivision and planning advisory services for Golden Days and the other 9 Summer Villages around Pigeon Lake
- Prepared the Pigeon Lake North Intermunicipal Development Plan for the Co. of Wetaskiwin and the Summer Villages of Argentic Beach, Golden Days and Silver Beach



LOGISTICS

- YouTube Livestream
- Question & Answer – submit questions to Allison Rosland via the Zoom Chat

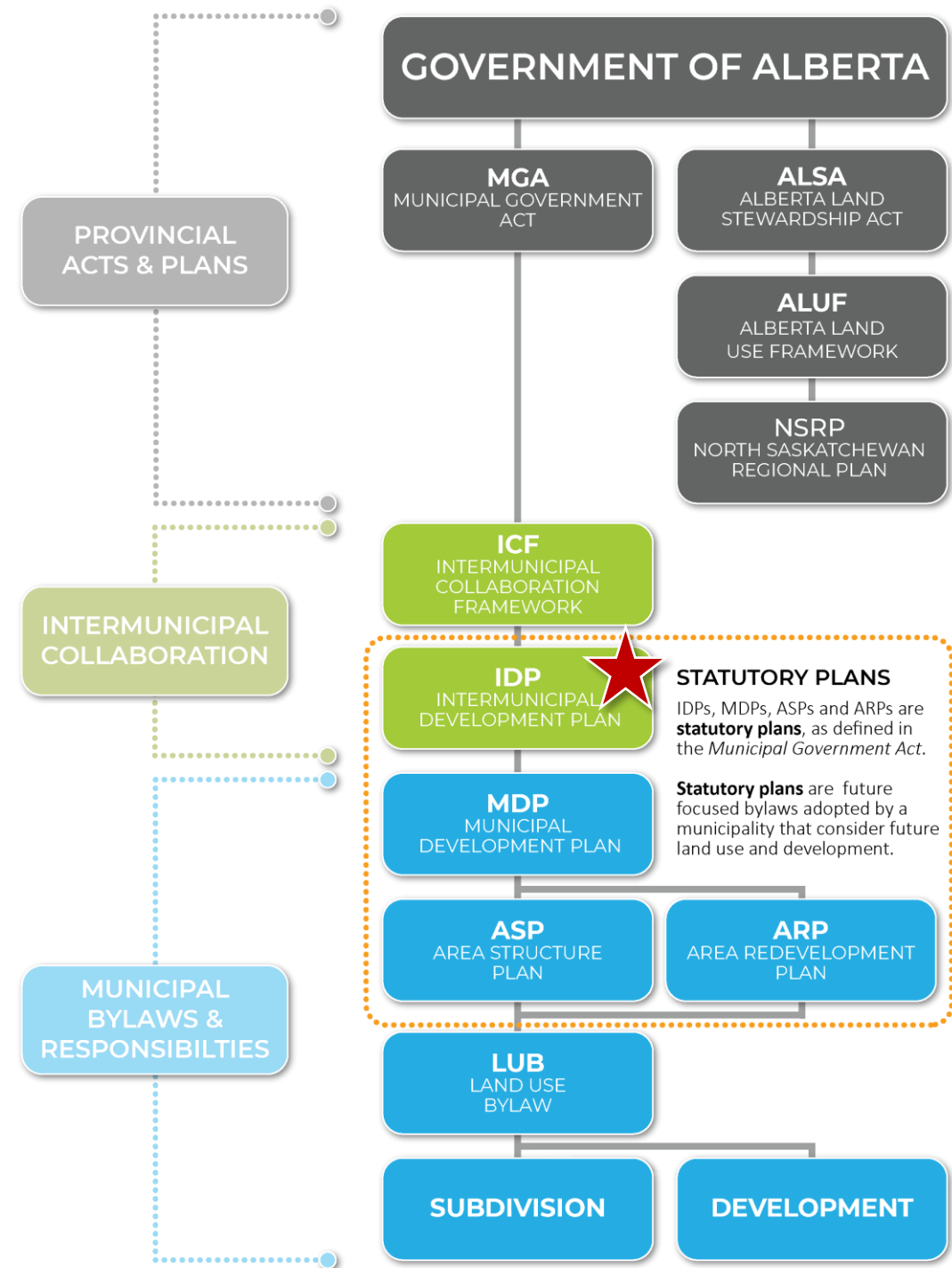


PURPOSE

- MPS is assisting the Summer Village to update its existing Land Use Bylaw
- This online Open House will provide background information and an overview of the draft Land Use Bylaw content and opportunities to get involved and provide feedback

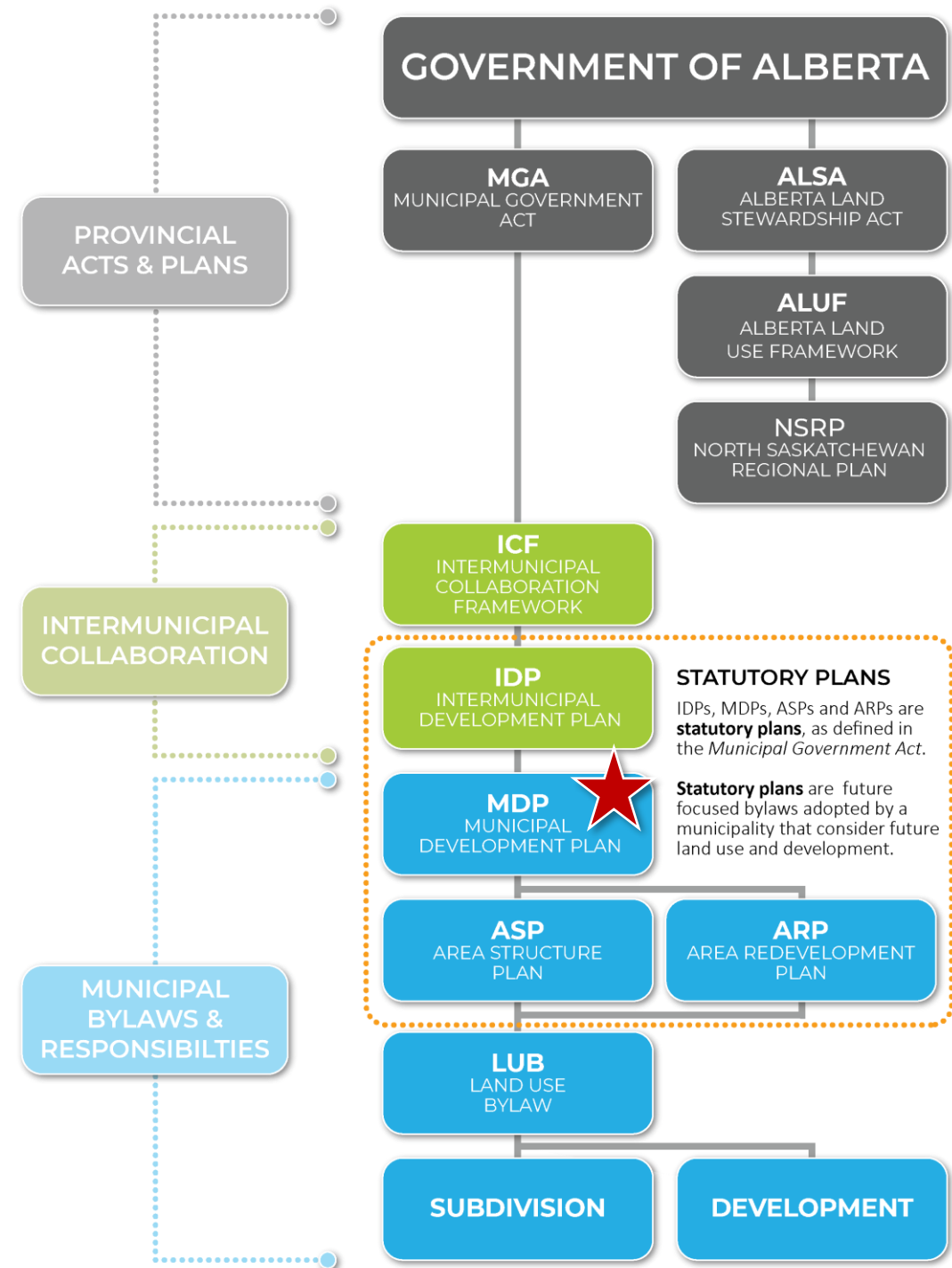
SUMMER VILLAGE IDP

- IDP = Intermunicipal Development Plan
- Pigeon Lake North IDP
- Approved by County of Wetaskiwin and the SVs of Silver Beach, Argentia Beach, and Golden Days in 2021
- Can be adopted by neighbouring/regional municipalities
- Coordinates future land use and intermunicipal communication
- Land Use Bylaw must be consistent with the Intermunicipal Development Plan



SUMMER VILLAGE MDP

- MDP = Municipal Development Plan
- Approved by Council in 2009 (Bylaw 221)
- Is required by all municipalities in Alberta
- Guides future development (and redevelopment) in the Summer Village through policies
- Land Use Bylaw must be consistent with the Municipal Development Plan



SUMMER VILLAGE IDP AND MDP

- Direction from the IDP and MDP:
 - Promote collaboration/cooperation with regional partners and neighbouring municipalities
 - Future development is well-planned and designed to mitigate environmental risk
 - Incorporate watershed management planning best practices

WHAT IS A LAND USE BYLAW (LUB)?

- A Land Use Bylaw is mandatory for all municipalities
- Establishes processes for subdivision and development applications, notification, enforcement, and appeals
- Establishes regulations for specific and general types of development
- Divides the Summer Village into different land use districts (also known as zones, or 'zoning')
- Identifies permitted and discretionary uses allowed within each land use district

LAND USE BYLAW No. 254

- Currently **in effect**
- Does not address recent changes to provincial legislation to development permit processing, notification, appeals, etc.
- Is not consistent with all policies in the IDP, MDP

LAND USE BYLAW REVIEW/UPDATE PROCESS

Identified areas of focus with Council and Administration



First draft of the LUB prepared by Municipal Planning Services



Draft LUB reviewed by Council and Administration



Survey to gather information from community members



Present Draft LUB to the community for review and feedback



Revise Draft LUB with feedback from Council, Admin., Community



Bylaw adoption and public hearing

PURPOSE OF THE REVIEW

- Ensure that the **updated LUB** is consistent with the requirements in MGA
- Ensure that **LUB regulations** reflect the character of the community
- Reflect feedback from **Council, Administration, Community**
- Incorporate **watershed planning best practices** into the LUB

DRAFT LAND USE BYLAW STRUCTURE

Guide to Using The Land Use Bylaw

1. Introduction
2. Interpretation
3. Authorities
4. Land Use Bylaw Amendments
5. Development Process
6. Subdivision Process
7. Subdivision and Development Appeals
8. Enforcement

9. General Regulations

10. Land Use Districts

Land Use District Map

Appendix A – Guidelines for Setbacks

LUB USER GUIDE

- Provides guidance on how to interpret regulations, follow processes, understand terms

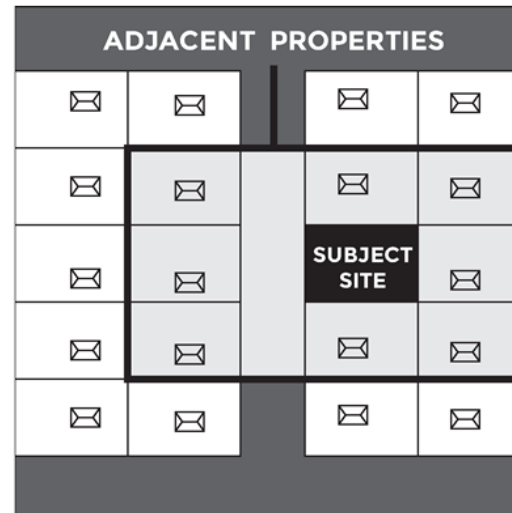
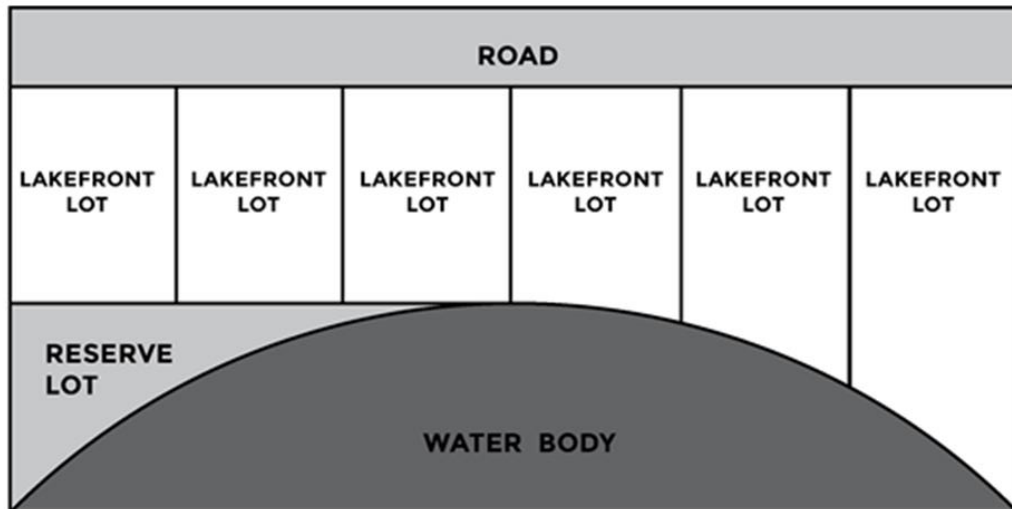
1. INTRODUCTION

- Title (Bylaw information)
- Commencement
- Repeal
- Purpose
- Application
- Conformity
- Compliance
- Severability

PURPOSE To prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land.

2. INTERPRETATION

- Measurements
- Definitions
 - Additional definitions provide clarity and improve consistency in interpretation
 - New graphics and diagrams



191
Defined Terms

(current LUB has 41)

3. AUTHORITIES

- Identifies the roles and responsibilities of the different organizations that will implement/enforce the regulations in the Land Use Bylaw

4. LAND USE BYLAW AMENDMENTS

- Application requirements
- Consideration by Council
- Notification and public hearing requirements
- Forms and submission requirements
- Amendments will be made by bylaw

AUTHORITIES & AGENCIES

Council

Development Authority/Officer

Subdivision Authority

Subdivision and Development
Appeal Board

5. DEVELOPMENT PROCESS

- Control of Development
- Development **NOT** Requiring a Permit
 - Must conform to the regulations of this Land Use Bylaw
 - **All other developments** require a Development Permit
- Non-Conforming Buildings and Uses
- Application Requirements
- Notice of Complete or Incomplete Applications (**new**)
- Development Permit Notification (**new**)
- Validity of Permits
- Variances
- Conditions and Development Agreements

DEVELOPMENT NOT REQUIRING A PERMIT

- Improvement, maintenance, pr or repair of buildings, decks, driveways that do not include structural alterations
- Developments lawfully under construction already
- Gates and fences of a certain height
- Temporary buildings
- **Some small accessory buildings (<110 ft²)**
- Certain signs
- Minor landscaping
- Removal of invasive species, dead vegetation, hazard trees
- Roof-mounted solar systems
- ... (and more)

6. SUBDIVISION PROCESS

- Identifies application requirements, process, duties of the Subdivision Authority, requirements and conditions of a subdivision approval (**new**)

7. SUBDIVISION AND DEVELOPMENT APPEALS

- Outlines the following for development permit and subdivision appeals:
 - Who may appeal and when
 - Process for appealing
 - Timeframe
 - Appeal body: Subdivision and Development Appeal Board (SDAB) or Land and Property Rights Tribunal (LPRT)

RECENT CHANGES TO PROVINCIAL LEGISLATION:

- **LPRT is new**, was formerly the Municipal Government Board (MGB) and other quasi-judicial entities
- Will affect municipalities adjacent to highways, waterbodies, historic resources, and other provincial interests

8. ENFORCEMENT

- Identifies actions the Development Officer may take to enforce the regulations of the Land Use Bylaw or conditions of a Development Permit Approval
- Rights of the Development Officer to inspect (or enter onto a property) to ensure compliance
- Identifies when Stop Orders, Violation Tags, and Violation Tickets may be issued
- Rights of the proponent/person to appeal a Stop Order

DIFFERENCE BETWEEN VIOLATION TICKETS AND TAGS

- **Violation Tag:** means a tag or similar document issued by the Summer Village pursuant to the *Municipal Government Act*. Voluntary payment in lieu of a Violation Ticket to encourage compliance.
- **Violation Ticket:** means a notice issued by a Peace Officer under the *Provincial Offences Procedure Act*. May include mandatory court appearance.
- The Summer Village may immediately issue a violation ticket to any person who contravenes any provision of this Bylaw (if deemed necessary).

9. GENERAL REGULATIONS

Proposed New Sections or Expanded Sections

Accessory Buildings and Uses	Appearance and Design of Buildings	Dwelling Units on a Lot
Environmental Protection	Lake Pollution Control	Fences and Walls
Fire Separation	Grading, Stripping, and Drainage	Erosion and Sediment Control
Guest Houses	Height of Buildings	Private Institutional Camps
Objects Prohibited in Yards	Pools and Hot Tubs	Recreational Vehicles
Screens and Fencing	Sea Cans	Signs
Site Coverage and Landscaping	Tree Removal	Servicing
Temporary Uses	Home Occupations	Corner and Double Fronting Lots
Solar Energy Systems	Wind Energy Systems	Tourist Homes

NOTE ON REGULATIONS:

General Regulations apply to all developments in the Summer Village

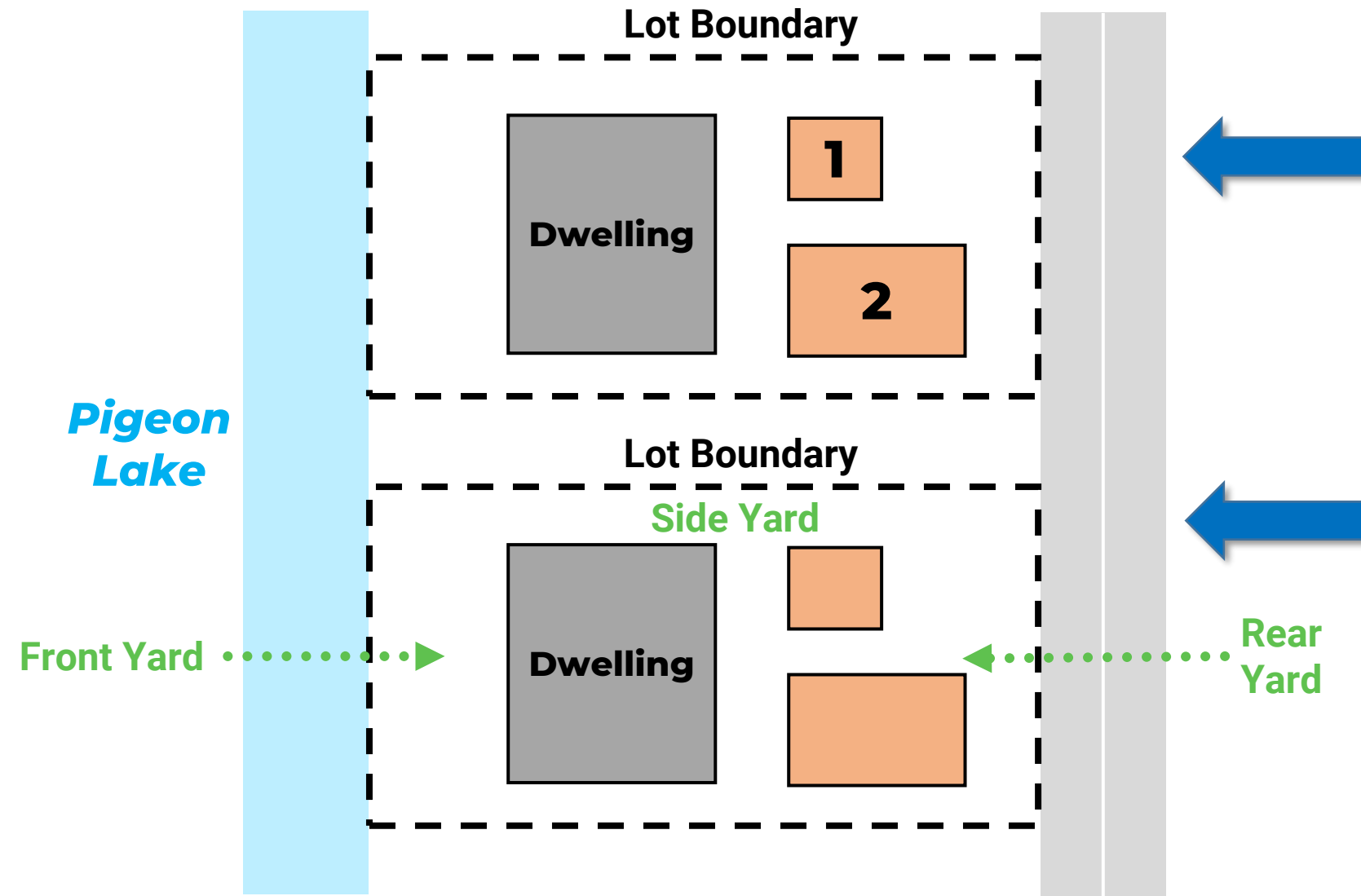
A consideration for the updated draft LUB:

Group environmental regulations into a 'Environmental Regulations' section, to improve readability

9.1 ACCESSORY BUILDINGS AND USES

FLAGGED FOR COMMUNITY INPUT

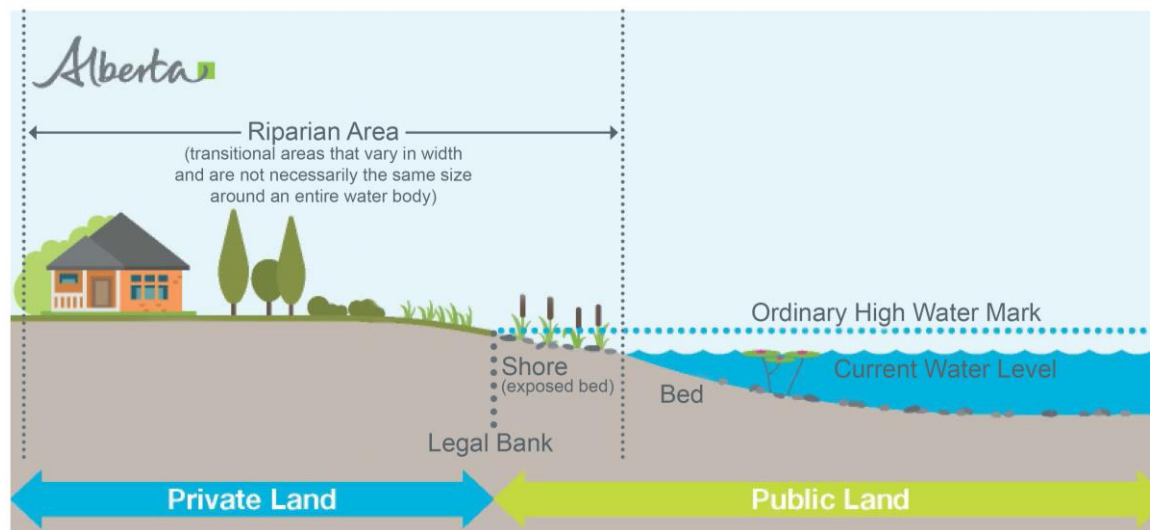
- 9.1.4. The **maximum** number of accessory buildings on a lot with an existing building with an approved development permit shall be **two** (minor wording changes)
- 9.1.6. Accessory buildings **on lakefront lots** shall only be allowed in the **rear or side yard** of the lot (minor wording changes)
- 9.14 Prohibits boat houses



9.5 ENVIRONMENTAL PROTECTION



- Existing section in the Land Use Bylaw! Unique for Summer Villages!
- Outlines wetland assessment requirements
- Outlines permit requirements for shoreline modifications
- Discourages non-vegetative modifications except for erosion protection
- Prohibits adding sand adjacent to bed and shore



Shoreline modifications shall:

- Incorporate re-vegetation and the use of soft landscaping elements
- Incorporate low impact development strategies and
- Minimize the use of hard landscaping elements

9.8 GRADING, STRIPPING AND DRAINAGE ON LOTS



- Existing section, expanded to assist Development Authority
- Requires **Development Permits** and **Lot Grading and Drainage Plans** for developments that alter drainage:
 - Moving, depositing, storage, or removal of topsoil, fill, etc.
 - Stripping, grading, dwellings, landscaping, and others
- Prohibits grading that impede or interfere with the natural flow of surface water onto adjacent municipal lands, public ditches, or neighbouring properties



Requirements for Lot Grading and Drainage Plans:

- Identify pre-development and proposed grades
- Specify design elevations, surface gradients, and swale locations
- Demonstrate how runoff will be controlled on the site
- Include any other drainage information required by the Development Authority

9.10 EROSION AND SEDIMENT CONTROL



- New section, recommendations from Pigeon Lake Watershed Management Plan
- Requires **Erosion and Sediment Control Plans** for developments that affect drainage on the site or on adjacent properties:
 - Stripping and grading
 - Moving, depositing, storage, or removal of topsoil, aggregate, fill, etc.
 - Dwellings, landscaping, and others
- Outlines the requirements for **Erosion and Sediment Control Plans**

Requirements for Erosion and Sediment Control Plans:

- Description of the proposed disturbance activities and critical areas
- Outlines control measures to minimize erosion and runoff
- Outlines control measures for dust, noise, light
- Identification of vegetation to be retained
- Protection measures for existing vegetation
- And others

9.10 GUEST HOUSES



- Guest houses require a development permit
- Located on lots with an existing approved dwelling
- Maximum number of guest houses on a lot shall be 1
- Shall be of new, conventional construction
- Cannot be manufactured homes, RVs, or sea cans
- On Lakefront lots, can only be located in the rear yard (non-lake side yard)
- Provisions for maximum height, floor area

Definition:

means a **permanent building** that contains sleeping accommodation and may have a bathroom and cooking facilities, but is **not intended to be used as a principal dwelling**.

A guesthouse may be a **standalone single storey structure or built above an accessory building**, as an independent single storey space, subject to the provisions of this bylaw.

9.16 RECREATIONAL VEHICLES

- Existing section in the Land Use Bylaw, revised to clarify siting/permitting requirements
- Placement on a lot requires a Development Permit, and shall indicate:
 - Where an RV is to be placed (on a permanent basis)
 - Where an RV may be placed (on a temporary basis)
 - How water/wastewater/utilities shall be provided
 - Where parking shall be provided
- Must be located entirely within the boundaries of the lot
- Shall not dispose of wastewater on the ground
- Maximum 1 RV on a lot on a permanent basis
- RVs on a lakefront lot shall only be allowed in the rear yard
- RVs on a backlot shall only be allowed in the rear yard
- May allow for 1 additional RV for extraordinary events

9.18 SEA CANS

- Cannot be used a principal building, dwelling, or guest house
- Shall only be allowed as an **accessory building**
- Shall not be allowed in the front yard of any lot
- Maximum height shall be 3.0 m (10 ft.)
- May be used as a building material for a dwelling, at the discretion of the Development Authority
- Development Authority may require buffering, aesthetic improvements to conform to immediate area



**Development permits
are required** for sea
cans.

9.20 SITE COVERAGE AND LANDSCAPING



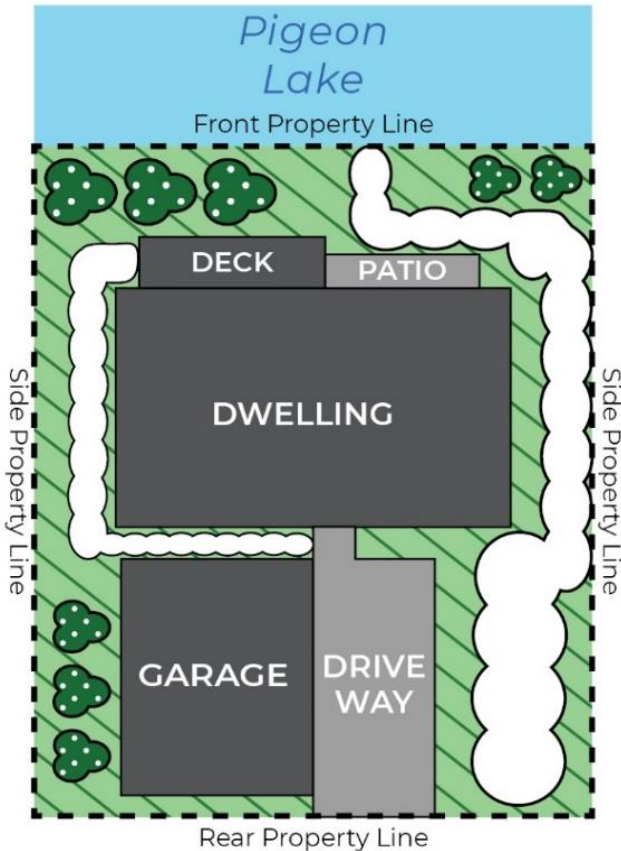
- Currently addressed in the existing Land Use Bylaw
- Requires Development Permits for landscaping that alters natural drainage patterns or quantity/quality of runoff into a watercourse or water body
- May require **Landscaping Plans** for:
 - Landscaping that alters natural drainage patterns on the site or alters the quantity/quality of runoff into a watercourse or water body
 - Stripping and grading
 - New buildings
 - Redevelopment of existing buildings
 - Any other development that alters drainage on the site



Requirements for Landscaping Plans:

- Site dimensions
- All existing and proposed berms, contours, retaining walls, fences
- Proposed lot grading and drainage
- Location of all existing vegetation to be retained
- Location, dimensions, description of:
 - Non-permeable surfaces
 - Vegetation
 - Native vegetation
 - Other soft landscaping elements and permeable surfaces

9.20 SITE COVERAGE AND LANDSCAPING



Symbol	Type	% of Lot Area
	Buildings	35% Maximum
	Non-permeable Surfaces	12% Maximum
	Native Vegetation*	10% Minimum
	Other Vegetation* (may include native vegetation)	20% Minimum
	Flex Area**	20%

*The total vegetation coverage requirement is 30% minimum of the total lot area:

10% **native vegetation** + 20% other **vegetation** = 30%

Flex Area: This can include **soft landscaping elements and **permeable surfaces** (such as gravel, rock gardens, etc.)

Note: Illustration demonstrates an example of site coverage only and is not representative of setback, building floor area, and siting requirements. The location of Vegetation and the Flex Areas are examples only.

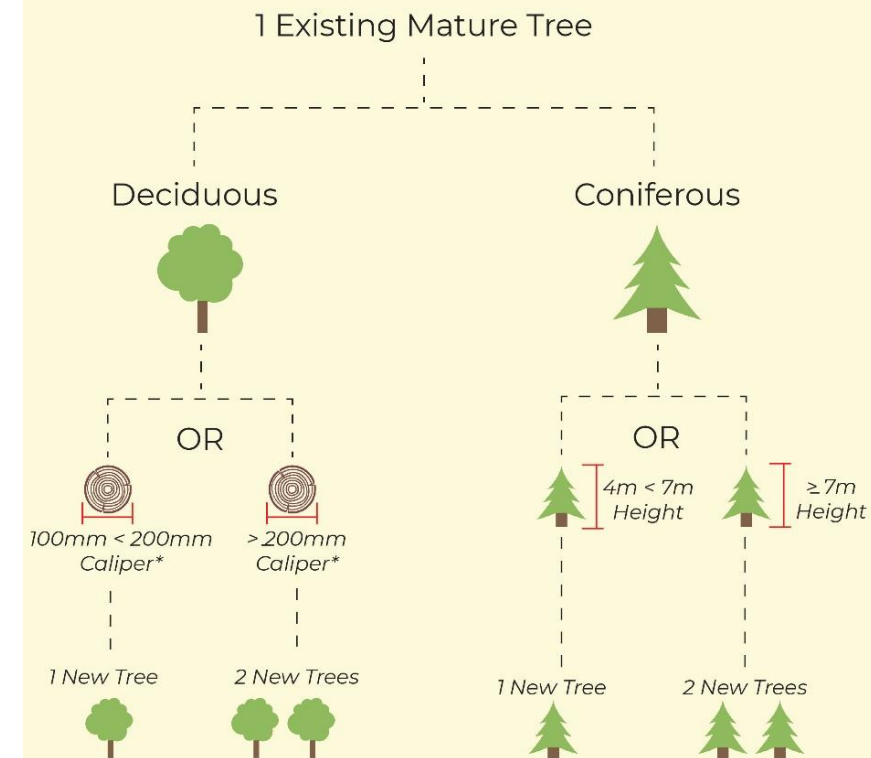
Requirements for landscaping, vegetation:

- Maximum requirements for non-permeable surfaces
- Minimum requirements for vegetation cover
- Must incorporate low impact development (LID)

9.21 TREE REMOVAL

- New section, addressed more directly in this draft Land Use Bylaw
- Tree removal shall require a development permit unless exempted (safety, diseased)
- When mature trees are removed they shall be replaced
- Application for tree clearing may be required to provide supporting information (reason, site plan, schedule, arborist report)
- Identifies considerations for the Development Authority when assessing a development permit for tree removal

When mature trees are removed, they shall be replaced as follows:



*Tree caliper measured at breast height (1.5m).

9.29 TOURIST HOME

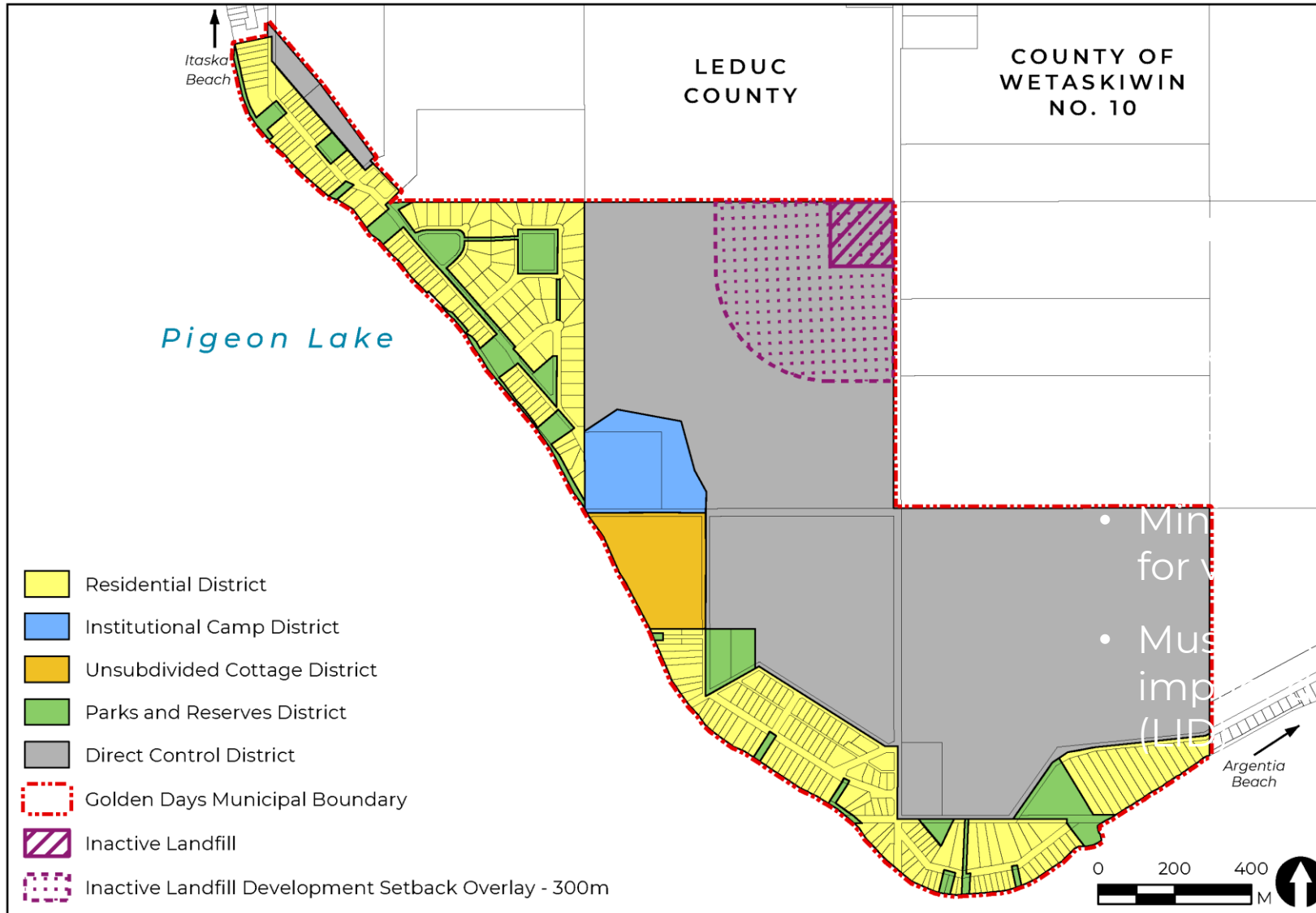
- New section, not in current Land Use Bylaw
- Tourist homes shall not be allowed in the Summer Village
- Rental of a single detached dwelling for a period longer than 1 month shall not be considered a tourist home
- Not included in lists of permitted or discretionary uses
- If allowed in the future, may be controlled through a specific bylaw

Definition:

means a dwelling (or a portion of a dwelling) operated as a temporary place to stay for compensation (less than 1 month in duration). An example of a tourist home is a dwelling (or portion of a dwelling) advertised for short term rental on a website (such as Airbnb).

For the purposes of this bylaw, a tourism home does not include bed and breakfasts.

LAND USE DISTRICT MAP



LAND USE DISTRICT MAP
SUMMER VILLAGE OF GOLDEN DAYS

February 2022

Bylaw No. XXX

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



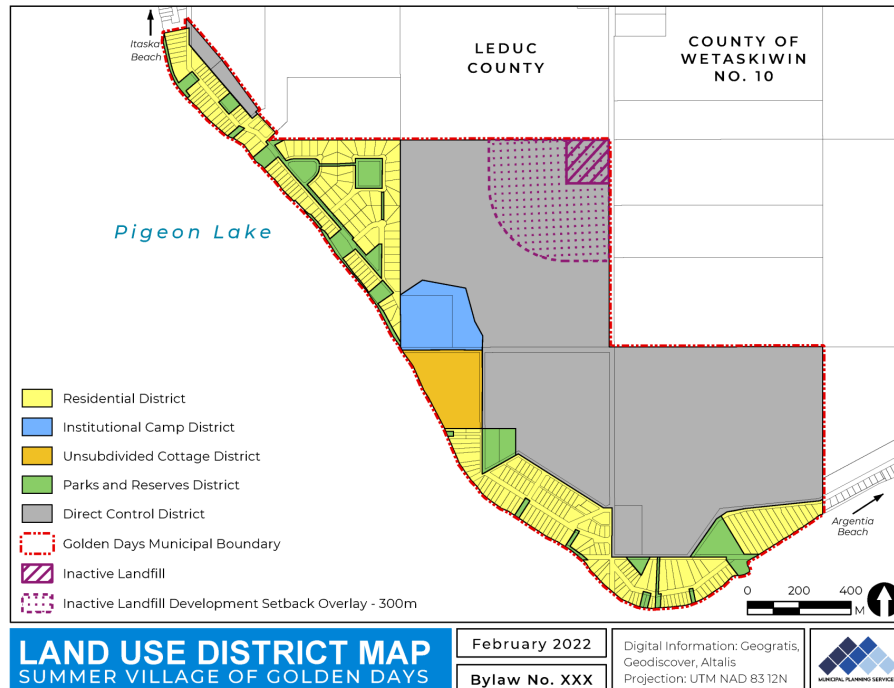
MUNICIPAL PLANNING SERVICES

10. ESTABLISHMENT OF LAND USE DISTRICTS

- Clarify how boundaries are to be interpreted
- Identifies extra regulations for lands within the Inactive Landfill Development Setback Overlay

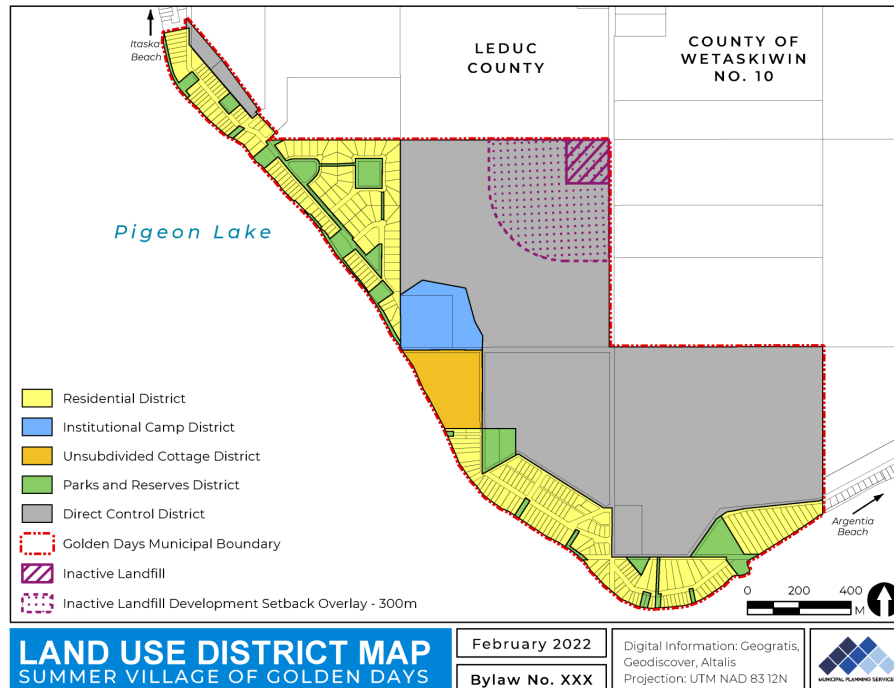
NO CHANGES TO:

- Number of land use districts
- Names of land use districts



11. RESIDENTIAL DISTRICT (R1)

- Minor adjustment to permitted and discretionary uses:
 - To be consistent with definitions



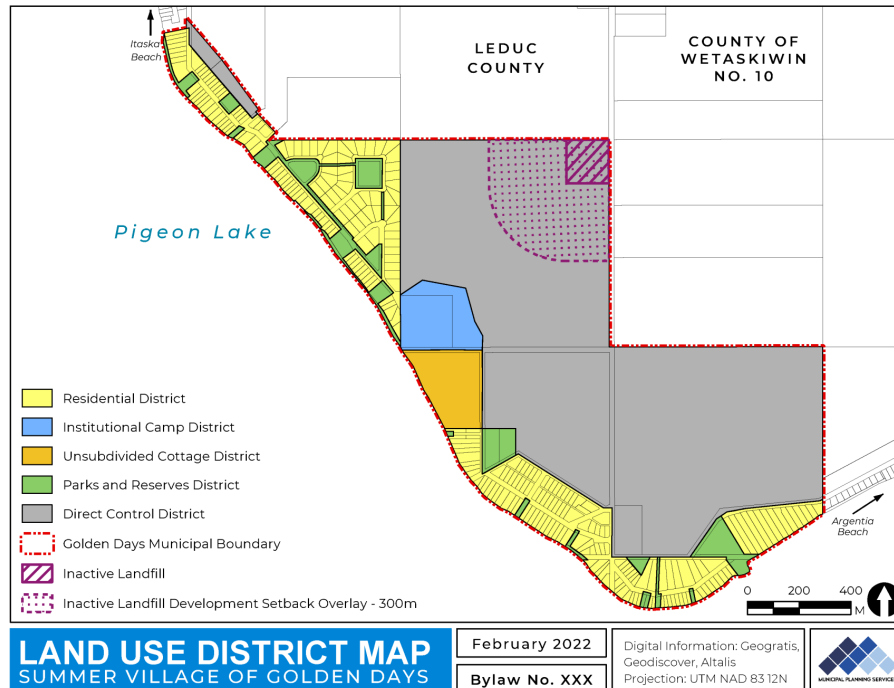
NO CHANGES TO:

- Lot area requirements
- Building site coverage
- Front, rear, and side setbacks
- Other existing site regulations

Some regulations were deleted in these sections because they are addressed in the **General Regulations**

11. INSTITUTIONAL CAMP DISTRICT (IC)

- Minor adjustment to permitted and discretionary uses
 - Added additional park, open space uses
 - Added additional accessory/secondary uses



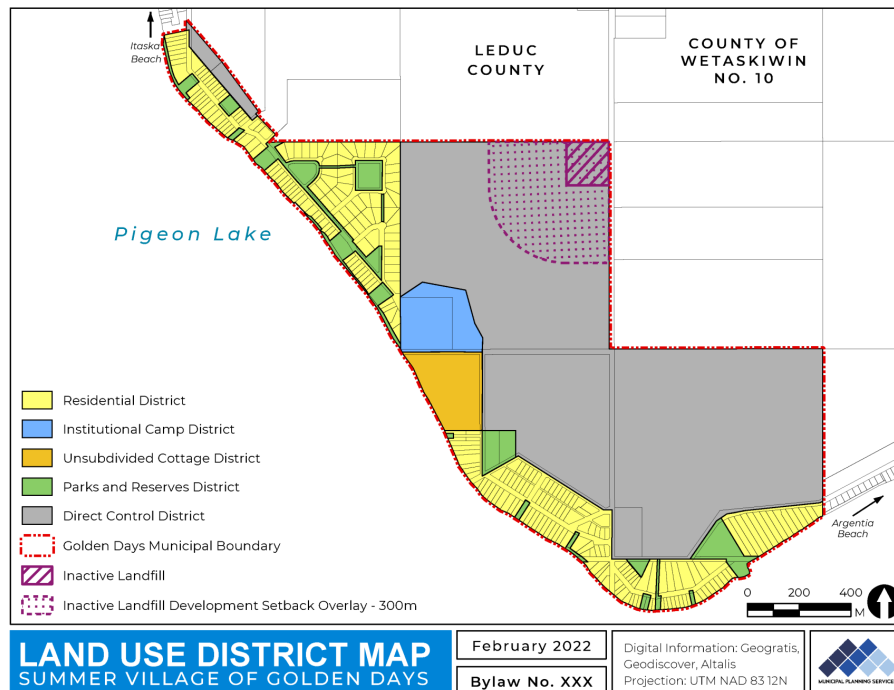
NO CHANGES TO:

- Lot coverage

Most development regulations will be as determined Development Authority, who will consider off-site impacts, safety, use and enjoyment of adjacent lots.

11. UNSUBDIVIDED COTTAGE DISTRICT (UC)

- Purpose added: to provide for the use/development of the 'notational lots' within the Vasa Lodge area.
- Minor adjustment to permitted and discretionary uses

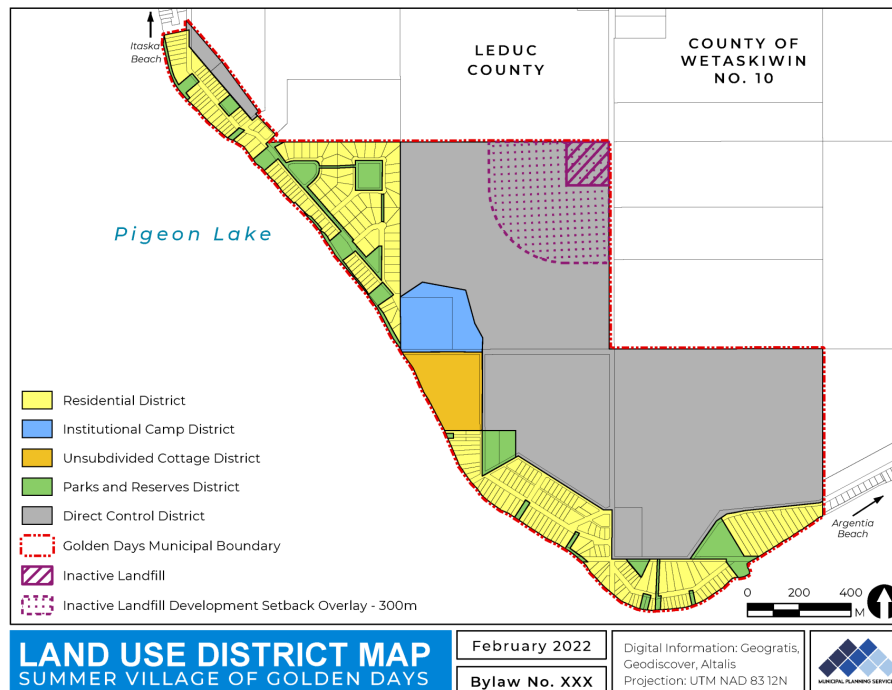


NO CHANGES TO:

- Restriction on subdivision
- Maximum number of buildings on a lot
- Lot coverage
- Maximum building area
- Yards
- Building height

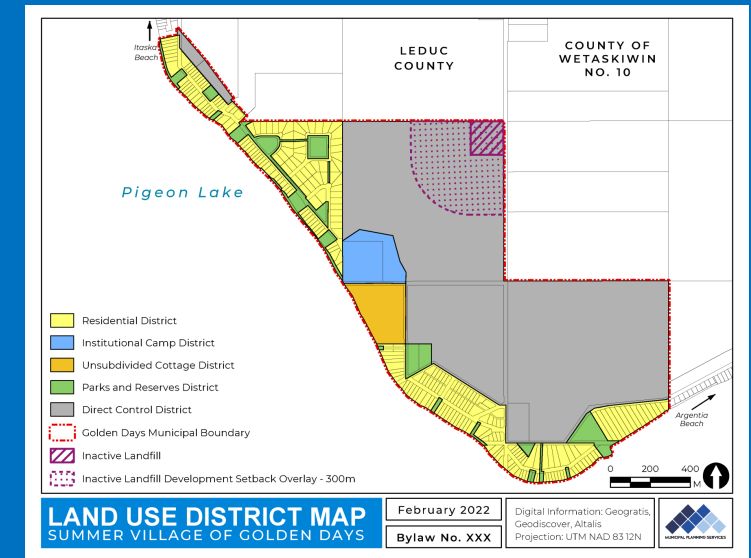
11. PARKS AND RESERVES DISTRICT (PR)

- In current LUB, no specific PR regulations exist
- Added purpose statement, list of permitted and discretionary uses, site regulations



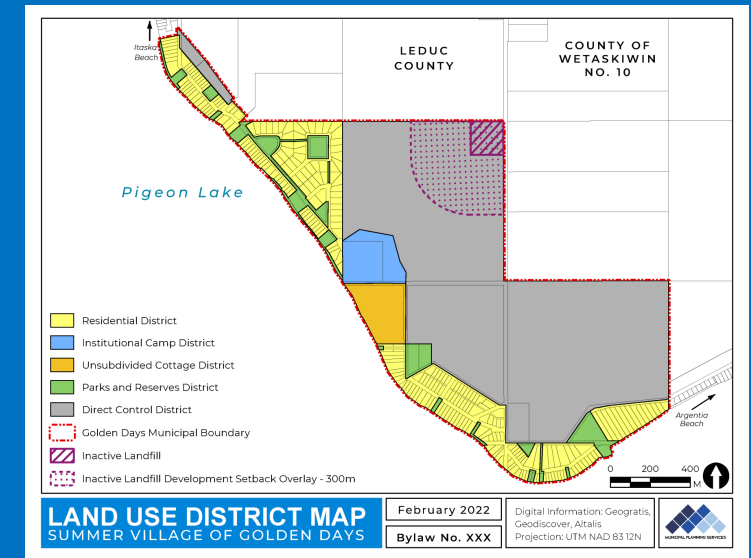
11. DIRECT CONTROL DISTRICT (DC)

- Site specific land use district
- Development decisions are made by Council
- Regulations expanded to identify subdivision/development application and process requirements
- Identifies factors that Council will consider when/if a proposal for development is made within this area



11. INACTIVE LANDFILL DEVELOPMENT SETBACK OVERLAY

- Applies to lands within 300 m of the inactive landfill
- Ensures provincial setback requirements are adhered to when/if development occurs
- Currently located entirely within the Direct Control District



FEEDBACK AND NEXT STEPS

- Review the **draft Land Use Bylaw** online:
www.goldendays.ca
- Provide us with your feedback!
 - Email Brad @ b.macdonald@munplan.ab.ca

Feedback Deadline:

April 8, 2022

Provide feedback to Brad
MacDonald at
b.macdonald@munplan.ab.ca

FEEDBACK AND NEXT STEPS

- MPS will compile all the feedback received into a **What We Heard Report** that will be shared with the community and Council
- Recommendations based on the feedback (if required) will be outlined in the Report for Council's consideration

The **What We Heard Report (WWHR)** outlines all feedback received from residents and agencies

THANK YOU!

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