

Project Purpose

In the spring of 2021, the Summer Village of Golden Days engaged Municipal Planning Services (MPS) to review and update the Summer Village's current Land Use Bylaw (LUB). The project's start with the current Council's involvement began following the August 2021 municipal election.

A Land Use Bylaw is one document among a number of different planning "tools" available to municipalities in Alberta. The Municipal Government Act (MGA) gives municipalities the authority to adopt plans and bylaws to guide future and current land use and development. Every municipality in Alberta is required to have a Land Use Bylaw.

A Land Use Bylaw establishes regulations to control the way land is used and developed. It divides a municipality into different 'districts' (or 'zones') and identifies what uses are either permitted or discretionary for each district.

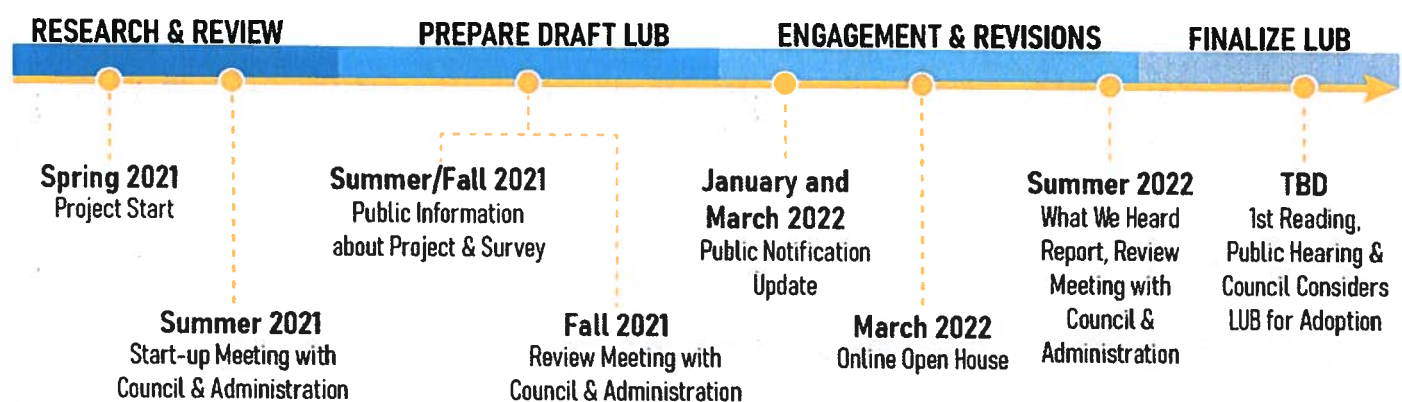
A Land Use Bylaw also includes procedures for submitting, processing, and deciding upon subdivision and development applications. For some specific land use activities, land use regulations are included to provide further clarity on how these activities may be developed in the municipality.

The broad purpose of a Land Use Bylaw is to separate uses that might conflict with each other, and to protect property owners and residents from uses that may negatively impact the use and enjoyment of their property.

Why Does the Land Use Bylaw Need to be Updated?

The Summer Village's current Land Use Bylaw is old and is out-of-date in regards to several important changes to provincial legislation that addresses matters such as development permit applications, notification, subdivision, appeals, and development near wetlands/water bodies. The update is intended to align the Summer Village with its Municipal Development Plan, the Pigeon Lake North Intermunicipal Development Plan (which the Summer Village of Golden Days has adopted along with the Summer Villages of Argentia Beach and Silver Beach, and the County of Wetaskiwin) and the 2018 Pigeon Lake Watershed Management Plan (endorsed by all municipalities in the watershed).

Timeline of Engagement and Project Milestones



In August 2021, the Summer Village sent out a project newsletter to provide residents with background information about the project and outline the opportunities for community members to get involved. The newsletter included an online survey, which was completed by 88 community members prior to the survey's closing on October 31, 2021.

In January 2022, MPS prepared a 'What We Heard' Report for Council and Administration that shared all survey responses and feedback to the project to date. A copy of the 'What We Heard' Report was shared on the Summer Village's website. In

February 2022, MPS met with Council to review the 'What We Heard' Report, and to make changes to the draft Land Use Bylaw accordingly.

During summer and fall 2021, MPS prepared a draft LUB for Council and Administration to review. This draft identified existing content in the Summer Village's current LUB (and further shown to be either deleted or kept), as well as proposed new content. MPS met with Council and Administration to review the draft LUB and to get guidance on revisions to the draft document.

In early March 2022, the Summer Village sent out a second project newsletter to provide residents with an update and to invite them to attend an online open house. The newsletter was mailed to residents and posted on the Summer Village's website.

On March 14, 2022 the Summer Village of Golden Days hosted an online open house with assistance from MPS to discuss the purpose of the Summer Village's Land Use Bylaw Update & Review project, and to present the first draft of the updated Land Use Bylaw to the community. The open house was attended by approximately five community members, and has been viewed approximately 35 times on YouTube (a link to a recording of the presentation was shared on the Summer Village's website). The deadline for survey entries was initially identified as April 8, 2022, but was extended to May 15, 2022 to allow community members and referral agencies adequate time for responses.

In June 2022, MPS prepared a second 'What We Heard' Report that identified all feedback provided by community members and referral agencies following the March 2022 Open House. This report was shared with Council in June, and Council authorized Administration to share it on the Summer Village's website in July 2022.

Proposed Land Use Bylaw Updates based on Guidance from Council prior to March 2022 (Note: Not a Complete List)

- Expand/update list of definitions to ensure clarity and consistency (e.g. adjacent land, environmental reserve, height of a building, lakefront lot, setback, shoreline, permeable/non-permeable surfaces)
- Clarify development permit application, review, and notification process
- Update appeals process
- Clarify enforcement and compliance processes
- Require minimum vegetative cover as part of site coverage requirements
- New regulations to restrict the development of tourist homes (e.g. short term rental accommodations)
- Reduce the maximum size of new accessory buildings that do not require a development permit to be consistent with Safety Code requirements
- Prohibit the development of new boat houses
- Update siting and size requirements for guest houses, and revise to allow cooking facilities
- Revise regulations for the storage/use of recreational vehicles on a lot
- New permit requirements for tree removal (and allowances for the removal of dead/diseased/hazard trees without a permit)

Project Next Steps

Summer Village Council and Administration are scheduled to meet with MPS in August 2022 to review the second 'What We Heard' Report and the feedback provided by community members. Council may direct MPS to make changes to the draft Land Use Bylaw at that time.

Following the August meetings, the revised LUB will be shared with the community on the Summer Village website and finalized for Council's consideration of first reading in the fall.

Contact the Project Team

If you have any additional questions or comments please do not hesitate to contact us!



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