



SUMMER VILLAGE OF ARGENTIA BEACH

LAND USE BYLAW

Online Open House – August 28, 2021



MUNICIPAL PLANNING SERVICES



WELCOME!

1. MPS Introductions
2. Logistics
3. Purpose of the Online Open House
4. Summer Village 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 Argentia Beach and the other 9 Summer Villages around Pigeon Lake
- Prepared the Municipal Development Plan
- Prepared the Pigeon Lake North Intermunicipal Development Plan for the Co. of Wetaskiwin and the Summer Villages of Argentia Beach, Golden Days and Silver Beach



LOGISTICS

- YouTube Livestream
- Question & Answer – submit questions to Brad MacDonald via the Zoom Chat
- Polls

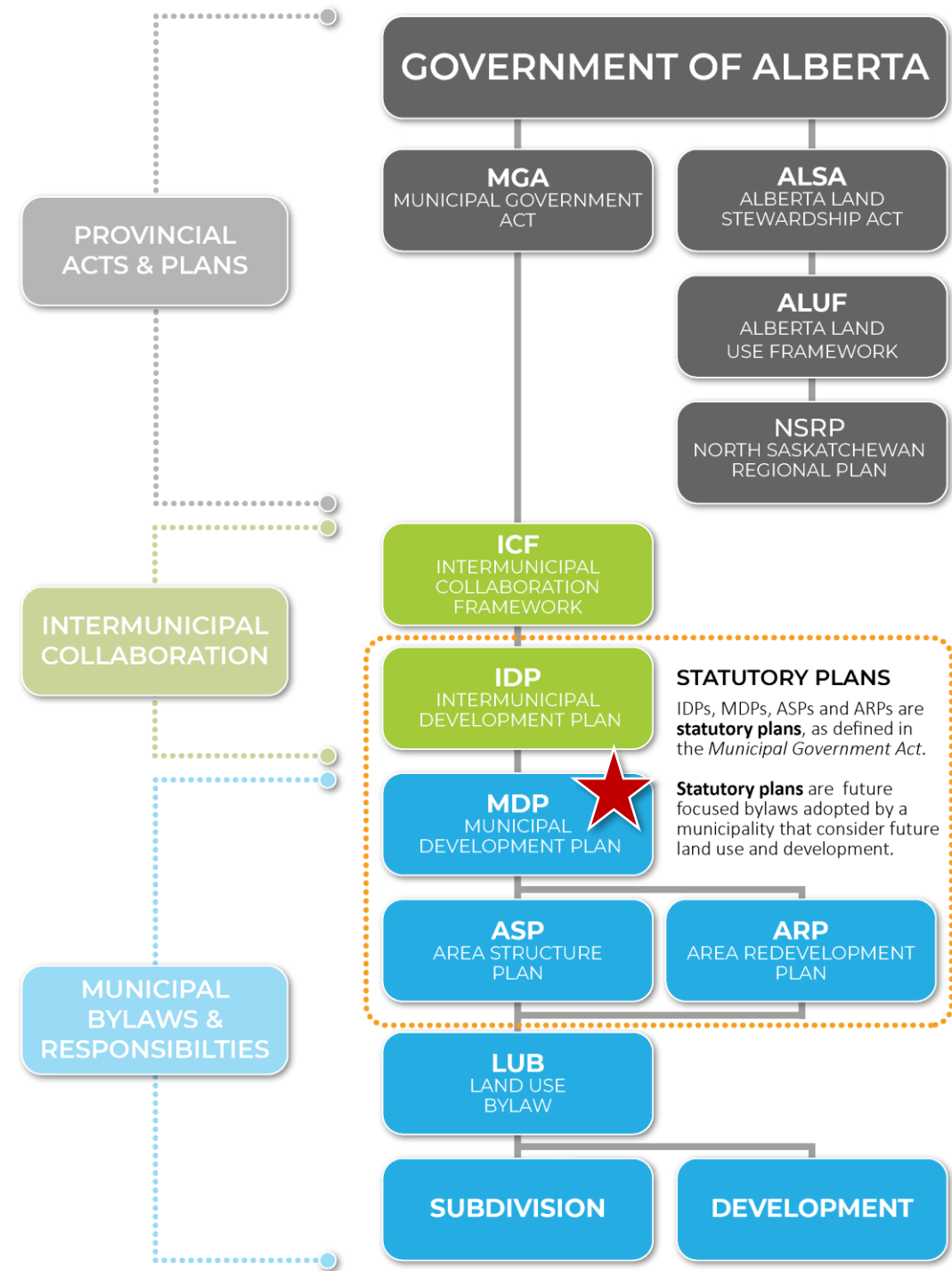


PURPOSE

- 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 MDP

- Approved by Council in November 2020 (Bylaw 256)
- Guided by Council and feedback from public engagement
- Requirement of all municipalities in Alberta
- Guides future development (redevelopment) in the Summer Village through policies
- Land Use Bylaw must be consistent with the Municipal Development Plan



SUMMER VILLAGE MDP

Direction from the MDP

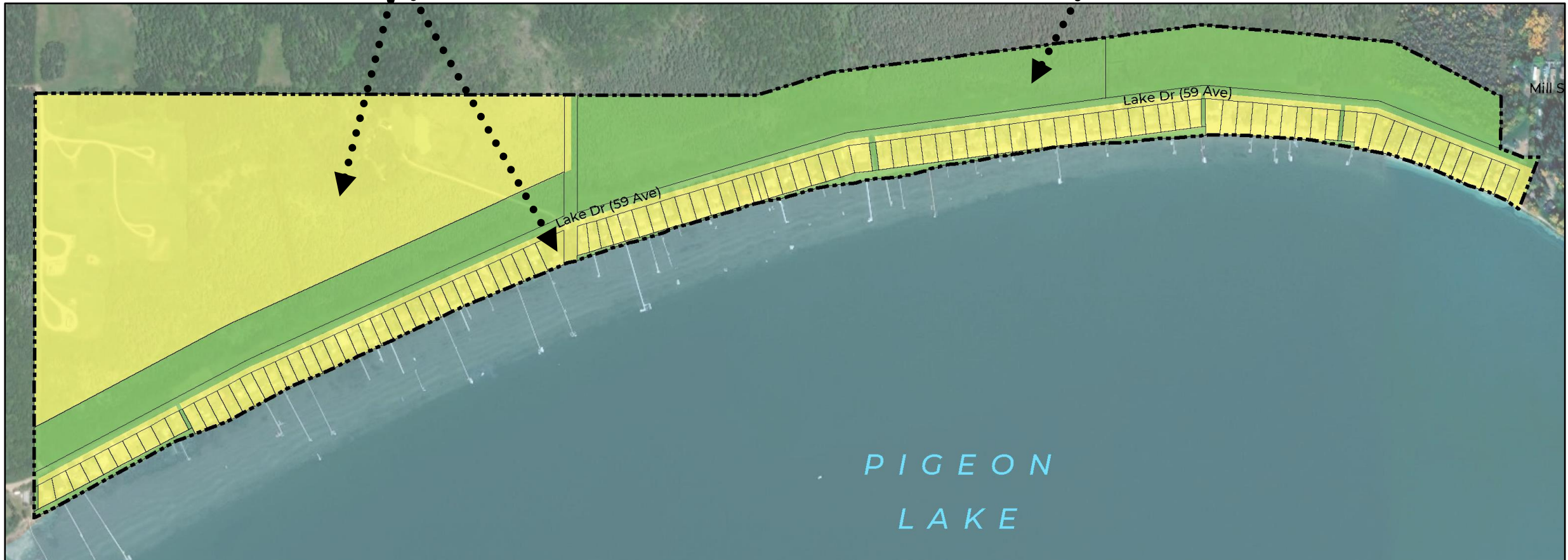
- Promote collaboration/cooperation with regional partners and neighbouring municipalities
- Future development is well-planned and designed to mitigate environmental risk
- Incorporate watershed management planning best practices



SUMMER VILLAGE MDP FUTURE LAND USES

RESIDENTIAL AREA

RECREATION & ENVIRONMENT AREA



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. 220

- 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 new 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 #1 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
- 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 – Recommended Setbacks

LUB USER GUIDE

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

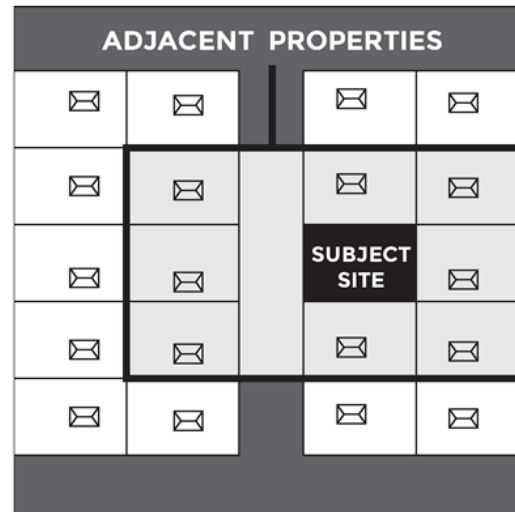
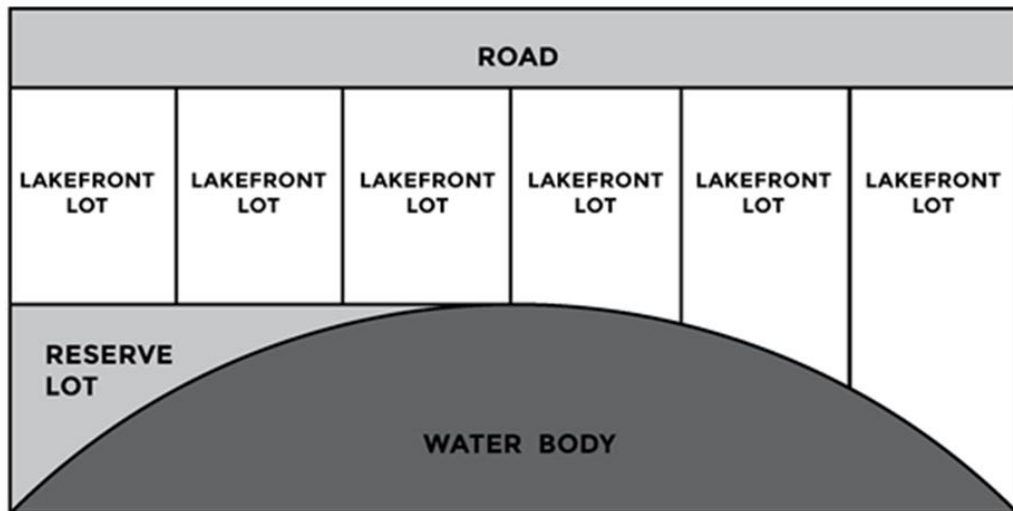
1. INTRODUCTION

- 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

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



194
Defined Terms

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

Development Authority/Officer

Subdivision Authority

Subdivision and Development
Appeal Board

Summer Village Council

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
- Permission for Demolition (**new**)
- Notice of Complete or Incomplete Applications (**new**)
- Development Permit Notification (**new**)
- Conditions and Development Agreements
- Validity of Permits
- Variances (shall **not** be issued for building height)

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

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 / ONGOING CHANGES TO PROVINCIAL LEGISLATION:

- LPRT is new, was formerly the Municipal Government Board (MGB) and other quasi-judicial entities
- Province is finalizing what development appeals may go to the LPRT
- Will affect municipalities adjacent to highways, waterbodies, historic resources, and other provincial interests

7. 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).

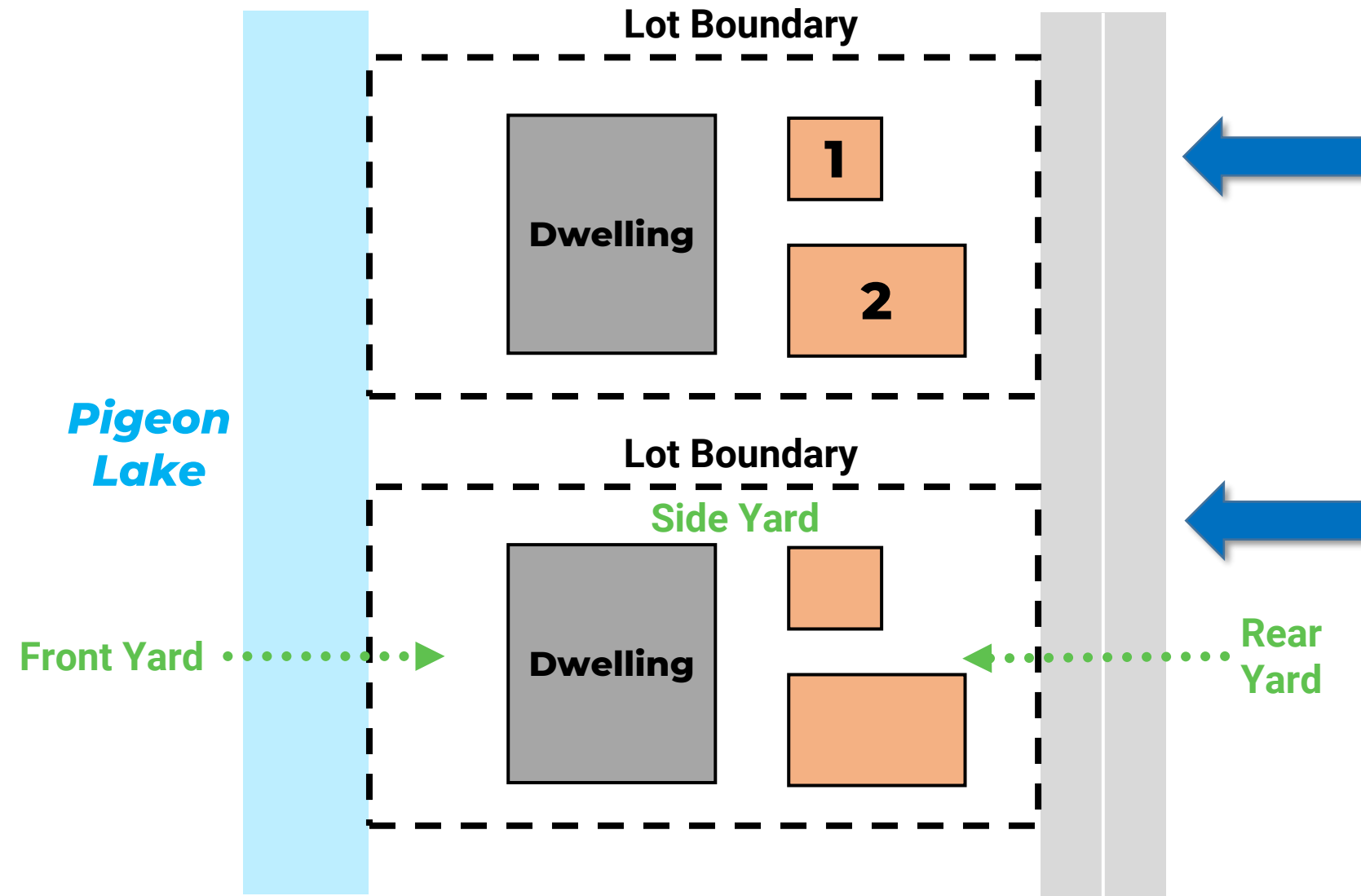
9. GENERAL REGULATIONS

Proposed New Sections or Expanded Sections

Accessory Buildings and Uses	Flood Risk	Recreational Vehicles
Appearance and Design of Buildings	Grading, Stripping and Drainage on Lots	Sea Cans
Corner and Double Fronting Lots	Height of Buildings	Signs
Dwelling Units on a Lot	Home Occupations	Site Coverage and Landscaping
Environmental Protection	Keeping of Livestock	Solar Energy Collection systems
Erosion and Sediment Control	Moved-In Buildings	Suites, Guest House
Fences and Walls	Objects Prohibited in Yards	Wind Energy Conversion Systems
Fire Separation and Emergency Preparedness	Pools and Hot Tubs	

NOTE ON REGULATIONS:
General Regulations apply to all developments in the Summer Village

9.1 ACCESSORY BUILDINGS AND USES



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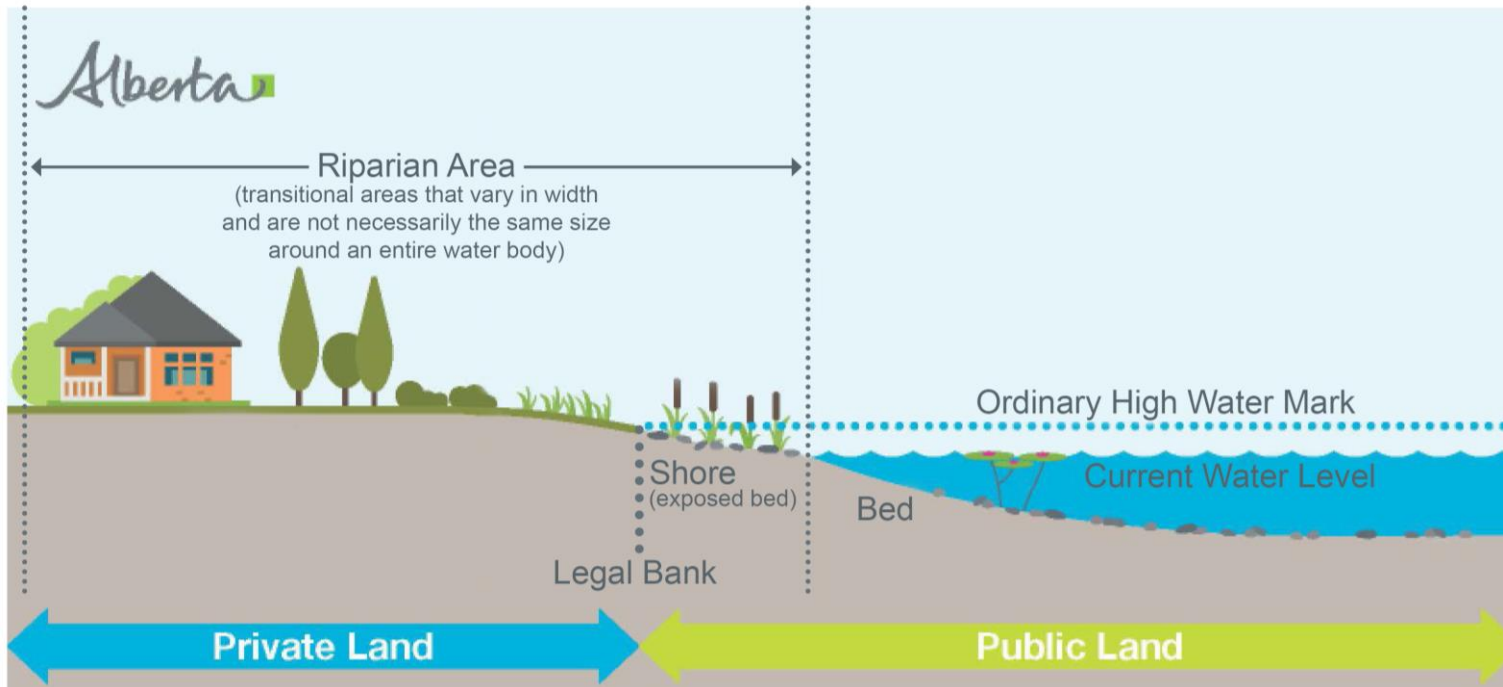
- 9.1.4. The **maximum** number of accessory buildings on a lot with an existing building with an approved development permit shall be **two**.
- 9.1.6. Accessory buildings **on lakefront lots** shall only be allowed in the **rear or side yard** of the lot.

POLL!

9.5 ENVIRONMENTAL PROTECTION



- 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

9.6 EROSION AND SEDIMENT CONTROL



- 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

9.9 FLOOD RISK

- 9.9.1 At the discretion of the Development Authority, no development permit shall be issued for a structure with a basement or crawl space that is less than **0.6 m (2.0 ft.) above the high-water level of Pigeon Lake (noted as 850.1 m above sea level).**

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COMMUNITY INPUT**

9.10 GRADING, STRIPPING AND DRAINAGE ON LOTS



Requirements for Lot Grading and Drainage Plans:

- Requires **Development Permits** and **Lot Grading and Drainage Plans** for developments that alter drainage:
 - Moving, depositing, storage, or removal of topsoil, aggregate, 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
- 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



9.12 HOME OCCUPATIONS

- Minor Home Occupation Requirements:
 - No other employees other than the residents of the dwelling
 - No off-site impacts (noise, vibration, smoke, dust, odour, etc.)
 - Business activities must be carried out in the dwelling
 - No outdoor business activity
 - No exterior signage, display or advertisement
- Cannot not change the principal character, external appearance of the dwelling involved, or use more than 20%
- Cannot disturb peace, quiet and other amenities of the neighborhood

Minor home occupations are permitted uses in the:

- Residential District (R)
- Residential Low Density District (R1)

Major home occupations are not permitted or discretionary uses in these districts

9.15 OBJECTIONS PROHIBITED IN YARDS

- Cannot store or keep in any yard:
 - Loose garbage
 - Wrecked or abandoned vehicles
 - Dangerous items
 - Vehicle > 4,500 kg. gross vehicle weight for longer than is reasonably necessary
 - Object or chattel that is unsightly or may adversely affect the use and enjoyment of neighbouring properties (in the opinion of the Development Authority)
 - Excavation, storage, or stockpile of materials required during the construction unless all necessary safety measures are undertaken

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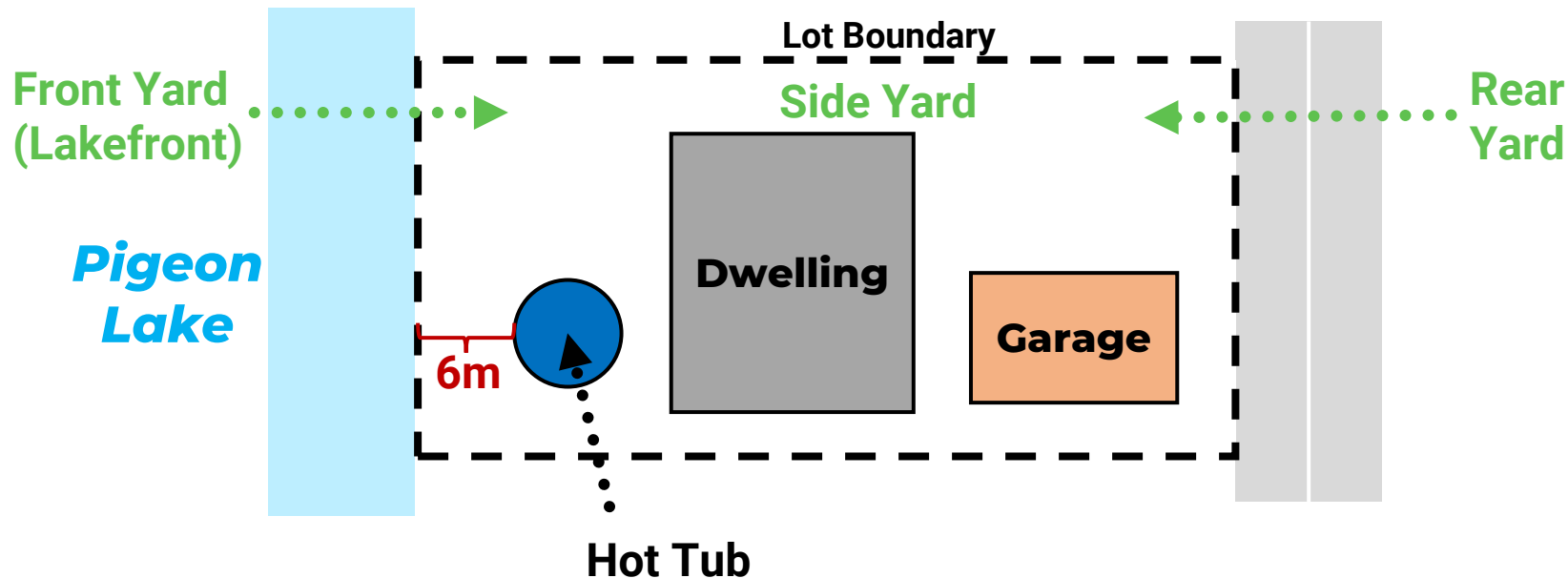
9.15.3.e) No person shall keep or permit in any part of a yard in any residential land use district **any portable or permanent gas or fuel tanks larger than 100 litres.**

POLL!



POOLS AND HOT TUBS

- Allowed on lots with an existing dwelling that has an approved development permit
- Allowed in any yard
- Must comply with all applicable Alberta Building Code requirements



Development permits are required for pools and hot tubs.

Pools and hot tubs must be set back **6.0 m from the front property line** of a lakefront lot.

9.18 SEA CANS

- Cannot be used a principal building or dwelling
- Shall only be allowed as a **temporary accessory building** for the storage of:
 - Tools, building materials, equipment associated with construction
- Shall be removed prior to the occupancy of the dwelling
- May be required to have buffering from public view



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

9.20 SITE COVERAGE AND LANDSCAPING



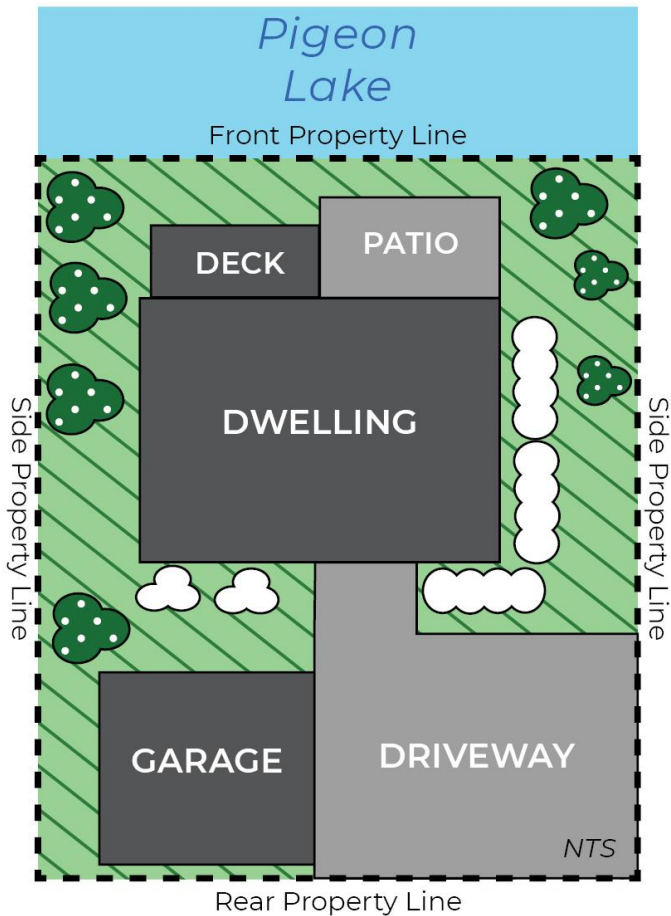
- Requires Development Permits for landscaping that alters natural drainage patterns or quantity/quality of runoff into a watercourse or water body
- May require **Landscaping Plans** for:
 - Landscaping that alters natural drainage patterns on the site or alters the quantity/quality of runoff into a 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	25% Maximum
	Vegetation	25% Minimum
	Trees and Shrubs	
	Flex Area (Soft Landscaping, Permeable Surfaces)	15%
	Lot Boundary	100%

Requirements for Landscaping:

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

9.21 SOLAR ENERGY COLLECTION SYSTEMS

- Shall only be allowed as accessory developments
- Ground mounted solar collectors shall be located in a side or rear yard only
- The Summer Village shall not be held responsible for protecting access to solar energy on private land
- Cannot install system connected to the grid shall be installed until evidence has been given that the franchise utility provider has been informed of the customer's intent to install an interconnected customer-owner generator

Development permits are required for ground mounted systems.

9.22 GUEST HOUSE SUITES

- Maximum floor area of a guest house suite shall be 83.6 m² (900.0 ft²)
- Maximum floor area shall not exceed the floor area of the principal building on the lot
- Notwithstanding the above, maximum floor area of a guest house suite built over a garage shall be the floor area of the garage's building footprint

NO CHANGES TO:

- Number of Guest Houses Suites allowed
- Location requirements

9.23 WIND ENERGY CONVERSION SYSTEMS

- May roof mounted or ground mounted within a **side or rear yard**
- Must conform to setback requirements for accessory buildings
- Maximum height shall be the maximum height provisions that apply within the respective District
- One micro wind energy conversion system is allowed per lot.
- A second system may be allowed if there is adequate room on the lot (at discretion of DA)

Micro systems are the only form of wind energy conversion systems allowed in the Summer Village.

Micro systems have a rated capacity of less than 0.5 KW.

LAND USE DISTRICT MAP

COUNTY OF
WETASKIWIN
NO. 10

Summer Village
of Golden Days

Hamlet of
Mulhurst

R1

G

R

R

R

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-  Residential (R) District
-  Residential Low Density (R1) District
-  Green Belt (G) District
-  Spillways (S) District

 Summer Village Boundary

0 125 250

M



11. RESIDENTIAL (R) DISTRICT & 12. RESIDENTIAL LOW DENSITY (R1) DISTRICT

- New permitted uses:
 - Minor Home Occupations (new wording)
 - Solar energy collection systems, roof mounted
- New discretionary uses:
 - Sea cans (as per regulations)
 - Solar energy collection systems, ground mounted
 - Wind energy conversion systems, micro
 - Buildings and uses accessory to a discretionary use

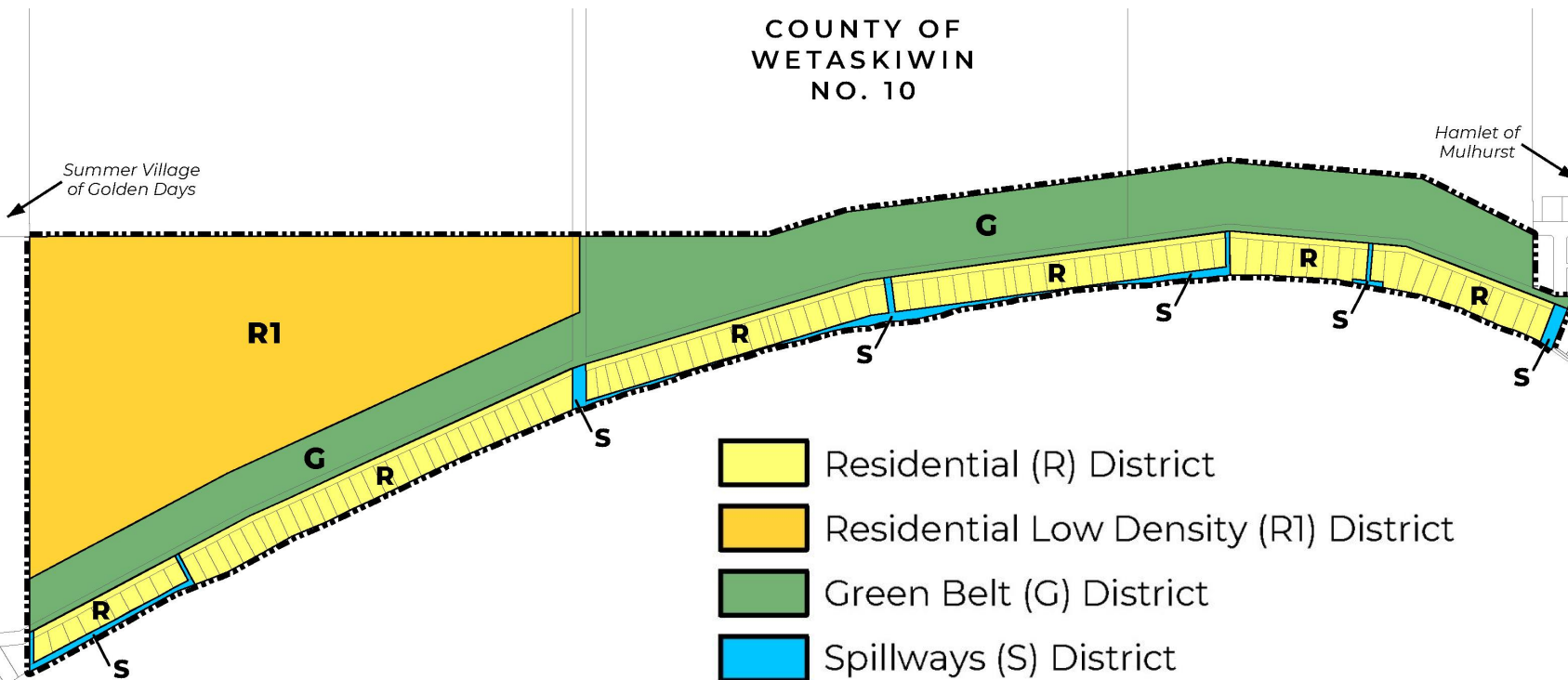
NO CHANGES TO:

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

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

14. SPILLWAYS (S) DISTRICT

- Moved from the Residential (R) District into the Spillways District.



PURPOSE:

To protect sensitive riparian areas and facilitate natural stormwater management on lands owned or controlled by the Summer Village of Argentia Beach.

**Lands within this district
are intended to remain in
their natural state.**

FEEDBACK AND NEXT STEPS

- Review the **draft Land Use Bylaw** online:
<https://argentiabeach.ca>
- Complete the **Online Survey**:
<https://www.surveymonkey.com/r/ARGENTIALUB>
 - Survey period has been extended
 - Additional questions added
 - Residents who filled it out can re-open the survey and answer the additional questions
 - Types of questions: demographics, lake use, development, environment, draft LUB content
 - Residents are encouraged not to skip questions → we have added additional “not sure” or “n/a” options

Survey and Feedback
Deadline:

September 19th, 2021

Provide any additional 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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MUNICIPAL PLANNING SERVICES