

Project Purpose

In the spring of 2021, the Summer Village of Argentia Beach Council engaged Municipal Planning Services (MPS) to review and update the Summer Village’s current Land Use Bylaw (LUB).

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.

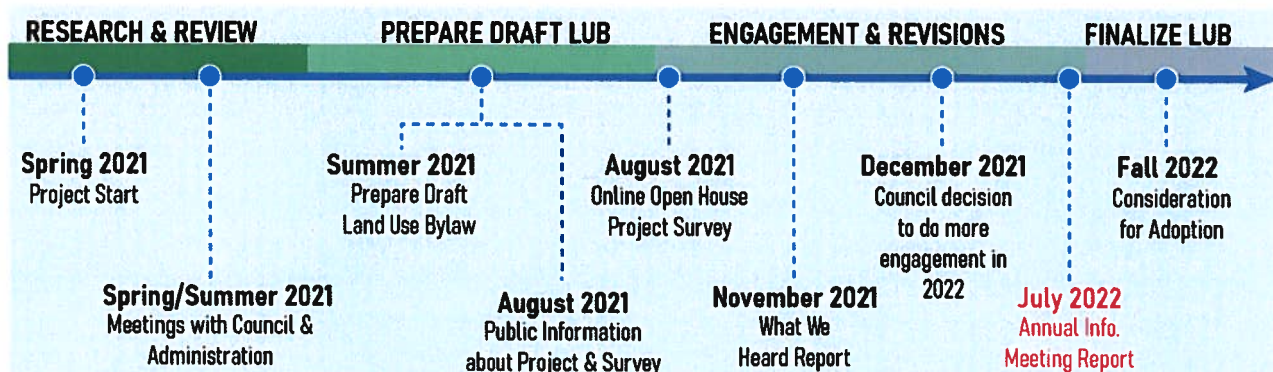
Why Does the Land Use Bylaw Need to be Updated?

The Summer Village’s current LUB is old and is out-of-date in regards to several important changes to provincial legislation that addresses matters such as development permit applications, notification, subdivision,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. In 2020, the Summer Village adopted a new Municipal Development Plan (for the first time); LUBs are required to be consistent with the policies of a municipality’s Municipal Development Plan. The update is also intended to align the Summer Village with the 2018 Pigeon Lake Watershed Management Plan (endorsed by all municipalities in the watershed).

Proposed Updates based on Guidance from Council (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 processes
- Update appeals process
- Clarify enforcement and compliance processes
- Limit the number of accessory buildings allowed on a lot (Section 9.1 – Accessory Building and Uses)
- Require new basements/crawl spaces to be built 2.0 ft. above the high water level of the lake (Section 9.9 – Flood Risk)
- New regulations for grading, stripping, and drainage (Section 9.10 – Grading, Stripping, and Drainage)
- Prohibit the storage of fuel tanks larger than 100 litres (not including propane) on a lot (Section 9.15 – Objects Prohibited in Yards)
- Require minimum vegetative cover as part of site coverage requirements
- New provisions to regulate tourist homes are being considered by Council

Timeline of Engagement and Project Milestones



In April 2021, MPS met with Council and Administration to discuss:

- Council's priorities for the LUB review and update
- MPS' recommendations for changes to the LUB
- Recommendations in the Pigeon Lake Watershed Management Plan
- Land use and development trends in the Summer Village (and around Pigeon Lake)

Through spring 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 August 2021, a newsletter was sent to all residents of the Summer Village of Argentia Beach, and was posted on the Summer Village's website. This newsletter provided information about the project's purpose, what a LUB is, and the project's anticipated timeline. The newsletter also highlighted opportunities for community members to be involved in the project. This included a link to an online survey (with questions about land use and development activities in the Summer Village), and invited community members to attend an online open house on August 28, 2021. Community members were also invited to stay tuned to the Summer Village's website for further information about the project.

On August 28, 2021, the Summer Village of Argentia Beach 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 26 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 extended to September 19, 2021. A total of 9 survey entries were received.

In October 2021, the survey results were compiled into a 'What We Heard' Report for Council and Administration. This report was reviewed with Council at a meeting with MPS in November 2021. At this meeting, Council determined that additional community engagement opportunities would benefit the project, and requested that additional engagement occur in the summer of 2022, to coincide with the Summer Village's Annual Information Meeting.

In December 2021, the Summer Village posted a project update on its website and in its newsletter, informing community members of the additional engagement opportunities that would be coming in summer 2022.

Through winter 2022, MPS met with Council to review the current draft LUB, and to discuss topics for survey questions and strategies for the July 2022 engagement. This will include:

- A new project survey for community members to complete (online and paper copies)
- MPS' attendance and brief presentation at the July 2022 Annual Information Meeting
- Distribution of this project update report at the annual information meeting, online, and via mail delivery)

Project Next Steps

Summer Village Council and Administration invites community members to complete the new survey (online or paper copy) and to review the draft Land Use Bylaw (posted on the Summer Village's website). The survey is available via the Summer Village office and can be found online at www.surveymonkey.com/r/8XB268Z or scanning the QR code to the right. Also available online at the Summer Village are materials from the August 2021 online open house, as well as a YouTube link to the recording (which you can view at: <https://youtu.be/OGS7Pr-erKY>).

Please submit all feedback before July 31 will be included in a 'What We Heard' Report that will be shared with Council, Administration, and the community.



Contact the Project Team

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



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