



Summer Village of Gull Lake

Site 2, Box 5, RR #1

Lacombe, AB T4L 2N1

Ph: 403-748-2966 Fx: 1-888-241-6027

Email: admin@summervillageofgulllake.com

Application Number: _____

Roll Number: _____

Land Use By-Law 346/12

Beach Path Policy 14.00

APPLICATION FOR BEACH PATH DEVELOPMENT

I hereby make application under the provisions of the Land Use By-Law 346/12 and Beach Path Policy 14.00 for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: _____ Telephone: _____

Address: _____

Civic address of property to be developed: _____

Legal Description: Lot: _____ Block: _____ Plan: _____

Registered Owner: _____ Address: _____

Purpose for the removal of trees: _____

Approximate Number of Trees to be Removed: _____

Contractor: _____ Phone Number: _____

Proposed Replacement Landscaping: _____ Estimated Start and Completion Dates: _____

Application for a Beach Path Permit shall be accompanied by the following:

- A scaled site plan showing the treatment of landscaped areas of vegetation to be removed.
- Any other information that the Development Authority may require.

For the removal of trees on the accreted lands: I hereby agree to accept responsibility for the repair of damage to the municipality's lands and works (including, but not necessarily confined to roads, drainage courses, trees and fences) that may result from the construction of the above noted development.

Signature of Applicant: _____ Date of Application: _____

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Development of Beach Paths and Sand Pods on Accreted Lands

Policy: 14.00

Passed November 13, 2015
Resolution 2015-11-05

Legislative Reference: *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26: *Summer Village of Gull Lake Land Use By-law 346/12*

Purpose: To establish restrictions and provisions for the construction of beach paths discretionary sand pods on accreted land, situated south of the berm to the titled properties.

Policy Statement and Guidelines

The waterfront in the Summer Village is accessible only by crossing lands which are accreted lands. Zoned E.O.S. under the Land Use Bylaw of the Summer Village. Over the course of many years, landowners have created various sizes of beach paths across those lands and the Summer Village recognizes the practicality of allowing these paths but at the same time wishes to ensure that landowners know that such paths are done at the risk of the landowner. No liability in respect of such paths should accrue to the Summer Village. The public paths are on the basis that the right of the public to use the paths does not adversely affect the neighbouring property owners.

Procedures

1. Each application for the development of beach paths and sand pod areas, requires a development permit and fees to be presented to the Development Officer in writing on the form prescribed by Council and shall be accompanied by:
 - a. A scaled site plan showing the treatment of existing trees and shrubs.
 - b. Plan showing the elevations of the topography of the land.
 - c. Plan of the ground cover to be placed on the lands.
 - d. Neighboring property owners approvals if deemed necessary by Council
 - e. Such other plans and information as the Development Officer may consider necessary to provide to Council to properly evaluate the proposed development.
2. Council will review the application at the next Council meeting and may deny, vary or approve the application.

Site Development

All development proposals for beach paths and sand pods shall be accompanied by the site plan which shall show existing and proposed developments, the impact of the proposed development on the surrounding area. This information is to be provided to the satisfaction of Council, and must have regard for the carrying capacity of the land, and generally must conform to the following:

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1. That the area be preserved in its natural state as much as possible.
2. Details outlining the measure that will be taken to ensure the integrity of trees, shrubs and /or natural vegetation adjacent to those proposed to be removed is not compromised; and
3. A statement may be required, at the discretion of Development Officer/Council from a qualified Environmentalist, assessing the implications of tree shrub and/or natural vegetation removal will have on Gull Lake water quality and habitat.
4. That paths and pods be developed in a manner consistent with responsible environmental best practices and the collaboration of the neighboring property owners.
5. Sand pod construction is at the discretion of Council. If a proposed pod is across several parcels, each property owner or owners have to sign permission and consent forms.
6. Sand pods are allowed behind the berm on the accreted land, absolutely no activities conducted between October 1st and June 30th.
7. Trucks and equipment being utilized for the development shall be using (entering and leaving) the accreted lands via existing pathways. At no time should the shore line or public beach trail, be used for travelling of trucks and heavy equipment.

Mayor

DATE: November 13, 2015

Administrator

Attachment
Schedule A-Beach Path Development
Schedule B-Sand Pods Development

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Schedule A

BEACH PATH - DEVELOPMENT

This document is to accompany your permit to remove vegetation for a beach path. The Summer Village has approved your request for a beach path based on the following agreed to conditions.

1. The beach path must be no larger than 15 feet wide based on your lot size and approval conditions.
2. Should vegetation be removed in access of 15 feet wide, the applicant will remediate the beach path back to 15 feet wide by planting additional vegetation within 30 days of the violation.
3. All vegetation debris will be removed offsite at the applicants cost within 7 days of having the work completed.
4. Vegetation debris will not be deposited at the Summer Village of Gull Lake compost site.

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Schedule B

SAND POD AREA - DEVELOPMENT

This document is to accompany your permit to remove vegetation for a sandy area south of the berm. The Summer Village has approved your request for a sandy area based on permitting requirements and the following agreed to conditions.

5. The sandy area must be south of the berm and no larger than 50 feet based on your lot size.
6. Should vegetation be removed in excess of 50 feet wide the applicant will remediate the sandy area back to 50 feet by planting additional vegetation within 30 days of the violation.
7. All vegetation debris will be removed offsite at the applicants cost within 7 days of having the work completed.
8. Vegetation debris will not be deposited at the Summer Village of Gull Lake compost site.