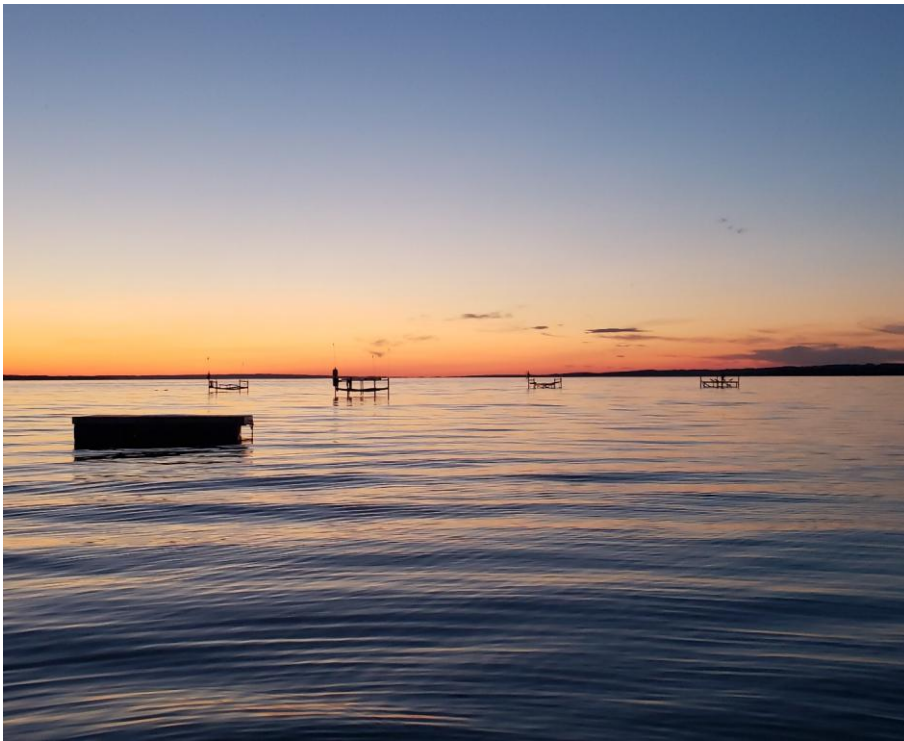




Summer Village of  
**Gull Lake**



## **LAND USE BYLAW**

**Bylaw No. 389-2025**

## HOW TO USE THIS BYLAW

The Summer Village of Gull Lake Land Use Bylaw establishes the regulations which govern how land and buildings can be developed in our Village. The regulations vary depending on where the land is located and what kind of development is proposed.

If you are not sure you understand the regulations, or if you would like someone to guide you through the process, simply call or visit the Summer Village's Office.

### **Step 1**

Locate the property in question on the Land Use Map attached as Schedule "A" of the Bylaw. The map divides the Village into Land Use Districts. Each District has a land use designation such as "R" (General Residential), or "C" (Central Commercial). Note which Land Use District the property is located in.

### **Step 2**

Check the Table of Contents and find the district that you are interested in. In each District you will find a list of permitted and discretionary uses, development standards and other regulations. Check the list of uses to see if there is a match with what you wish to do with the property. Uses are defined in the Definitions section at the front of the Bylaw.

### **Step 3**

Review the Table of Contents to see if there are any general regulations which may apply to your project. For example, Part Three (3) General Land Use Regulations deals with such items as accessory buildings and uses, parking and loading, landscaping etc. It also includes regulations for home occupations, vehicular uses, bed and breakfasts, signs, and other uses and topics.

### **Step 4**

Discuss your project with the Summer Village Administrator. They can assist you with your application and explain the process, whether you are applying for a development permit, subdivision, or Land Use Bylaw amendment.

We hope this "How to" guide has been useful. Again, if you need help, please ask!

\*NOTE: This page is intended only to assist readers and does not form part of the Land Use Bylaw.

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# PART 1 GENERAL

## 1.1 PURPOSE

- (1) The purpose of this Land Use Bylaw is to, amongst other things,
  - a. divide the Municipality into Districts;
  - b. prescribe and regulate the Uses for each District;
  - c. establish the office of the Development Officer;
  - d. establish a method of making decisions on applications for Development Permits including the issuing of Development Permits;
  - e. provide the manner in which notice of the issuance of a Development Permit is to be given;
  - f. implement the statutory plans of the Summer Village of Gull Lake; and
  - g. repeal Land Use Bylaw No. 346/12 and amendments thereto.

## 1.2 RULES OF INTERPRETATION

- (1) Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words used in the masculine gender shall also mean the feminine gender and the neuter. Words have the same meaning whether they are capitalized or not.
- (2) Words, phrases, and terms not defined in this Land Use Bylaw may be given their definition in the *Municipal Government Act*, *Matters relating to Subdivision and Development Regulation* or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- (3) The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to this Land Use Bylaw.
- (4) Where a specific use does not conform to the wording of any use definition or generally conforms to the wording of two or more use definitions, the Development Authority may, using discretion, deem that the use conforms to and is included in that use class considered to be the most appropriate in character and purpose provided that the specific use is substantially similar in nature, character and impact as the other uses listed in the use class. In such case, the use shall be considered a discretionary use, whether or not the use class is listed as permitted or discretionary within the District.
- (5) Imperial equivalents are provided beside every metric value in this Land Use Bylaw for convenience. Such equivalents are rounded to the nearest whole number. The metric value is the actual standard to be used.

## 1.3 COMPLIANCE WITH OTHER LEGISLATION

- (1) Compliance with the requirements of the Land Use Bylaw does not exempt any person from:
  - a. the requirements of any federal, provincial or municipal legislation;

- b. complying with any easement, covenant, agreement or contract affecting the Development; and
- c. the obligation to obtain any other permit, license or other authorization required by this or any other bylaw.

**1.4 SECTIONS FOUND INVALID**

- (1) If one or more provisions of this Land Use Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

**1.5 DEFINITIONS**

In this Land Use Bylaw:

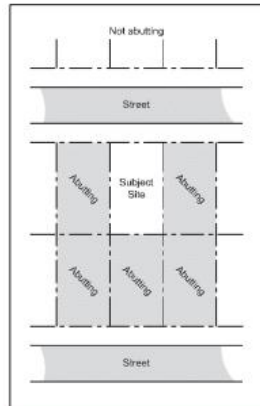
**“Abut or abutting”** means immediately contiguous to or physically touching, and when used in respect of a Parcel, means that the two abutting Parcels share a property line.

**“Accessory Building”** means a Building separate and subordinate to the Main Building, the Use of which is incidental to that Main Building and is located upon the same Parcel of Land and includes, but is not limited to, detached garages and sheds;

**“Accessory Dwelling Unit for the Occupancy of the Owner, Operator, or Caretaker”** means a secondary Building or portion of a Building the Use of which is to provide on-site accommodation for the Owner, operator or caretaker of a commercial establishment, or for the on-duty security personnel at a commercial establishment. No more than one Accessory Dwelling Unit for the Occupancy of the Owner, operator or caretaker is permitted on a Site;

**“Accessory Use”** means a Use customarily incidental and subordinate to the Main Use and occurring on the same Parcel of Land as such Main Use;

**“Accreted Land”** the boundary of the high-water mark of Gull Lake, the approximate location of which is shown on Schedule A;



Example of *Abut or Abutting*

**“Adjacent Land”** means land that is contiguous to the Parcel of Land that is the subject of an application and includes land that would be contiguous if not for a highway, Road, river or stream, and any other land that, in the opinion of the Development Authority, shall be deemed to be Adjacent Land;

**“Advanced Wastewater Treatment System”** means a treatment system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for (Stand Alone) Wastewater Treatment Systems, or such other standard that shall be determined by the Development Authority to be applicable;

**“Applicant”** means an owner, agent or any person, firm, or company required to obtain or having obtained a development permit;

**“Automotive Service Station”** means an establishment for the storage and sale of fuel, servicing and repair of motor vehicles, excluding an auto body and paint shop;

**“Basement”** means a habitable portion of a Building which is partly underground, but which has more than fifty percent of the distance, between the floor level and the underside of the ceiling joists, above adjacent ground elevation;

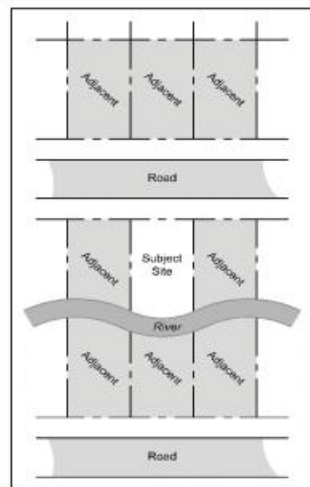
**“Secondary Suite”** means a separate, subordinate and self-contained dwelling unit with a cooking facility, located within a principal dwelling.

**“Bed and Breakfast”** means a detached dwelling occupied by the property owner or the bed and breakfast host as a primary residence in which overnight accommodation and a breakfast meal are offered to registered guests for a fee.

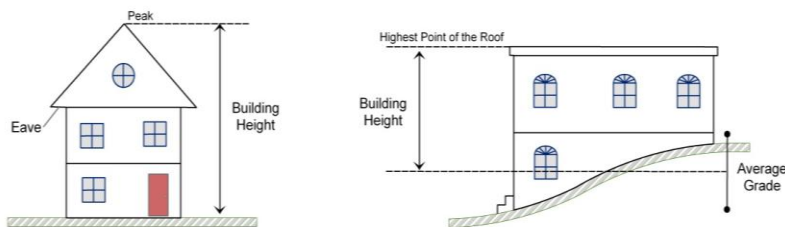
**“Building”** means anything constructed or placed upon, in, over or under land, but does not include a highway or public Road or a bridge forming part of a highway or public Road;

**“Building Demolition”** means the dismantling of a Building, and/or the intentional destruction of a Building, and/or followed by the removal of debris of a Building;

**“Building Height”** means the vertical distance of a Building measured from the average Grade to the highest point of the Building. The highest point of a Building shall be determined without considering an elevator housing, roof, stairway entrance, a



Example of *Adjacent*



ventilating fan, a skylight, a steeple, a chimney, a smokestack, a firewall, a parapet wall, a flagpole or similar device or feature not structurally essential to the Building;

**“Campground”** means a recreational Development for the purpose of providing temporary accommodation for Recreational Vehicles or tents. A Campground is not construed to mean a Development for the purpose of accommodating long-term or permanent occupancy by Recreational Vehicles, Manufactured Homes, or Park Model Homes;

**“Cannabis”** means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time, and includes edible products that contain cannabis;

**“Cannabis Accessory”** means a thing, including but not limited to, rolling paper or wraps, holders, pipes, water pipes, bongs and vaporizers, or any other thing described in the Cannabis Act (Canada) that is used in the consumption or production of cannabis;

**“Cannabis Production and Distribution”** means an establishment used principally for one or more of the following activities as it relates to Cannabis:

- a. The production, cultivation, and growth of Cannabis;
- b. The processing of raw materials;
- c. The making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
- d. The storage or transshipping of materials, goods and products; or
- e. The distribution and sale of materials, goods and products to Cannabis Retail Sales stores or to individual customers;

**“Cannabis Lounges”** means an establishment where the primary purpose of the facility is the sale of cannabis and cannabis accessories to the public, for consumption of cannabis within the premises that is authorized by provincial or federal legislation. This use does not include Cannabis Production and Distribution;

**“Cannabis Retail Sales”** means an establishment used for the retail sale of cannabis and cannabis accessories that is authorized by provincial or federal legislation. This use does not include Cannabis Production and Distribution;

**“Cellar”** means a portion of a Structure which is mainly underground, and which has less than fifty percent of the distance, between the floor level and the underside of the ceiling joists, above adjacent ground elevation;

**“Chief Administrative Officer”** means the person appointed as the Chief Administrative Officer by Council;

**“Church”** means an architecturally defined Building primarily devoted to religious worship;

**“Commercial Recreation and Entertainment Facility”** means a facility or establishment which provides for recreation or entertainment for the intent of financial gain or profit;

**“Corner Parcel”** means a Parcel that has frontage on two intersecting Public Roads, or frontage on one Public Road and one Lane.

**"Council"** means the Council of the Summer Village of Gull Lake;

**"Derelict Vehicle”** means the storage, collection or accumulation of all or part of any wrecked vehicle or all or part of any motor vehicle which is not validly registered in accordance with the Traffic Safety Act and which is not housed in an enclosed Building or Structure;

**"Detached Dwelling"** means a residential Building containing one (1) Dwelling Unit which is physically separate from any other residential Building, and does not include a Manufactured Home or a Park Model Home;



**"Development"** means:

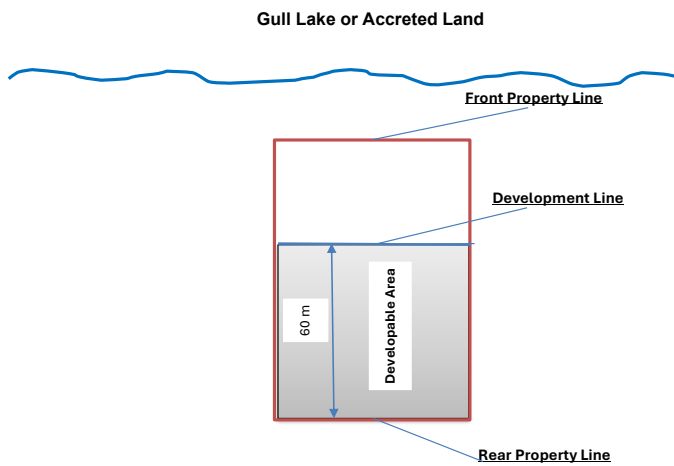
- a. an excavation or stockpile and the creation of either of them;  
or
- b. a Building or an addition to, or replacement or repair of a Building and the construction or placing in, on, over or under land of any of them; or
- c. a change of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the Use of the land or Building; or
- d. a change in the intensity of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of Use of the land or Building;

**“Developable Area” means**, on a Lake-Abutting Parcel with a Development Line, the portion of the parcel located between the Rear Property Line and the Development Line.

**“Undevelopable Area” means**, on a Lake-Abutting Parcel with a Development Line, the portion of the parcel located between the Development Line and Front Property Line.

**“Development Authority”** means the person or persons appointed pursuant to Development Authority Bylaw No. 293;

**“Development Line”** means a line drawn parallel to the Rear Property Line of a Lake-Abutting Parcel and that measures 60 m from the Rear Property Line. A Development Line exists only within the titled bounds of a Lake-Abutting Parcel.



**"Development Officer"** means a person appointed as a Development Officer pursuant to this Land Use Bylaw;

**"Development Permit"** means a document authorizing a Development issued pursuant to this Land Use Bylaw;

**"Discretionary Use"** means a Use which may be compatible with other Uses in the District, for which a Development Permit may be issued upon an application having been made;

**"District"** means an area of land designated on the Land Use Map for which a specific set of land uses and rules have been set forth in this Bylaw.

**"Drinking Establishment"** means an establishment that has the primary purpose of selling alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and the sale of food for consumption on the premises. A drinking establishment includes any premises in respect of which a "Class A" liquor license has been issued and where minors are prohibited by the terms of the license. This does not include cannabis lounge.

**"Drive-in Business"** means an establishment with facilities for on Site service to customers who remain in their motor vehicles, but not including a drive-in theatre;

**"Driveway"** means a vehicle access route between the carriageway of a Road and a Use on a Parcel;

**"Duplex"** means a separate residential Building consisting of two (2) separate Dwelling Units only, each above Grade and providing separate exterior entrances;



**"Dwelling Unit"** means a complete Building or self-contained portion of a Building for the Use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking, and sanitary facilities intended as a permanent residence not separated from direct access to the exterior by another separate or self-contained set of suites or rooms, but does not include a Manufactured Home or a Park Model Home;

**"Easement"** means a right to use land, generally for access to other property, or as a right-of-way for a public utility;

**"Eave line"** means the horizontal line that marks the intersection of the roof and the wall of a Building;

**"Existing Residence and other Related Improvements"** means an existing, as of the effective date of this bylaw, a Detached Dwelling, Duplex, or Manufactured Home and Buildings accessory to the Use of the Dwelling Unit and the Parcel upon which it is located, serviced by utilities and access to the satisfaction of the Development Authority;

**"Fence"** means a physical barrier constructed from typical Building material for the purpose of providing privacy and/or preventing unauthorized access;

**"Finished Grade"** means the average of the levels of landscaped ground elevation adjoining a Building at the exterior walls;

**"Flood Plain"** means the land adjacent to a lake, river or stream inundated by a 1:100-year return flood as determined by Alberta Environment and Sustainable Resource Development;

**"Floor Area"** means:

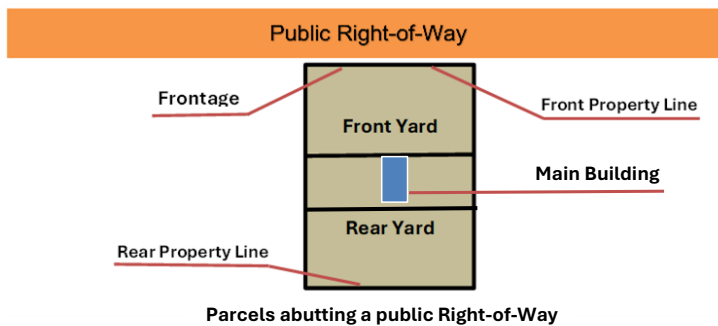
- a. for residential Buildings, the total area of all floors in a Building measured from the exterior side of exterior walls including a Basement, but excluding Floor Areas of Cellars, attached garages, sheds, carports, or open porches in all residential Buildings, or
- b. for commercial Buildings, the total Floor Area of all floors in a Building measured from the exterior side of exterior walls including Basements and Cellars but excluding mall areas;

**"Frontage"** means:

- a. Where used with reference to residential Developments, the length of the Front Property Line of the Site; and
- b. Where used with reference to non-residential Developments, the length of the Property Line of a side of a Site that Abuts a Street;

**"Front Yard"** means

- a. in the case of Parcels abutting Gull Lake or Accreted Land, a Yard extending across the full width of a Parcel from the front property line of the Parcel abutting the lake to the front wall of the Main Building, situated on the Parcel, or
- b. in the case of Parcels not abutting Gull Lake or Accreted Land, a Yard extending across the full width of a Parcel from the boundary of the Parcel abutting the Street, or in the case of Corner Parcels, abutting the shortest length of Street, to the front wall of the Main Building situated on the Parcel (see Section 5.8);



**"Gas Bar"** means a site or portion thereof used for the sale of gasoline, propane and other fuels, the sale of lubricating oils and other automotive fluids or motor vehicle accessories but does not include service stations or automotive repair establishments.

**"Grade"** means the ground elevation established for the purpose of regulating the number of storeys and the Height of a Building. The Building Grade shall be the finished ground elevation adjacent to the walls of the Building if the Finished Grade is level. If the ground is not entirely level, the Grade shall be determined by averaging the elevation of the ground for each face of the Building;

**"Greenhouse"** means a Building designed and used for the growing of vegetables, flowers and other plants for transplanting or for sale;

**"Guest House"** means a permanent Building for sleeping accommodation that may contain a bathroom, but does not have a kitchen or other cooking facilities, which provides temporary overflow accommodation for a Detached Dwelling located on the same Parcel;

**"Hard Landscaping"** means the use of non-vegetative material, other than monolithic concrete, asphalt or gravel, as part of a landscaped area;

**"Height"** please refer to "Building Height";

**High Water Mark:** means the elevation on the shore or bank of a water body that delineates the boundary between the water and land, determined by the highest level

reached by water during a normal flood event, based on historical data and local hydrological conditions.

**"Home Occupation"** means any occupation, trade, profession, or craft carried on by an occupant of a residential Building as a use secondary to the residential use of the Building;

**"Indoor Merchandise Sales"** means the indoor sale or display of merchandise, including indoor storage of merchandise in quantities limited to the needs of the outlet. This includes, but is not limited to the sale of such things as groceries, clothing and household goods;

**"Interior parcel"** means a piece of land that is primarily surrounded by other parcels on at least two sides and does not directly abut the intersection of two or more streets, roads, or public rights-of-way.

**"Landscaping"** means the modification and enhancement of a parcel or site through the use of the following elements:

- a. natural landscaping consists of vegetation such as trees, shrubs, hedges, grass and other similar ground cover, or
- b. hard landscaping consisting of materials such as brick, stone, concrete blocks, tile, wood or other similar materials, or
- c. a combination of natural landscaping and hard landscaping, but does not include walkways or sidewalks deemed integral to building access;

**"Land Titles Act"** means the *Land Titles Act*, R.S.A. 2000, c L-4, as amended;

**"Land Use Bylaw"** means this bylaw and amendments thereto;

**"Land Use District"** means an area of land designated on the Land Use District Map for which a specific set of land uses and regulations have been set forth in this Land Use Bylaw.

**"Land Use Policies"** means the policies established by the Lieutenant Governor-in-Council pursuant to the *Municipal Government Act*;

**"Lane"** means a Road, usually less than 10 metres (32.8 feet) wide, providing secondary access to one (1) or more Parcels;

**"Liquor, Beer & Wine Sales"** means the retail sale of alcoholic beverages including distilled spirits, wine and beer to the public. This principal use may include as a subordinate use the retail sale of related products.

**"Lot"** means:

- a. a quarter section;
- b. a river Lot shown on an official plan referred to in Section 33 of the Surveys Act that is filed or lodged in a Land Titles Office;
- c. a settlement Lot shown on an official plan referred to in Section 33 of the Surveys Act that is filed or lodged in a Land Titles Office;
- d. a part of a Parcel described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title other than by reference to a legal

subdivision; or

- e. a part of a Parcel described in a Certificate of Title if the boundaries of the part are described in a Certificate of Title by reference to a plan of subdivision;

**"Main Building"** means a building which, in the opinion of the Development Authority:

- a. occupies the major or central portion of a site,
- b. is the principal building among one or more buildings on the site, or
- c. constitutes by reason of its use the primary purpose for which the site is used.

There shall be no more than one main or principal building on each site unless specifically permitted otherwise in this Land Use Bylaw;

**"Main Use"** means the principal Use of a Building or Parcel;

**"Manufactured Home"** means a residential Building containing one Dwelling Unit built in a factory in one or more sections, suitable for long term occupancy designed to be transported on either its own wheels and chassis or other means to a suitable Site;



**"Mechanized Excavation, Stripping and Grading"** means the use of motorized and/or non-motorized equipment to remove, relocate or stockpile soil or vegetation in excess of normal landscape maintenance requirements;

**"Medical Cannabis"** means a substance used for medical purpose authorized by a licence issued under the federal government's Access to Cannabis for Medical Purposes Regulations, or any subsequent legislation which may be enacted in substitution;

**"Medical Cannabis Counselling"** means a use where counselling on medical cannabis is provided by persons who are not medical professionals, and that may include the ancillary retail sale or rental of cannabis accessories;

**"Medical Cannabis Production Facility"** means any building in which an activity authorized by the Access to Cannabis for Medical Purposes Regulations, or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, processing, labeling and packaging, storing and transporting of cannabis;

**"Motel"** means a Building the Use of which is primarily for sleeping accommodations and accessory services provided in rooms or suites of which may contain kitchen facilities;

**"Municipality"** means the Summer Village of Gull Lake;

**"Municipal Government Act"** means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended;

**"Municipal Planning Commission"** means the Commission established pursuant to the *Municipal Government Act*;

**"Municipal Shop and Storage Yard"** means the facility used by the Municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its

equipment;

**"Natural Environment Preservation Area"** means an area that is to be preserved because it is unsuitable in its natural state for physical Development;

**"Non-Conforming Building"** means a Building:

- a. that is lawfully constructed or lawfully under construction at the time a Land Use Bylaw affecting the Building or land on which the Building is situated becomes effective; and
- b. that on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw;

**"Non-Conforming Use"** means a lawful specific Use:

- a. being made of land or a Building or intended to be made of a Building lawfully under construction, at the date a Land Use Bylaw affecting the land or Building becomes effective, and
- b. that on the date the Land Use Bylaw becomes effective does not, or in the case of a Building under construction will not, comply with the Land Use Bylaw;

**"Non-Renewable Resource Extraction"** means the mining or removal from the ground of deposits of coal, sand, gravel, clay and other minerals;

**"Off-Site Levy"** means a levy imposed pursuant to the *Municipal Government Act*; to fund necessary infrastructure improvements, such as roads and utilities, that support new development but are not on the development site.

**"Outdoor display area"** means an accessory use for the outdoor display of goods, products, materials or equipment intended and permitted to be sold or rented on a site;

**"Outdoor storage area"** means an accessory use for the outdoor storage of equipment and materials associated with the day-to-day operations or sales of a business;

**"Owner"** means the person who is registered under the Land Titles Act as the Owner of the fee simple estate in the land, or in respect of any property other than land, the person in lawful possession of it;

**"Parcel"** means the aggregate of the one (1) or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a land titles office;

**"Parcel-Lake-Abutting"** means a parcel that, according to the current certificate of title and a legal survey plan, has a titled parcel boundary that directly abuts Gull Lake or titled Accreted Land. A parcel separated from Gull Lake by a public road right-of-way, environmental reserve, municipal reserve, or another titled parcel is not a Lake-Abutting Parcel.

**"Parcel-Non-Lake-Abutting"** means any parcel that is not a Lake-Abutting Parcel, including parcels separated from Gull Lake by a public road right-of-way, environmental reserve, municipal reserve, or another titled parcel.

**"Parcel Coverage"** means the area covered by Buildings, Parking Facilities, Driveways, storage areas and display areas;

**“Parcel of Land”** means:

- a. where there has been a subdivision, any Lot or block shown on a plan of subdivision that has been registered in a Land Titles office;
- b. where a Building affixed to the land that would without special mention be transferred by a transfer of land have been erected on two (2) or more Lots or blocks shown on a plan of subdivision that has been registered in a land titles office, all those Lots or blocks; or
- c. a quarter section of land according to the system of surveys under the Surveys Act or any other area of land described on a Certificate of Title;

**“Park Model Home”** means a recreation vehicle that conforms to CAN/CSA-Z241 series standards and is used or intended to be used for seasonal or recreational accommodation only. “Park Model” excludes recreation vehicles or units built to CAN/CSA-A277 standard or the Alberta Building Code.

**“Parking Facility”** means a Structure or an area providing the off-Street parking of motor vehicles;

**“Parks and Playgrounds”** means areas of public land known for their natural scenery and/or preservation for either active and/or passive public recreation;

**“Permanent Foundation”** means:

- a. a foundation meeting CSA Z240 standard; or
- b. an engineer approved wood foundation; or
- c. a poured concrete Basement; or
- d. a concrete block Basement; or
- e. at the discretion of the Development Authority, screw piles.

**“Permitted Use”** means a Use which is compatible with other Uses in the District and for which a Development Permit shall be issued provided it otherwise conforms with this Land Use Bylaw;

**“Property Line”** means the legal boundary of a parcel of land as shown on a registered plan of survey, title, or other legally recognized document, which delineates the limits of ownership and separates one parcel from another or from a public right-of-way.

**“Property Line - Front”** means: (a) for parcels that do not abut the lake, the property line that borders a public roadway; and (b) for parcels that abut Gull Lake or accreted land, the property line that borders the lake or the accreted land. For corner parcels, the front property line is the shorter property line that borders a public roadway, unless otherwise designated by the Development Authority.

**“Property Line - Rear”** means the property line of a parcel that is opposite to and most distant from the front property line. On a triangular or irregularly shaped parcel where this cannot be clearly determined, the Development Authority shall designate the rear property line.

**“Personal Service”** means the provision of a service or services to individuals on a commercial basis, and includes such services as photographers, travel agencies, beauty

salons, restaurants, and drycleaners;

**“Projection”** means a portion or part of a building that extends horizontally above and beyond the foundation of the building including, but not limited to, decks, landings, verandas, unenclosed steps, cantilevered windows, cantilevered living space, fireplace chaises, or eaves;

**“Pruning”** means to remove dead or unwanted branches from a plant to maintain a specific shape and size.

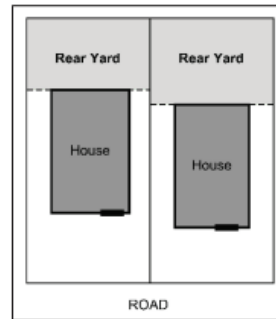
**“Public and Quasi-Public Use”** means a Use of land or a Building for purposes of public administration and service and shall also include a Building for the purpose of assembly, instruction, culture, recreation or other community activity;

**“Public Utility”** means a Public Utility as defined in Part 17 of the *Municipal Government Act*;

**“Public Utility Building”** means a Building in which the proprietor of a Public Utility maintains an office, or maintains or houses equipment used in connection with the Public Utility;

**“Rear Yard”** means:

- a. in the case of Parcels abutting Gull Lake or Accreted Land, a Yard extending across the full width of a Parcel from the rear wall of the Main Building situated on the Parcel to the boundary abutting the Street; or
- b. in the case of Parcels not abutting Gull Lake or Accreted Land, a Yard extending across the full width of a Parcel from the rear wall of the Main Building situated on the Parcel to the shortest boundary of the Parcel which does not abut a Street (see Section 5.8);



Example of Rear Yard

**“Recreation Facilities”** means a public Building and/or grounds for community entertainment, relaxation, social activity, and other leisure needs;

**“Recreational Vehicle”** means a vehicle or a portable Structure designed to be carried on a vehicle providing temporary sleeping accommodation for travel and recreation purposes and/or motorized sports activities conducted outdoors on both land and water.

**“Residential”** means the use of land, buildings or structures primarily for human habitation;

**“Restaurant”** means a building or part of a building the primary purpose of which is the preparation and/or sale of food for consumption on the premises and may include takeout food service but does not include a drinking establishment.

**“Road”** means land:

- a. shown as a Road on a plan of survey that has been filed or registered in a Land Titles Office; or
- b. the Use of which is a public Road;

and includes a bridge forming part of a public Road and any Structure incidental to a public Road, but does not include a highway;

**"Screen"** means a Fence, berm, hedge, wall or Building Used to separate areas or functions which detract from the appearance of Road scenery and the view from the surrounding areas;

**"Setback"** means a distance additional to minimum yard requirements which may be required on parcels adjacent to the road;

**"Sewage Collection System"** means a sanitary sewerage project that serves two (2) or more buildings;

**"Shipping Container (Rail or Sea Can)"** means a steel storage container designed to be used for sea, rail or intermodal shipping and which is used strictly for the storage of materials associated with the main use of the parcel. Shipping containers do not fall into the definitions of temporary building. Shipping containers shall not be used for the storage of dangerous goods. A shipping container is not a rail box car.

**"Side Yard"** means a Yard extending from the Front Yard to the Rear Yard between the side boundary of the Parcel and the wall of Main Building thereon (see Section 5.8);

**"Sight Triangle"** means an area at the intersection of Lanes and/or Roads and/or railways in which all Buildings, Fences, vegetation and finished ground elevations shall be less than 1 m (3.28 ft.) in Height above the average elevation of the carriageways/rails, in order that vehicle operators may sight approaching vehicles in order to ensure adequate, collision-avoidance time;

**"Sign"** means any word, letter, model, placard, board, notice, device or representation, either illuminated or non-illuminated, in the nature of and employed wholly or in part for the purposes of advertisement, announcement or direction and its supporting Structure;

**"Site"** means a Lot or Parcel of Land on which a Development exists or occurs or for which an application for a Development Permit is made;

**"Shearing"** means the removal of the outermost layer of growth around the whole plant.

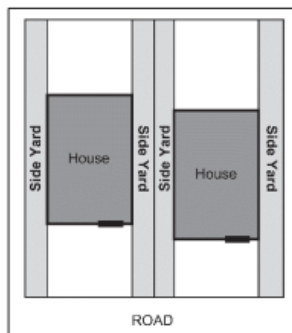
**"Soft Landscaping"** means the use of organic, vegetative material as part of a Landscaped Area;

**"Soft Sided Building"** means any Building that is faced or finished, on any portion of the Building exterior, with flexible sheeting capable of being rolled or folded;

**"Solar Collector"** means a device used to collect sunlight that is part of a system that transforms energy from the sun into thermal, chemical, or electrical energy;

**"Statutory Plan"** means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan and/or Area Redevelopment Plan adopted by a bylaw of the Municipality, or any one (1) or more of them;

**"Street"** means any category of Road, but does not include a Lane;



Example of Side Yard

**"Structural Alterations"** means altering the Main Building components which support a Building, including but not limited to a change to the roof, foundation or exterior walls of a structure that results in the expansion of the useable floor area of a structure or reduces existing setback distances;

**"Structure"** means anything constructed or erected, either permanent or temporary, the Use of which requires location on the ground or attachment to something having location on the ground;

**"Subdivision Authority"** means the person, persons or organization appointed pursuant to the Subdivision Authority Bylaw;

**"Subdivision and Development Appeal Board"** means the board established by Council pursuant to the *Municipal Government Act*;

**"Subdivision and Development Regulation"** means the *Matters Related to the Subdivision and Development Regulation (AR 84/2022)*, as amended;

**"Surveys Act"** means the *Surveys Act*, R.S.A. 2000, c S-26, as amended;

**"Temporary Building"** means a Building or Structure erected or placed on a parcel for a limited period of time, not exceeding 12 months, that is incidental to and necessary for carrying out a Development or a Temporary Use for which a permit has been issued under this Land Use Bylaw, and that is intended to be removed upon completion of that Development or Temporary Use, or within a time period specified in the Development Permit.

**"Short Term Residential Rental Accommodation"** means a residential property or unit that is leased for a period of less than 30 consecutive days, for purposes such as vacationing or business travel.

**"Trails"** means an area the Use of which is hiking, horseback-riding, cross-country skiing or other forms of non-motorized recreational travel;

**"Trimming"** means to maintain the desired shape of a plant while also removing unhealthy or dead branches.

**"Use"** means a Building or an area of land and the function and activities therein or thereon;

**"Utility"** means a public service that provides essential services to households and businesses, such as water, electricity, gas, sewage, stormwater management and telecommunications.

**"Variance"** means an alteration or change to a Development standard prescribed by this Bylaw that is authorized by the Subdivision Authority or the Development Authority.

**"Vegetation Removal"** means the removal of trees and/or shrubbery, or the destruction thereof. For greater certainty see Section 5.11.

**"Vehicle, Derelict"** means a motor vehicle that is abandoned, inoperable, or in a state of disrepair, typically lacking necessary licensing or registration and often posing a public safety or nuisance concern.

**"Walkway"** means a public right of way for Use by pedestrians only, which is registered

at the Land Titles Office as a Walkway or a reserve;

**"Water Distribution System"** means a waterworks system that serves two (2) or more Dwelling Units; and

**"Yard"** means an open space on the same Site as a Building, and which is unoccupied and unobstructed from the ground upward except as otherwise provided herein.

*All other words and expressions have the meaning respectively assigned to them in Part 17 of the Municipal Government Act and the Matters Related to Subdivision and Development Regulation.*

# PART 2 ADMINISTRATION

## **2.1 ESTABLISHMENT OF DEVELOPMENT OFFICER**

- (1) The office of the Development Officer is hereby established, and such office shall be filled by a person or persons to be appointed by resolution of Council.
- (2) The Development Officer shall perform such duties that are specified in this Land Use Bylaw, including among other things:
  - a. keeping and maintaining for the inspection of the public during all reasonable hours, a copy of this Land Use Bylaw and all amendments thereto;
  - b. keeping a register of all applications for Development, including the decisions thereon and the reasons therefore;
  - c. receive, ensure the completeness, and process all applications for Development Permit and applications to amend this Land Use Bylaw;
  - d. review each development permit application to ascertain its appropriate use definition and, if necessary, require the applicant to apply for a permit for a different use or make application to amend this Land Use Bylaw;
  - e. issue decisions and if necessary, state terms and conditions for development permit applications for those uses listed as permitted uses in the subject land use district;
  - f. at their discretion, refer to the Municipal Planning Commission for its consideration any development permit application with respect to a permitted use;
  - g. refer to the Municipal Planning Commission for its consideration any development permit application with respect to a discretionary use;
  - h. receive, consider and decide on requests for time extensions for development permits which have been issued;
  - i. sign and issue all development permits;
  - j. provide notice of decisions on development permit applications in accordance with the notification requirements of this Bylaw; and
  - k. carry out enforcement of this Bylaw, and such other duties as may be prescribed in this Bylaw, and other administrative duties.

## **2.2 ESTABLISHMENT OF THE MUNICIPAL PLANNING COMMISSION**

- (1) The Municipal Planning Commission shall:
  - a. issue decisions on Development Permit applications referred to it by the Development Officer; including attaching any terms and conditions deemed necessary to achieve compliance with this Bylaw; and
  - b. consider and if necessary, state terms and conditions or provide direction on any other planning or Development matter referred by the Development Officer.

## **2.3 ESTABLISHMENT OF FORMS**

- (1) For the purpose of administering the Land Use Bylaw, the Development Officer shall prepare such forms and notices as he or she may deem necessary.

- (2) Any such forms or notices are deemed to have the full force and effect of this Land Use Bylaw in the execution of the purpose for which they were designed, authorized and issued.

#### **2.4 ESTABLISHMENT OF FEES**

- (1) The Development Permit application fee and fees for other matters arising through this Land Use Bylaw shall be established in a Bylaw passed by a Council resolution in accordance with the Municipal Government Act.

#### **2.5 ESTABLISHMENT OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

- (1) The Subdivision and Development Appeal Board established by bylaw shall perform such duties as are specified in Bylaw No. 365-18.

#### **2.6 AMENDMENT OF THE LAND USE BYLAW**

- (1) The Council on its own initiative may give first reading to a Bylaw to amend this Land Use Bylaw.
- (2) A person may make application to the Development Officer for amendments to this Land Use Bylaw. The application shall include:
  - a. a statement of the specific amendment requested;
  - b. the purpose and reasons for the application;
  - c. if the application is for a change of District, the legal description of the lands, or a plan showing the location and dimensions of the lands;
  - d. the applicant's interest in the lands; and
  - e. an application fee to be established by resolution of Council.
- (3) If the amendment is for a redesignation of land, the Development Officer may require:
  - a. an outline plan for the area to be redesignated, to the level of detail specified by the Development Officer; and
  - b. payment of a fee equal to the costs incurred by the Municipality to review the proposed redesignation and/or related outline plan, or if necessary to prepare an outline plan.
- (4) Upon receipt of an application for amendment to this Land Use Bylaw, the Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development resulting from or allowed as a result of the proposed amendment. The analysis shall be based on the full development potential of the proposed amendment and not on the merits of any particular development proposal. The analysis shall, among other things, consider the following impact criteria:
  - a. relationship to and compliance with approved statutory plans and Council policies;
  - b. relationship to and compliance with statutory plans or outline plans in preparation;
  - c. compatibility with surrounding development in terms of land use function and scale of development;
  - d. traffic impacts;

- e. relationship to, or impacts on, services such as water and sewage systems, and other public utilities and facilities such as recreation facilities and schools;
  - f. relationship to municipal land, right-of-way or easement requirements;
  - g. effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
  - h. necessity and appropriateness of the proposed amendment in view of the specified intentions of the applicant; and
  - i. relationship to the documented concerns and opinions of area residents regarding development implications.
- (5) Upon receipt of an application for amendment to this Land Use Bylaw, the Development Officer shall determine when the application will be placed before Council and shall issue not less than five (5) days notice to the applicant advising that he may appear before the Council at that time and speak to the application. An application for amendment shall be placed before the Council within 60 days of its receipt by the Development Officer.
- (6) Council, in considering an application for an amendment to this Land Use Bylaw, may in its sole discretion:
- a. refuse the application; or
  - b. refer the application for further information; or
  - c. pass first reading to a bylaw to amend this Land Use Bylaw, with or without conditions or amendments; or
  - d. defeat first reading of a bylaw to amend this Land Use Bylaw; or
  - e. pass first reading of an alternative amendment to this Land Use Bylaw, with or without conditions.
- (7) Following first reading of an amending bylaw, Council shall:
- a. establish the date, time and place for a public hearing on the proposed bylaw;
  - b. if a bylaw to establish procedures for public hearings has not been passed,
    - i. outline the procedures to be followed by any person, group of persons or person representing them who wish to be heard at the public hearing; and
    - ii. outline the procedure for conducting the public hearing.
- (8) Following first reading of an amending bylaw, the Development Officer must give notice of the public hearing by:
- a. electronically posting the notice prominently on the Summer Village of Gull Lake's official website;
  - b. publishing in the local weekly newspaper publication;
  - c. posting the notice prominently on the bulletin board provided for that purpose at the Summer Village of Gull Lake Municipal Office.
  - d. arranging for notice to appear in one or more alternative means of advertising in accordance with a Bylaw made pursuant to Section 606.1 of the *Municipal*

*Government Act.*

- (9) A notice of a public hearing must be advertised at least five (5) days before the public hearing occurs.
- A notice must contain:
- a. a statement of the general purpose of the proposed bylaw and public hearing;
  - b. the address where a copy of the proposed bylaw and any document relating to it or the public hearing may be inspected; and
  - c. the date, place and time where the public hearing will be held.
- (10) In the case of an amendment to change the Land Use Designation of a Parcel of Land, the Development Officer must, in addition to the requirements on Subsection (8):
- a. include in the notice
    - i. the municipal address, if any, and the legal address of the Parcel of Land; and
    - ii. a map showing the location of the Parcel of Land;
  - b. give written notice containing the information described in clause (a) and Subsection (8) to the assessed Owner of that Parcel of Land at the name and address shown in the assessment roll of the Municipality; and
  - c. give written notice containing the information described in clause (a) and Subsection (8) to each Owner of Adjacent Land at the name and address shown for each Owner on the assessment roll of the Municipality.
- (11) If the land referred to in Subsection (10)(c) is in Lacombe County, the written notice must be given to that Municipality and to each Owner of Adjacent Land at the name and address shown for each Owner on the tax roll of Lacombe County.
- (12) Notwithstanding Subsection (8), the Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.
- (13) In the public hearing, the Council:
- a. shall hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw and who has complied with the procedures outlined by Council; and
  - b. may hear any other person who wishes to make representations and whom the Council agrees to hear.
- (14) After considering the representations made to it about the proposed bylaw at the public hearing and after considering any other matter it considers appropriate, Council may:
- a. pass the bylaw;
  - b. refer it for further information or comment;
  - c. make any amendment to the bylaw it considers necessary and proceed to pass it without further advertisement or hearing; or

- d. defeat the bylaw.
- (15) Prior to third reading of the proposed bylaw, Council may require the applicant to apply for a Development Permit and negotiate a Development agreement in respect of the proposal which initiated the application for amendment.
- (16) After third reading of the proposed bylaw, the Development Officer shall send a copy of it to:
  - a. the applicant;
  - b. the registered Owner of the land if not the applicant;
  - c. the Director of Parkland Community Planning Services; and
  - d. the administration of Lacombe County, if it received a copy of the proposed bylaw pursuant to subsection (10).
- (17) In this section, “Owner” means the person shown as the Owner of land on the assessment roll prepared pursuant to the *Municipal Government Act*.
- (18) The Development Officer shall not accept an application for an amendment which is identical or similar to an application which was refused by Council, for a period of three (3) months after the date of the refusal unless, in the opinion of the Development Officer, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

## 2.7 SUBDIVISION OF LAND

- (1) A Development requiring subdivision of land shall not be issued a Development Permit until such time as subdivision approval has been received from the Subdivision Approval Authority, or upon appeal, the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal.
- (2) Subdivision Authority
  - a. the position of Subdivision Authority, as established by “Subdivision Authority Bylaw, shall perform duties on behalf of the Municipality in accordance with the Act, the Land Use Bylaw and all relevant planning documents.
- (3) Subdivision Applications
  - a. upon receipt of an application the Subdivision Authority shall within 20 days determine whether the application is complete. An application is complete, if in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application. The 20-day timeline may be extended if agreed upon in writing between the applicant and the Subdivision Authority.
  - b. if the Subdivision Authority deems a subdivision application to be complete, the Subdivision Authority shall issue a letter to the applicant indicating:
    - i. the date the application was received and deemed complete,
    - ii. confirmation the Subdivision Authority will begin processing the application, and

- iii. the date the 60 days to process the application expires.
- (4) If the Subdivision Authority determines an application is incomplete, the Subdivision Authority shall issue a letter to the applicant, indicating the following:
- a. the application is considered incomplete,
  - b. a detailed list of the outstanding documents and/or information required by the Subdivision Authority in order for the application to be considered complete,
  - c. the date which the required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice, or as agreed upon between the applicant and Subdivision Authority, prior to the expiry of the 20-day review period.
- (5) If the Subdivision Authority determines that the information and documents submitted by the applicant at the request of the Subdivision Authority are complete, the Subdivision Authority shall issue a letter to the applicant indicating:
- a. the application is complete,
  - b. confirmation the Subdivision Authority will begin processing the application, and
  - c. the date the 60 days to process the application expires.
- (6) If the applicant fails to submit the outstanding information and documents requested by the Subdivision Authority to complete the application on or before the date referred to in the letter issued to the applicant, the application is deemed to be refused.
- (7) If the application is deemed refused because the applicant failed to provide the Subdivision Authority with the requested information, the Subdivision Authority shall issue to the applicant a letter indicating the application has been refused and the reason for the refusal, within 7 days of the expiry date.
- (8) Despite that the Subdivision Authority has issued a letter acknowledging an application as complete, while reviewing the application, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.
- (9) If the Subdivision Authority does not decide on an application's completeness within 20 days of receiving the application, or within an alternative timeline agreed upon between the applicant and Subdivision Authority, the application is deemed to be complete.
- (10) Subdivision Application Time Limits
- a. the Subdivision Authority shall, within 20 days after the receipt of an application for a subdivision approval, determine whether the application is complete, or within such longer period as the applicant may have agreed to in writing.
  - b. the Subdivision Authority shall consider and decide on any application for a subdivision approval, within 60 days of the date of issuance of a letter to an applicant indicating the application is complete, or an application deemed complete in accordance with Section 3.3(8), or within such longer period as the applicant may have agreed to in writing.

## **2.8 MEASUREMENTS**

This Bylaw is written in metric. To convert meters to feet, multiply the number of meters by 3.28 to get the approximate dimension in feet. For a more practical measurement, converted meters to feet may be rounded to closest numbers.

# **PART 3**

## **DEVELOPMENT PERMITS, CONTRAVENTION AND APPEAL**

### **3.1 PURPOSE OF DEVELOPMENT PERMITS**

- (1) Except as provided for in Section 3.2 of this Land Use Bylaw, no person shall commence a development or allow a development to continue within the Summer Village without first obtaining a Development Permit.
- (2) Development permits are required in order to:
  - a. ensure that private and public development is achieved in an orderly manner;
  - b. allow neighbours and other members of the Summer Village the opportunity to provide comments on a particular development; and
  - c. Implement the vision and policies of the Summer Village's long-range plans including:
    - i. The Intermunicipal Development Plan;
    - ii. The Municipal Development Plan; and
    - iii. Any Area Structure Plans, Area Redevelopment Plans or Outline Plans in effect.

### **3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- (1) No Development Permit will be required for any of the following types of Development provided that such Development complies with all applicable provisions of this Land Use Bylaw:
  - b. the carrying out of works of improvement, maintenance or renovation to any Building provided that such works do not include Structural Alterations or additions;
  - c. the completion of any Development which has lawfully commenced before the passage of this Land Use Bylaw or any amendment thereof, provided that the Development is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement;
  - d. the Use of any such Development as is referred to in subsection (b) for the purpose for which Development was commenced;
  - e. in accordance with Section 5.1 of this Land Use Bylaw, the erection or construction of gates, fences, walls or other means of enclosure less than 1 m (3.28 ft.) in Height in Front Yards and less than 2 m (6.56 ft.) in other Yards, and the maintenance, improvement and other alterations of any gates, Fences, or walls or other means of enclosure;
  - f. the erection or placement of a Temporary Building provided that the temporary building is removed from the Site upon the lesser time frame of either 1) the completion of the Development, for which a Development Permit has been issued, or 2) the expired time period of one (1) year;
  - g. the installation, maintenance and repair of public utilities;
  - h. the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which

is publicly owned or controlled provided that such Development complies with all applicable provisions of this Land Use Bylaw;

- i. one Accessory Building used as a garden or tool shed on a Residential Parcel, such Building not to exceed 9.5 m<sup>2</sup> (102.26 sq. ft.) in Floor Area and 2.5 m (8.2 ft.) in Height;
- j. the erection of one non-illuminated Sign of the following nature and size for each Use within a Building or on a Parcel, provided such Signs do not resemble or conflict with traffic Signs:
  - i. a Fascia Sign for the purpose of identification, direction and/or warning not exceeding 0.2 m<sup>2</sup> (2.15 sq. ft.);
  - ii. a Fascia Sign relating to a person, partnership or company carrying on a profession, business or trade not exceeding 0.3 m<sup>2</sup> (3.23 sq. ft.);
  - iii. a Fascia or Freestanding Sign relating to a religious, educational, cultural, recreational or similar institution, or to an apartment not exceeding 1.0 m<sup>2</sup> (10.76 sq. ft.);
  - iv. a Portable Sign or notice, relating to the sale or lease of land or Buildings, sale of goods or livestock by auction, carrying out of construction, or the announcement of any local event of a religious, educational, cultural, political, or governmental nature not exceeding 2.0 m<sup>2</sup> (21.5 sq. ft.) and limited in display to the period of completion of the sale, lease, construction or event;
- k. a flag attached to a single upright flagpole;
- l. sundecks and patios which do not extend more than 3.65 m (11.98 ft) from the dwelling and which are on the same or a lower level than the main floor of the dwelling and which comply with all minimum Yard requirements;
- m. Vegetation Removal that is dead, decaying, or pose a safety hazard;
- n. Development specified in Section 618 of the *Municipal Government Act*, which includes:
  - i. a highway or Road;
  - ii. a well or battery within the meaning of the Oil and Gas Conservation Act;
  - iii. a pipeline or an installation or Structure incidental to the operation of a pipeline; or
  - iv. any other action, person, or thing specified by the Lieutenant Governor in Council by regulation.
- o. a Home Occupation – Class 1 Minor in compliance with Section 6.5
- p. the stripping or stockpiling of soil, installation of utilities and construction of roads in a subdivision area where a development agreement has been duly

executed;

- q. any development carried out by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- r. any development carried out by or on behalf of the Municipality provided that such development complies with all applicable provisions of this Land Use Bylaw;
- s. the use of a building or part thereof as a temporary polling station, candidate's campaign offices or any other temporary official use in connection with a federal, provincial or municipal election, referendum or census;
- t. landscaping which does not include the construction of water features, or increases surface run off rates and/or the volume of drainage off the property, or changes the grade of the property at any property boundary;
- u. satellite dishes with a dish diameter equal to or less than 1 meter (3 ft.) in width; per parcel provided it is not located on the front façade of the main building and, in the opinion of the Development Officer, does not materially affect the enjoyment of property by neighbouring landowners;
- v. the construction of retaining walls less than 1 m (3 ft.) in height and where all surface drainage remains on the same property as the retaining walls.
- w. demolition of a building or structure where a development permit has been issued for a new development on the same site, and the demolition of the existing building or structure is implicit and final site conditions have been addressed in that permit;
- x. demolition of a building having a floor area of less than 10.0 m<sup>2</sup> (108 ft<sup>2</sup>) and where no excavation remains and site grading and drainage meets the requirements of this Land Use Bylaw; and
- y. installation of solar collectors attached to a wall or a roof surface of a main or accessory building. when they are affixed and supported within 0.5m (maximum) from the wall or roof.
- z. A Solar Energy Collector mounted on a building, in compliance with Section 6.2.

### **3.3 DEVELOPMENT PERMIT APPLICATION**

- (1) An application for a Development Permit shall be made to the Development Officer in writing on the form prescribed by Council and shall be accompanied by:
  - a. a scaled Site plan in duplicate showing the treatment of Landscaped Areas if required, the legal description, the front, rear, and Side Yards, if any; any provision for off-Street loading and vehicle parking and access and egress points to the Parcel;
  - b. scaled floor plans, elevations and sections in duplicate;
  - c. a statement of existing and proposed Uses;

- d. a copy of the Certificate of Title to the land and, if the applicant is not the Owner, a statement of the applicant's interest in the land together with the written consent of the Owner to the application;
- e. the estimated commencement and completion dates;
- f. the estimated cost of the project or contract price; and
- g. any other pertinent information or tests required by the Development Officer respecting the Site or Adjacent Lands including, but not limited to:
  - i. Engineering plans or statement of intent respecting the provision of water and wastewater services, and all utilities on Site;
  - ii. a groundwater supply study, prepared by a qualified professional, when potable water is to be provided through a private or communal water system. If a communal system is proposed, then details must be provided as to how the system will be managed and operated;
  - iii. percolation and near surface water table testing prepared by a qualified professional where an onsite wastewater system is proposed.
- h. if the intended Development is for a Development that requires a wastewater disposal system, the application shall also include a copy of the private wastewater disposal system permit issued by an accredited agency, or another qualified professional, approving the proposed method of wastewater treatment and disposal for the Development.
- i. should permission be requested for an addition to an existing Development, confirmation may be required in writing from a plumbing safety codes officer that the existing private wastewater disposal system is adequate for the proposed Development.
- j. if the intended Development is to remove vegetation, the application shall also include:
  - i. a plan showing the existing trees, shrubs, and/or natural vegetation, identify the trees, shrubs, and/or natural vegetation to be removed;
  - ii. a statement as to why the trees, shrubs, and/or natural vegetation are proposed to be removed;
  - iii. details outlining the measures 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
- k. in addition to the requirements listed in subsection (1) above, applications for Development Permits for Developments proposed in the Commercial District will also be accompanied by:
  - i. landscaping plan(s) completed by a landscape architect or another person qualified to perform such work and will include:
    - boundaries and dimensions of the subject Site;
    - location of all Buildings, vehicle and bicycle parking areas, Driveways and entrances;

- location of all exterior lights on the Site and their projected light patterns in relation to adjacent public Roadways and Developments;
  - location of existing plant materials to be retained;
  - location of new plant materials;
  - list of plant materials identifying the name, quantity and size of plant material;
  - all other physical features, existing or proposed, including berms, walls, Fences, outdoor furniture, lighting and decorative planting; and
  - where applicable, a location plan showing the proposed Development and landscaping relative to the landscaping an improvement on adjacent properties.
- ii. coloured elevation drawings showing the architectural treatment of all Buildings;
  - iii. where applicable, relationships between Buildings;
  - iv. vehicle and pedestrian Site circulation; and
  - v. locations of Signs.
- (2) The Development Authority may deal with an application and make a decision without all of the information required by subsection (1) if it is the opinion of the Development Authority that a decision on the application can be properly made without such information.
- (3) Each application for a Development Permit shall be accompanied by a non- returnable administration fee, the amount of which shall be determined from time to time by resolution of Council.
- (4) The Development Officer shall:
- a. receive, consider and decide upon all applications for a Development Permit;
  - b. at his/her discretion refer to the Municipal Planning Commission any application which in his/her opinion should be decided by the Municipal Planning Commission;
  - c. refer any application to an adjacent Municipality or any other agency or person which in his opinion may provide relevant comments or advice respecting the application; and
  - d. refer all applications for Development which would result in permanent overnight accommodation, including dwellings, or public facilities to the Energy Resources Conservation Board, if any of the land which is the subject of the application is within 1.5 km (0.93 miles) of a sour gas facility and the proposed Development is not, in the opinion of the Development Officer, an infill Development.
- (5) Upon receipt of an application the Development Officer shall within 20 days determine whether the application is complete. An application is complete, if in the opinion of the Development Officer, the application contains the documents and other information necessary to review the application. The 20-day timeline may be extended if agreed upon in writing between the applicant and the Development Officer.

- (6) If the Development Officer deems a development permit application to be complete, the Development Officer shall issue a letter to the applicant indicating:
  - a. The date the application was received and deemed complete,
  - b. Confirmation the Development Authority will begin processing the application, and
  - c. The date the 40 days to process the application expires.
- (7) If the Development Officer determines an application is incomplete, the Development Officer shall issue a notice in writing to the applicant, indicating the following:
  - a. The application is considered incomplete,
  - b. A detailed list of the outstanding documents and/or information required by the Development Officer in order for the application to be considered complete.
  - c. The date which the required outstanding documents and/or information must be submitted to the Development Officer, as either set out in the notice, or as agreed upon between the applicant and Development Officer, prior to the expiry of the 20-day review period.
- (8) If the Development Officer determines that the information and documents submitted by the applicant at the request of the Development Officer are complete, the Development Officer must issue a letter to the applicant indicating:
  - a. The application is complete,
  - b. Confirmation the Development Authority will begin processing the application, and
  - c. The date the 40 days to process the application expires.
- (9) If the applicant fails to submit the outstanding information and documents requested by the Development Officer to complete the application on or before the date referred to in the notice issued to the applicant, the application is deemed to be refused.
- (10) If the application is deemed refused because the applicant failed to provide the Development Officer with the requested information, the Development Officer shall issue to the applicant a letter indicating the application has been refused and the reason(s) for the refusal, within 7 days of the expiry date.
- (11) Despite that the Development Officer has issued a letter acknowledging an application as complete, in the course of reviewing the application, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- (12) If the Development Officer does not make a determination of an application's completeness within 20 days of receiving the application, or within an alternative timeline agreed upon between the applicant and Development Officer, the application is deemed to be complete.
- (13) The Development Authority shall consider and decide on any application for a development permit, within 21 days of the date of issuance of a letter to an applicant indicating the application is complete, or within such longer period as the applicant may have agreed to in writing.

### 3.4 DEVELOPMENT PERMIT DECISIONS

- (1) The Development Authority may:
  - a. approve, with or without conditions, an application for a Development Permit; or
  - b. advise that a real property report appears to conform with the Land Use Bylaw; or
  - c. recommend approval of an application for subdivision approval;
- (2) Prior to imposing any condition, upon the issue of a Development Permit pursuant to this Section, the Development Authority may consult with the Municipal Planning Commission as may be required in the circumstances and shall specify the terms and content of the agreement in the condition in the Development Permit.
- (3) When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal.
- (4) If a decision is not rendered by the Development Authority within forty (40) days of the receipt of a Development Permit application, the applicant may:
  - a. deem that a refusal has been issued; or
  - b. enter into an agreement with the Development Authority to extend the forty (40) day period within which a decision is to be made on the application.
- (5) Where an application for a development permit has been refused, except for those applications refused as incomplete applications, the Development Officer shall refuse to accept another application for the same or a similar use on the same lot or site until 6 months have passed from the date of such refusal unless in the opinion of the Development Officer the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

### 3.5 PERMITTED USE DECISIONS AND CONDITIONS

- (1) The Development Authority shall approve an application for a Development Permit if the application complies with the requirements of the Land Use Bylaw, the *Municipal Government Act*, the *Matters Related to Subdivision and Development Regulation*, and Statutory Plans, and the Development Authority may attach conditions to the permit necessary to ensure any of the following:
  - a. arrangements satisfactory to the Development Authority for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
  - b. arrangements satisfactory to the Development Authority for vehicular and pedestrian access from public Roads and Trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant;
  - c. that the developer enters into a development agreement or an interim agreement, which shall form part of such Development Permit and may be required to be registered by caveat against title to the Site at the Land Titles Office, to do any or all

of the following:

- i. to construct or pay for the construction of a Road required to give access to the Development;
- ii. to construct, or pay for the construction of:
  - a pedestrian Walkway system to serve the Development; or
  - pedestrian Walkways to connect the pedestrian Walkway system serving the Development with a pedestrian Walkway system that serves or is proposed to serve an adjacent Development, or both;
- iii. to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the Development;
- iv. to construct, or pay for the construction of:
  - off-Street or other parking facilities, and
  - loading and unloading facilities;
  - to pay to the Village the costs paid by the Village to its Engineers, Planners, or any other person for the preparation or review of site development plans, review of construction drawings, materials testing, inspections, monitoring of construction, and any other engineering, planning and legal costs and expenses which the Village incurs in connection with the preparation, administration and enforcement of the development agreement.
- a. that the developer pays an off-Site levy or redevelopment levy imposed by a bylaw adopted pursuant to the *Municipal Government Act*;
- b. that the developer provides security to ensure compliance with this Land Use Bylaw, a Development Permit, an agreement under this clause and/or a Statutory Plan, which security may include, but is not limited to, a performance bond, an irrevocable letter of credit or charge against the Certificate of Title to the Site;
- c. that the applicant repair, reinstate, or pay for the repair or reinstatement to the original condition, of any Street furniture, Street pavement, boulevard landscaping, and/or tree planting which may be damaged or destroyed or otherwise harmed by Development or construction operations on the Site;
- d. that the applicant submits a Real Property Report to the satisfaction of the Development Authority;
- e. that the applicant carries out landscaping of the Site which may include the retention and/or planting of vegetation, the construction of an earth berm or some other form of Screen;
- f. that the applicant provides and causes to be registered on the applicable titles any easements, right-of-way agreements, encroachment agreements or restrictive covenants which in the opinion of the Development Authority are required.

- (2) If an application for a development permit for a permitted use does not conform to the requirements of the Land Use Bylaw, the Act and Regulation and statutory plans, the Development Authority:
- a. may refuse the application giving reasons for the refusal; or
  - b. may approve the application subject to conditions listed in subsection (1) and any conditions to ensure that the application conforms to the requirements of the Land Use Bylaw, the Act and Regulation and statutory plans; or
  - c. may approve the application pursuant to Section 3.5 and subject to conditions listed in subsection (1).

### **3.6 DISCRETIONARY USE DECISIONS AND CONDITIONS**

- (1) For a Discretionary Use in any District, the Development Authority may approve an application for a Development Permit subject to:
- d. any of the conditions listed in subsection 3.4(1); and
  - e. any conditions that the Development Authority may deem appropriate to ensure compatibility with the amenities of the surrounding neighbourhood and the Use, enjoyment, and value of the neighbouring Parcels of land, including, but not limited to, the following:
    - i. limiting the time of operation including hours of the day, days of the week, and parts of the year;
    - ii. limiting the number of patrons;
    - iii. requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed Development;
    - iv. regarding the location, character, and appearances of Buildings;
    - v. regarding the grading of the Site or such other matters as are necessary to protect other Developments from the Site;
    - vi. establishing the period of time during which a Development may continue.
- (2) For a Discretionary Use in any District, the Development Authority may refuse an application for a Development Permit giving reasons for its refusal.

### **3.7 VARIANCE PROVISIONS**

- (1) The Development Authority may approve an application for a Development Permit even though the proposed Development does not comply with this Land Use Bylaw or is a Non-Conforming Building if, in the opinion of the Development Authority;
- a. the proposed Development would not:
    - i. unduly interfere with the amenities of the neighbourhood; or
    - ii. materially interfere with or affect the Use, enjoyment or value of neighbouring Parcels of land;
- and

- b. the proposed Development conforms with the Use prescribed for that land or Building in this Land Use Bylaw.
- (2) In approving an application for Development pursuant to subsection (1), the Development Authority shall adhere to the following:
- a. a variance shall be considered only where warranted by the merits of the proposed Development and in response to irregular Lot lines, Parcel shapes or Site characteristics which create difficulties in siting Structures within the required setback or in meeting the usual bylaw requirements;
  - b. except as otherwise provided in this Land Use Bylaw, there shall be no variance from the following:
    - i. site coverage;
    - ii. number of Dwelling Units on a Parcel; and
    - iii. parking stalls.
  - c. except as otherwise provided in this Land Use Bylaw, the Development Officer may grant:
    - i. up to (10) percent variance for the maximum Building Height;
    - ii. up to (10) percent variance for the minimum front yard or the minimum rear yard; and
    - iii. up to 10% percent variance for the minimum side yard.
  - d. except as otherwise provided in this Land Use Bylaw, the Municipal Planning Commission may grant a variance for:
    - i. maximum building height; and
    - ii. minimum yards.
  - e. where a variance is granted, the nature of the approved variance shall be specifically described in the Development Permit approval.
  - f. where the issuance of a Development Permit involves the exercise of any specified discretion of the Development Authority to relax a regulation of a District or any other regulation of this bylaw, the Development Authority shall not permit any additional variance from that regulation.

### **3.8 DEVELOPMENT PERMITS AND NOTICES**

- (1) A permit issued pursuant to this Part does not come into effect until twenty-one (21) days after the date on which notice of issuance of the permit is given under subsection 4(b) or (c) or twenty-one (21) days after the date on which notice of issuance of the permit is given, if such notice is given under subsection 4(b) by postal service, then whichever last occurs. Any Development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- (2) The date of issue of any permit shall be the date of notification pursuant to subsection (4).
- (3) Where an appeal is made pursuant to Section 3.12 of this Land Use Bylaw, a Development Permit which has been issued shall not come into effect until the appeal has been

determined and the permit may be modified or nullified thereby.

- (4) On the same date the decision is made, the Development Officer shall publicize a notice of the issuance of the permit in any or all of the forms described as follows:
- a. send a notice of the decision to the applicant in writing and sent by regular mail, or, if the applicant has agreed, by email or other electronic means;
  - b. mail a notice of the decision to all persons whose Use, enjoyment or value of property may, in the opinion of the Development Officer, be affected;
  - c. post a notice of the decision conspicuously on the property for which the application has been made;
  - d. publish in a newspaper circulating within the Municipality a notice of the decision; and
  - e. post a notice of the decision conspicuously at the Summer Village Office.

### **3.9 EFFECTIVE DATE AND VALIDITY OF A DEVELOPMENT PERMIT**

- (1) If the Development authorized by a permit is not commenced within twelve (12) months from the date of its issue, or the date of decision of the Subdivision and Development Appeal Board, nor carried out with reasonable diligence as determined by the Development Officer, the permit ceases to be effective, unless an extension to this period, being no longer than an additional twelve (12) months, has previously been granted by the Development Officer.
- (2) The exterior finish of any Building or Structure for which a valid Development Permit has been issued, must be complete within a twelve (12) month period of the start of construction, unless an extension to this period, being no longer than an additional twelve (12) months, has been previously granted by the Development Authority.

### **3.10 CONTRAVENTION**

The provisions of this bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the Municipal Government Act, including the following:

- (1) If the Development Officer finds that a Development, land Use or Use of a Building is not in conformity with:
  - a. this Land Use Bylaw, Part 17 of the *Municipal Government Act* or the *Matters Related to Subdivision and Development Regulation*; or
  - b. a Development Permit or subdivision approval;

the Development Officer may, by written notice, order the Owner, the person in possession of the land or Building, or the person responsible for the contravention, or any or all of them, to:

- c. stop the Development or Use of the land or Building in whole or in part as directed by the notice;
- d. demolish, remove or replace the Development; or

- e. carry out other actions required by the notice so that the Development or Use of the land or Building complies with the Land Use Bylaw, Part 17 of the *Municipal Government Act* or the *Matters Related to Subdivision and Development Regulation*, a Development Permit or subdivision approval;
- (2) Any person who receives an order under Section (1) may appeal to the Subdivision and Development Appeal Board pursuant to this Land Use Bylaw.
- (3) In such order the Development Officer may establish a time for reasonable compliance with such order. If a person fails or refuses to comply with an order under subsection (1) or an order of the Subdivision and Development Appeal Board made pursuant to Part 17 of the *Municipal Government Act*, the Municipality may enter on the land or Building and take any action necessary to perform and complete the order.
- (4) The Municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the Certificate of Title for the land that is the subject of the order, but if it does so the Municipality must discharge the caveat when the order has been complied with.
- (5) Where a person fails or refuses to comply with an order directed to him/her under subsection (a) or an order of the Subdivision and Development Appeal Board under the Municipal Government Act within the time specified, the Village may seek a court order from the Court of Queen's Bench for any or all of the following:
  - a. a declaration that the person who received an order is in breach of the Land Use Bylaw, an order issued under the Land Use Bylaw and/or the Subdivision and Development Appeal Board's decision relating to an appeal of an order,
  - b. an injunction ordering the person who received an order referred to in subsection (a) to comply with the Land Use Bylaw within a certain period of time,
  - c. an order providing that, if compliance has not been achieved within the period stated in the court order, that the Village or persons appointed by it has the right to enter upon the land and building and take steps necessary to achieve compliance with the Land Use Bylaw,
  - d. an order that legal costs and the costs to achieve compliance incurred by the municipality can be added to the tax roll for the land that is the subject of the court order,
  - e. a provision that the court order may be registered against the certificate of title for the land that is the subject of the court order and discharged only on full compliance with the court order.
- (6) Where a person fails or refuses to comply with an order directed to him/her under subsection (a) or an order of the Subdivision and Development Appeal Board under the Municipal Government Act within the time specified, the Council or persons appointed by it may, in accordance with the Municipal Government Act, enter upon the land or building and take such action as is necessary to carry out the order.
- (7) Where the Council or persons appointed by it carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll of the property that is subject of the order.

### 3.11 OFFENCES AND PENALTIES

- (1) A person who contravenes or does not comply with:
  - a. the Land Use Bylaw;
  - b. Part 17 of the *Municipal Government Act*;
  - c. the *Matters Related to Subdivision and Development Regulation*;
  - d. an order under Section 17 of this Land Use Bylaw;
  - e. a Development Permit or subdivision approval, or a condition therein;
  - f. a decision of the Subdivision and Development Appeal Board; or
  - g. who obstructs or hinders any person or persons in the exercise or performance of that person's or persons' powers or duties under this Land Use Bylaw;is guilty of an offence.
- (2) A person who is guilty of an offence referred to in subsection (1) above is liable to a fine of not more than \$10,000 or to imprisonment for not more than one (1) year, or to both fine and imprisonment.

### 3.12 APPEAL PROCEDURE

- (1) The Subdivision and Development Appeal Board shall be the Board established and appointed by Council pursuant to the Subdivision and Development Appeal Board Bylaw as amended for the purpose of processing all appeals relating to the Municipality decisions on Development and/or Subdivision applications.
- (2) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority within forty (40) days of the date of the letter issued to the applicant acknowledging a complete application, and an applicant may appeal in writing, as provided for in this Land Use Bylaw, unless the applicant enters into an agreement with the Development Officer to extend the 40 day period.
- (3) Where the applicant has entered into an agreement with the Development Officer to extend the 40 day period described in Section (1), an application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority by the end of the agreed upon extension period, and an applicant may appeal in writing, as provided for in this Land Use Bylaw.
- (4) A person applying for the permit or affected by an order, a decision, or development permit may appeal to the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* where the Development Authority
  - a. fails to issue a development permit to a person, or
  - b. refuses an application for a development permit, or
  - c. issues a development permit subject to conditions, or
  - d. issues an order under the *Municipal Government Act*,
- (5) A person applying for a development permit or affected by an order, a decision or

development permit, may appeal to the Subdivision and Development Appeal Board by submitting a written notice of the appeal to the Clerk of the Subdivision and Development Appeal Board within the following time periods:

- a. in the case of an appeal by an applicant for a development permit, within twenty-one (21) consecutive days of the date of the written decision on the application or the date of the deemed refusal,
  - b. in the case of an appeal by a person affected by a stop order or a decision made by the Development Authority, within twenty-one (21) consecutive days of the date on which the order or decision was made,
  - c. in the case of an appeal by a person affected by a development permit issued by the Development Authority, within twenty-one (21) consecutive days of the date on which notice of the issuance of the development permit was given. The written notice of appeal must contain reasons for the appeal.
  - d. within thirty (30) days of receiving a notice of appeal, the Subdivision and Development Appeal Board shall hold an appeal hearing in accordance with the *Municipal Government Act* as described below.
  - e. the Subdivision and Development Appeal Board shall give at least five (5) days written notice of the appeal hearing to the appellant; the Development Authority; adjacent landowners; and any other person who, in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit,
  - f. the Subdivision and Development Appeal Board shall make available for public inspection before the appeal hearing all relevant documents respecting the appeal including development permit applications, its approval or refusal, the notice of appeal; or the order, as the case may be.
  - g. at the appeal hearing the Appeal Board shall hear the appellant; the Development Authority; any other person who was served with the notice of the hearing and who wishes to be heard; any other person who claims to be affected by the order, decision, permit or approval, and who the Appeal Board agrees to hear; and/or any other person acting on behalf of these persons.
- (6) The Subdivision and Development Appeal Board shall give notice of its decision, with reasons, in writing within fifteen (15) days of the conclusion of the hearing.
  - (7) The decision of the Subdivision and Development Appeal Board is final and binding upon all parties, subject only to an appeal upon the question of jurisdiction or law. An application for leave to appeal shall be made to a judge of the Court of Appeal within thirty (30) days of the issue of the order, decision, permit or approval that is being appealed.
  - (8) No appeal lies in respect of the issuance of a development permit for a Permitted Use unless the provisions of this Land Use Bylaw were relaxed, varied, or misinterpreted.

# **PART 4**

## **LAND USE DISTRICTS**

**4.1 ESTABLISHMENT OF DISTRICTS**

(1) For the purpose of this Land Use Bylaw, the Summer Village of Gull Lake is divided into the following Districts:

“R-1”	Low Density Residential District
“C”	Commercial District
“P”	Parks & Recreation District
“EOS”	Environmental Open Space District
“UR”	Urban Reserve District
“DC”	Direct Control

- (2) The boundaries of the Districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto. All Roads, water courses and lakes are excluded from the Land Use Districts.
- (3) Where the location of District boundaries on the Land Use District Map is not clearly defined, the following rules shall apply:
- a. a boundary shown as approximately following a Parcel boundary shall be deemed to follow the Parcel boundary;
  - b. a boundary location which cannot be satisfactorily resolved, shall be referred to Council for an official interpretation.

**4.2 “R-1” - LOW DENSITY RESIDENTIAL DISTRICT**

The purpose of this District is to provide an area for low-density residential Development in the form of Detached Dwellings and compatible Uses, herein listed.

(1) Permitted Uses	(2) Discretionary Uses
Accessory Buildings Detached Dwellings Home Occupation – Class 1 Minor	Secondary Suite Bed & Breakfast Building Demolition Accessory Building with a guest house on the second floor Home Occupation – Class 2 Major Manufactured Homes Mechanized Excavation, Stripping and Grading Parks and Playgrounds Public Utility Buildings Vegetation Removal

<b>(3) Parcel Development Regulations</b>	
<b>Site Area</b>	1,855 m <sup>2</sup> (19,967.22 sq. ft.) for non-serviced residential Lots 925 m <sup>2</sup> (9,956.70 sq. ft.) for residential Lots serviced by a Sewage Collection System but not by a Water Distribution System 1,390 m <sup>2</sup> (14,961.96 sq. ft.) for residential Lots serviced by a Water Distribution System but not by a Sewage Collection System 418 m <sup>2</sup> (4,499.46 sq. ft.) for residential Lots not complying with the foregoing and legally created prior to promulgation of Alberta Regulation 132/78, (April 1, 1978) As required by the Development Authority for other listed Uses
<b>Lot Width</b>	30 m (98.43 ft.) for residential Lots As required by the Development Authority for other listed Uses
<b>Minimum Front Yard</b>	7.5 m (24.60 ft.) for residential uses on parcels not abutting Gull Lake or Accreted Land For parcels abutting Gull Lake or Accreted Land, the minimum front yard shall be the greater of: (a) 7.5 m (24.60 ft.) from the front parcel boundary; or (b) the distance between the front parcel boundary and the Development Line, adjusted to reflect the setback of existing main buildings on abutting parcels, where applicable.
<b>Minimum Side Yard</b>	1.5 m (4.92 ft.) for residential Uses 3 m (9.84 ft.) for residential Uses where the Side Yard abuts a Road One (1) 3 m (9.84 ft.) Side Yard shall be provided for residential uses within a laneless subdivision As required by the Development Authority for other listed Uses
<b>Minimum Rear Yard</b>	10 m (32.81 ft.) for residential Uses, As required by the Development Authority for other listed Uses.
<b>Minimum Floor Area</b>	74.30 m <sup>2</sup> (800 sq. ft.) for residential Uses
<b>Maximum Height</b>	10 m (32.81 ft.) above Finished Grade with a maximum of two storeys As required by the Development Authority for other listed Uses
<b>Maximum Parcel Coverage</b>	55% of the developable Parcel area defined within this Land Use Bylaw for residential Uses 10% of the developable Parcel area defined within this Land Use Bylaw for Accessory Uses As required by the Development Authority for other listed Uses.

#### **(4) Development and Use Restrictions**

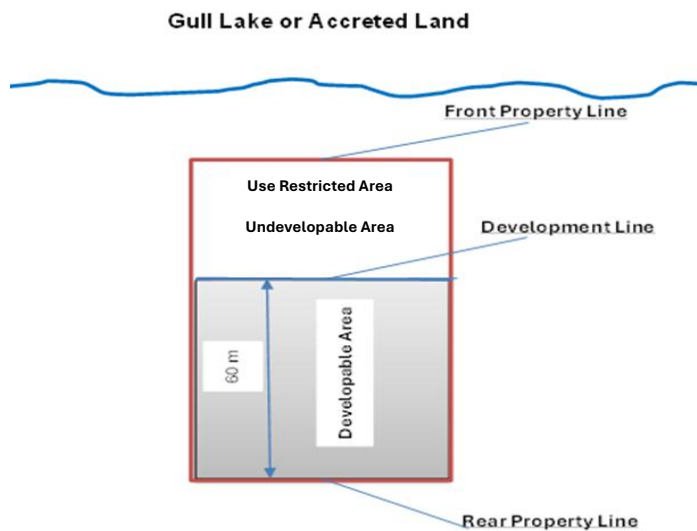
For all Lake-Abutting Parcels:

- a. The area of the parcel that lies between the Development Line and Front Property Line is generally considered Undevelopable Area.
- b. Building construction, site improvements, septic mound, fencing, signage, formal landscaping, recreational vehicle parking and use, vehicle parking and storage, and outdoor storage of any item, shall be restricted to the Developable Area.

c. For all Lake-Abutting Parcels, the undevelopable area is limited to the following uses:

- i. natural landscaping using native species of vegetation;
- ii. natural paths and trails that use sand, grass or wood chips as the walking surface.
- iii. Septic fields; and
- iv. storage of lake related items which are used on a regular basis and can be easily moved, including but not limited to boats, boat lifts and boat trailers, docks, ice fishing shacks, kayaks, and canoes. If a question arises regarding a lake-related item, the Development Authority shall determine if the item is allowed.

(d) Determination of lake-related items shall be at the discretion of the Development Authority.



#### (5) Manufactured Home Design

The external appearance of Manufactured Homes must be acceptable to the Development Authority having regard to compatibility with other Buildings in the vicinity and must have:

- a. a minimum roof pitch of 4:12
- b. a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes

- c. a minimum roof overhang or eaves of 0.40 m (16 inches) from each external wall
- d. a maximum length to width ratio of 3:1
- e. a minimum width of 6.7 m (22.0 ft)
- f. a Permanent Foundation

**(6) Landscaped Area**

- a. where no mature trees exist on a parcel, the minimum number of trees to be planted shall be six (6).
- b. deciduous trees must have a minimum caliper width of 50mm (2in) measured at a point 1.5ft above the top of the root ball.
- c. coniferous trees must have a minimum height of 1.8m (6ft) above the top of the root ball.
- d. in the case of applications for Development Permits for Uses other than Detached Dwellings, refer to Part 5.12 of this Bylaw.

Commented [L1]: What is the relevance of Part 5.19 of this Bylaw?

**(7) Vegetation Removal**

Vegetation removal, or the destruction thereof, without a Development Permit is prohibited, unless the vegetation is dead, decaying, invasive or dangerous trees as per Section 5.11. The width of any path between the Development Line and the property line closest to Gull Lake shall not exceed 4.75m (15 ft.).

**4.3 “C” - COMMERCIAL DISTRICT**

The purpose of this District is to provide an area for commercial uses that offer a variety of goods and services, along with other listed uses, in a manner that is compatible with surrounding development, supports an attractive built environment, and provides safe and convenient access for motor vehicles.

(1) Permitted Uses	(2) Discretionary Uses
Accessory Building Gas Bar Indoor Merchandise Sales Personal Services Restaurant Signs	Accessory Dwelling Unit for the Occupancy of the Owner, Operator, or Caretaker Accessory Uses Automotive Service Stations Building Demolition Campgrounds Cannabis Retail Sales Drinking Establishment Liquor, Beer & Wine Sales Mechanized Excavation, Stripping and Grading Motels Parking facilities Public and Quasi-Public Uses Public Utility Buildings Vegetation Removal

<b>(3) Parcel Development Regulations</b>	
<b>Lot Width</b>	15 m (49.21 ft.)
<b>Minimum Front Yard</b>	9 m (29.53 ft.)
<b>Minimum Side Yard</b>	3 m (9.84 ft.) except abutting a residential Parcel, where it shall be 6 m (19.69 ft.)
<b>Minimum Rear Yard</b>	6 m (19.69 ft.)
<b>Maximum Height</b>	10 m (32.81 ft.)
<b>Maximum Parcel Coverage</b>	80%

**(4) Landscaped Areas:**

- a. the following shall be Landscaped Areas and subject to Section 5.12(2):
  - i. the minimum Front Yard;
  - ii. the minimum Side Yard when adjacent to a Street or Residential District; and
  - iii. the minimum Rear Yard when adjacent to a Residential District.
- b. all applications for Development Permits shall include details of landscaping on the Site plan for the consideration of the Development Authority.

**(5) Outdoor Storage and Display:**

- a. all outdoor storage shall be Screened,
- b. all outdoor display shall be Screened from Residential Districts.

**(6) Vegetation Removal**

Vegetation Removal, or the destruction thereof, without a Development Permit is prohibited unless the vegetation is dead, decaying, or trees as per Section 5.11.

#### 4.4 “P” – PARKS & RECREATION DISTRICT

The purpose of this District is to establish a district for the development of land for parks, recreation areas and related facilities for the use and enjoyment of the public.

(1) Permitted Uses		(2) Discretionary Uses
Accessory Buildings Public Parks Public Uses		Accessory Uses Private Recreational Development Campgrounds Public Utility Building Small Commercial Uses approved by Council
(3) Parcel Development Regulations		
<b>Minimum Front Yard</b>	8.0 m (26.2 ft.)	
<b>Minimum Side Yard</b>	3 m (9.84 ft.), except abutting a residential Parcel, where it shall be 6 m (19.69 ft.)	
<b>Minimum Rear Yard</b>	6 m (19.69 ft.)	
<b>Maximum Height</b>	10 m (32.81 ft.)	

#### (4) Vegetation Removal

Vegetation Removal, or the destruction thereof, without a Development Permit is prohibited unless the vegetation is dead, decaying, or trees as per Section 5.11.

#### Campground Standards

The purpose of the campground standards is to allow for the development of sites intended for the seasonal placement of tents and/or recreation vehicles. Campgrounds are not to be used for residential purposes.

In a campground the term “site” refers to an area that a user / renter has exclusive use of for the placement of tent(s) and/or recreation vehicle and parking of associated vehicles.

Campground Development Regulations	
<b>Minimum Parcel Area</b>	All the land contained in the existing titled area unless otherwise approved by the Subdivision Authority.
<b>Roads</b>	7.0 m (23 ft.) wide, all-weather construction.
<b>Landscaping</b>	3.0m (10 ft.) strip around the perimeter of the parcel.
<b>Screening</b>	Screening from adjacent areas shall be to the satisfaction of the Development Authority.
<b>Play Space</b>	As determined by the Development Authority.
<b>Emergency Access</b>	All campgrounds and individual sites shall have clear access and identification for protective and emergency services.
Site/Stall Size and Density	
<b>Maximum Gross Density</b>	38 sites/ha (15.4/ac)
<b>Minimum Stall/Site Size</b>	195 m2 (2,100 ft2)
<b>Minimum Stall/Site Width</b>	10.7 m (35 ft.)
<b>Minimum Stall Depth</b>	18.3 m (60 ft.)
<b>Parking</b>	1 all-weather stall (min. 3.0m x 6.0 m) per site, plus 1 visitor stall per 10 sites

### **Storage Facilities**

An area equal to a minimum of 2.5 percent of overall site is to be provided as a storage area for the use of campground patrons to park boats and other recreation vehicles.

### **On-site Manager**

The provision of accommodation for an on-site manager may be permitted at the discretion of the Development Authority.

### **Storage Sheds**

- Only one storage shed per site.
- Sheds shall not be more than 10 m<sup>2</sup> (107.6 sq. ft.) in size.
- Sheds shall only be allowed in side or rear yards of sites.
- Sheds shall be a minimum of 1.0 m (3.3 ft.) from any site boundary.
- Sheds shall not be used for sleeping accommodations.

### **Other Standards**

- Only one recreational vehicle shall be used as sleeping accommodation or parked on a site overnight within a campground.
- The use of one tent per site is permitted in a rear yard.
- Tent garages (temporary fabric covered buildings / shelters) are not permitted in campgrounds.

### **Services**

Water and sewer services are intended for seasonal use only. Therefore, common water and sewer services shall be installed on-site to a limited depth satisfactory to the Summer Village. All required approvals and inspections shall be obtained from the appropriate provincial and municipal authorities.

#### 4.5 “EOS” - ENVIRONMENTAL OPEN SPACE DISTRICT

The purpose of this District is to provide an area for the preservation of public and private land in its natural state, or for its Development as a park and access opportunities to the bed and shore of Gull Lake.

<b>(1) Permitted Uses</b>	<b>(2) Discretionary Uses</b>
Natural environmental preservation	Trails Walkways

#### (3) Vegetation Removal

Vegetation Removal, or the destruction thereof, without a Development Permit is prohibited unless the vegetation is dead, decaying, or dangerous trees as per Section 5.11.

**4.6 “UR” - URBAN RESERVE DISTRICT**

The purpose of this District is to preserve land in its present state for future development until an Area Structure Plan or an Outline Plan is prepared for the area and approved by Council.

<b>(1) Permitted Uses</b>	<b>(2) Discretionary Uses</b>
Public Park and Recreational Facilities Public Utility buildings and structures Municipal Services	Excavation, Stripping, and Grading Public Utility Buildings Vegetation Removal Uses that will not, in the opinion of the Development Authority, materially alter the Use of the land from that existing on the date the land was designated to this Land Use District, or conflict with future urban expansion

**(3) Minimum Parcel Area**

All the land contained in the existing Certificate of Title, unless otherwise approved by the Development Authority, having regard to future Use of the Parcel and the form of future subdivision and Development.

**(4) Vegetation Removal**

Vegetation Removal, or the destruction thereof, without a Development Permit is prohibited.



# **PART 5 GENERAL LAND USE REGULATIONS**

## 5.1 FENCING

- (1) Within Residential Districts, a Fence:
  - a. located within a Rear or Side Yard of a Lot shall not exceed 2 m (6.56 ft.) in Height;
  - b. located within the Front Yard of a Lot shall not exceed 1 m (3.28 ft.) in Height;
  - c. located within the Side Yard abutting a flanking Street on a corner Lot shall not exceed 1 m (3.28 ft.) in Height;
  - d. erected upon those lands within Plan 3689 KS, shall be contained within the Lot boundaries, as described on the Certificate of Title of those Lots;
  - e. or any part thereof, subject to subsection (1)(d), shall not be located more than 60.0 m (196.80 ft.) from the rear boundary of a Parcel abutting Gull Lake or Accreted Land.
- (2) Within other Districts, the maximum height of a Fence shall not exceed 2 m (6.56 ft.) in Height and shall be sited on a property line. Where a Fence is proposed to be located elsewhere on a Parcel, it shall require a Development Permit and be approved by the Municipal Planning Commission.
- (3) Fences shall be constructed of wood and built in a good-neighbour fence style. Fences constructed of other materials may be permitted only where approved by the Development Authority and where compatible with adjacent development.

## 5.2 ACCESSORY BUILDINGS AND USES

- (1) Within Residential Districts:
  - a. the total number of accessory buildings permitted on a parcel shall not exceed five (5).
  - b. no Accessory Building, Use, or portion thereof shall be erected or placed within the Front Yard of a Parcel, except;
    - i. for where the Parcel abuts Gull Lake or Accreted Land whereby an Accessory Building as described in Section 3.2 of this Land Use Bylaw may be approved; and
    - ii. Accessory buildings shall not be permitted within the front yard of any parcel. Any proposal to locate an accessory building within the front yard shall require a Development Permit and be considered by the Municipal Planning Commission.
  - c. an Accessory Building on an Interior Parcel shall be situated so that the exterior wall is at least 1 m (3.28 ft.) from the side and rear boundaries of the Parcel;
  - d. an Accessory Building or Use on a Corner Parcel shall not be situated closer to the Street than the Main Building and it shall not be closer than 1 m (3.28 ft.) to the other side Parcel boundary or the rear Parcel boundary;
  - e. an Accessory Building or Use shall not be more than 5.5 m (18 ft) in Height, and shall not exceed the Height of the Main Building; unless it is a detached garage with a Guest House on the second floor where the Accessory Building will not be more than 7.6 m (24.93 ft) in Height and will not exceed the Height of the Main Building;
  - f. an Accessory Building erected or placed on a Parcel shall not be Used as a Dwelling

Unit, unless it has been approved as part of a Guest House;

- g. satellite dishes, not affixed to the Main Building and exceeding 0.6 m (1.97 ft.) in diameter, shall be deemed Accessory Uses and shall be subject to the Yard and Building Height requirements for an Accessory Building;
- h. only one Guest House shall be constructed or placed on a Parcel.
- i. all Accessory Buildings shall have an exterior finish that will match or compliment the main building on the parcel.

(2) Within other Districts:

- a. no Accessory Building or Use, or portion thereof shall be erected or placed within the Front Yard of a Parcel.
- b. an Accessory Building on an Interior Parcel shall be situated so that the exterior wall is at least 1 m (3.28 ft.) from the side and rear boundaries of the Parcel;
- c. an Accessory Building or Use on a Corner Parcel shall not be situated closer to the Street than the Main Building and it shall not be closer than 1 m (3.28 ft.) to the other side Parcel boundary or the rear Parcel boundary;
- d. all Accessory Buildings shall have an exterior finish that will match or compliment the main building on the parcel.

### **5.3 BUILDING ORIENTATION AND DESIGN**

- (1) The design, character and appearance of any Building, or series of Buildings, Structure, or Sign proposed to be erected or located in any District must be acceptable to the Development Authority having due regard to:
  - a. amenities such as daylight, sunlight, and privacy;
  - b. the character of existing Development in the District;
  - c. its adverse effect, if any, on adjacent Parcels; and
  - d. the character of development on adjacent lands including, but not limited to, facing materials, roof pitches, eave depth, building mass, and architectural detailing.
- (2) In addition to subsection (1) above, the design, character and appearance of any Building and Site improvements in a commercial District must be acceptable to the Development Authority having regard to:
  - a. outdoor lighting arranged so that no direct rays of light are directed at any adjoining Site or interfere with the effectiveness of adjacent traffic with no light Structure or light attached to a Structure exceeding a Height of 9 m (29.53 ft);
  - b. the arrangement and location of Buildings, parking, and outdoor functions to emphasize the aesthetically pleasing components of the Site, such as trees, views, and architectural features, and disguise its less attractive elements such as service facilities, outdoor storage and equipment areas, and garbage enclosures, through placement and design of Structures and landscaping/Screening;
  - c. treatment of all sides of a Building exposed to a Street or other public space as a principal façade and finishing them in a pleasing architectural manner;

- d. rooflines and facades of large single walls exceeding 30 m (98 ft) in length designed to reduce the perceived mass through the use of design elements such as arches, columns or gables with exterior finish materials composed of mainly muted colours;
  - e. adjacent Buildings on the same or separate Parcels to ensure they are compatible in Height and scale. If different scale is required for functional reasons, adequate transition shall be provided between the Buildings;
  - f. Screening or mechanical equipment and screening materials that are compatible with the theme and character of the Main Building; and
  - g. designing Buildings with consideration for pedestrian scale.
- (3) The design, siting, external finish, architectural appearance and landscaping of all Buildings, including any Accessory Buildings or Structures and Signs and any reconstruction shall be to the satisfaction of the Development Authority in order that general conformity and compatibility with adjacent Buildings and Uses be provided. Criteria for conformity and compatibility shall include, but not be limited to, that a Dwelling Unit constructed as part of a Development shall be Sited upon a Parcel at a similar distance from the abutting Road such that the new Dwelling Unit can reasonably be described as being situated in alignment with adjacent Dwelling Units.

#### **5.4 NUMBER OF BUILDINGS ON A PARCEL**

- (1) A Development Permit shall not be issued for more than one (1) Main Building on an unsubdivided Parcel, except;
- a. where it is proposed to develop more than one (1) Main Building to form a single, unified group of Buildings,
  - b. where it is an Accessory Dwelling Unit for the Occupancy of the Owner, Operator, or Caretaker of a commercial establishment, or for the on-duty security personnel at a commercial establishment; or
  - c. where it is an additional dwelling unit designated as an approved Secondary Suite.

#### **5.5 RELOCATION OF BUILDINGS**

- (1) A person may relocate a building which has previously been erected or placed on a different parcel or alter the location on a parcel of a building which has already been constructed on that parcel, provided a Development Permit has been issued and complies with this section.
- (2) In addition to the requirements of Section 3.3, the Development Authority may require an application for a Development Permit to be accompanied with:
- a. recent colour photographs showing all elevations of the Building;
  - b. a statement verifying the age, size and structural condition of the Building; and
  - c. a statement of proposed improvements to the Building.
- (3) An application for a Development Permit may be approved by the Development Authority if the proposal meets all of the regulations specified under the appropriate Land Use District in which it is proposed to be located.

- (4) Where a Development Permit has been granted for the relocation of a Building either on the same Parcel or from another Parcel, the Development Authority may require the applicant to provide a performance bond of such amount to ensure completion of any renovations set out as a condition of approval of a permit.
- (5) All structural and exterior renovations shall be completed within one (1) year of the issuance of a Development Permit.

## **5.6 BUILDING DEMOLITION**

- (1) An application to demolish a Building shall not be approved without a statement or plan, to the satisfaction of the Development Authority, which indicates:
  - a. the procedure of how the operation will be carried out so as to create a minimum of dust or another nuisance; and
  - b. the final reclamation of the Parcel.
- (2) Whenever a development permit is issued for the demolition of a building, it shall be a condition of the permit that the site be properly cleaned, with all debris removed, and left in a graded condition acceptable to the Development Authority.

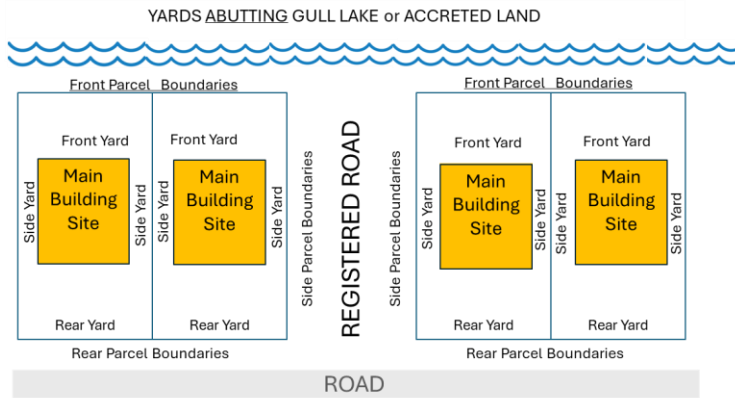
## **5.7 SOFT SIDED BUILDINGS**

- (1) The Development Authority may approve an application for Development Permit for a Soft Sided Building only if:
  - a. the Building is an Accessory Building on the Parcel and is not erected or placed within the Front Yard of a Parcel, unless otherwise approved by the Development Authority;
  - b. any application for Development Permit shall be for a maximum duration of one year;
  - c. the Structure meets Alberta Building Code requirements;
  - d. Is setback a minimum of 3.0 m (10.0 ft) from any structure or equipment that contains open flames (i.e. burning barrels, fire pits, or other open flame accessories);
  - e. maintained in good condition and the fabric not frayed or damaged; and
  - f. fully enclosed with closable doors on the ends.
- (2) The Development Authority may conditionally approve a Soft Sided Building to be placed on a Parcel subject to the applicant agreeing to remove the Building in accordance with the terms and conditions of the Development Permit. There shall be no more than one (1) Soft Sided Building per Parcel.
- (3) A Soft Sided Building Used as a garage in a residential District must be placed in the Rear Yard only unless it is located on a parcel abutting Gull Lake where it must be placed in the Front Yard.
- (4) A Soft Sided Building shall not:
  - a. be connected to any Utilities; exceed 20.44 m<sup>2</sup> (220.0 ft<sup>2</sup>) in floor area; and

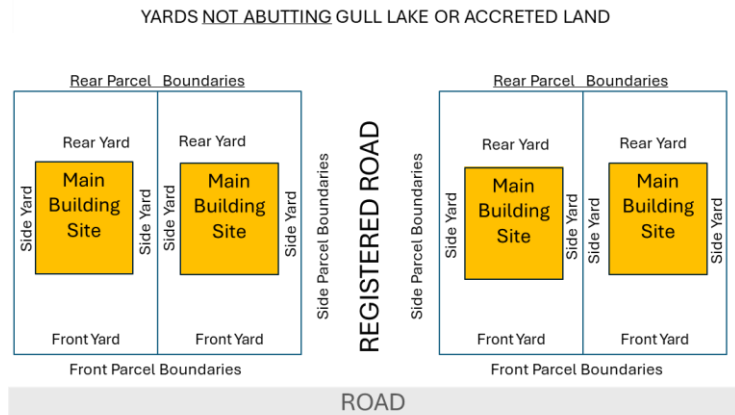
- b. be used in a manner that would cause or create a nuisance by way of noise, vibration or dust to impact the privacy and enjoyment of adjacent residential uses or the amenities of the neighbourhood.

### 5.8 YARDS

(1) The following illustrates the Yards for Parcels abutting Gull Lake or Accreted Land:



(2) The following illustrates the Yards for Parcels not abutting Gull Lake or Accreted Land:



### 5.9 PROJECTIONS OVER YARDS

(1) Projections on Permanent Foundation walls and footings, or on piles are deemed to be part of the Building and shall not be considered as a projection over a Yard.

- (2) Subject to the requirements of the Alberta Building Code, the following features may project into any yard required by the Land Use Bylaw. In all other features, the portion of and attachments to a main or Accessory Building which may project over or on a minimum Yard are:

Feature	Yard in Which Projection is Permitted	Maximum Permitted Projection into the Minimum Required Yard
Eaves, chimney	Any Yard	0.61 m (2 ft)
Unenclosed steps, exterior stairs, and ramps	Front & Rear Yards Side Yard	1.5 m (5 ft) 0.61 m (2 ft)
Bay or Box Window	Front & Rear Yards Side Yard	1.0 m (3 ft) 0.61 m (2 ft)
Unenclosed verandas, decks or patios, porches, balconies, terraces	Front Yard Rear Yard Side Yard	1.5 m (5 ft) 3.0 m (9.8 ft) 0.75 m (2.46 ft)
Cantilevered wall sections with a width less than 2.5 m (8 ft)	Front Yard Rear Yard Side Yard	1.5 m (5 ft) 3.0 m (9.8 ft) 0.75 m (2.46 ft)

- (3) In all other features, the portion of and attachments to a main or Accessory Building which may project over or on a minimum Yard are:
- any projection not exceeding 1.5 m (4.92 ft.) into a front or Rear Yard;
  - any projection not exceeding 0.6 m (1.97 ft.) into a Side Yard;
  - any projection that is an exterior fire escape not exceeding 1.2 m (3.94 ft.) in width.

#### 5.10 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- No person shall allow a motor vehicle, which is in dilapidated or unsightly condition or a Derelict and/or non-registered Vehicle to remain or be parked on a Parcel in the Residential District.
- No more than one (1) Recreational Vehicle, holiday trailer, motor home or camper may be parked on a parcel within a Residential District where a main building exists on the parcel. Where there is no main building on the parcel, there shall be no Recreation Vehicle, holiday trailer, motor home or camper parked on the parcel. No Recreation Vehicle, holiday trailer, motor home or camper shall be used for living and/or sleeping accommodation for an accumulative period of time greater than thirty (30) days per annum. Utility trailers and truck campers attached to a box of a truck are not included in this provision.
- In addition to subsection (2), one (1) additional recreational vehicle may be located on a parcel for a period not exceeding seven (7) consecutive days, up to a maximum of fourteen (14) days per calendar year, between May 1 and September 30.
- No more than two (2) recreational vehicles shall be located on a parcel at any time, unless otherwise approved by a Development Permit.
- Additional recreational vehicles may be permitted on a temporary basis by Development Permit for family gatherings, special events, or similar short-term circumstances, subject

to time limitations established by the Development Authority.

- (6) Recreational vehicles shall not be used for sleeping accommodation, occupancy, or commercial purposes, and shall not be permitted in association with a Short-Term Rental use.
- (7) No person shall allow a vehicle of more than 2,730 kg (6,018.6 lbs.) GVW and/or a length of 6.5 m (21.3 ft.) to be parked or stored on a Parcel within the Residential District, except those vehicles described in subsection (2).
- (8) A Shipping Container is prohibited in all residential districts, except:
  - d. for construction storage during the period of construction for which a valid building permit has been issued; or
  - e. where the Shipping Container will be used as an Accessory Building, a Development Permit has been issued and complies with the Accessory Building regulations and is finished with a roof and painted to match or complement the primary structure.

#### **5.11 VEGETATION REMOVAL**

- (1) Vegetation Removal requires a Development Permit in all land use districts except as otherwise provided in this Section.
- (2) General landscaping maintenance of vegetation is not considered vegetation removal. General landscaping maintenance shall include minor, seasonal, historical or regular pruning, shearing and trimming of living trees and/or shrubbery, mowing of lawn and the storage and/or composting/recycling of resulting clippings and remnants.
- (3) Owners of lake-abutting parcels may maintain a lake view through manual tree trimming and vegetation maintenance, which is not classified as Vegetation Removal.
- (4) The use of heavy machinery equipment for vegetation management shall require a Development Permit and may be approved by MPC subject to conditions.
- (5) For the purposes of this Land Use Bylaw, dead, decaying, or trees that pose a safety hazard have one or more of the following characteristics:
  - a. dry and lifeless wood that breaks very easily;
  - b. deep splits through the bark;
  - c. lack of leaves;
  - d. weak branch unions where they are not securely attached to the tree;
  - e. signs of decay such as fungi, or soft or crumbly wood; or
  - f. uneven growth pattern indicated by lopsided or leans in a particular direction.
- (6) Spiral pruning, meaning the thinning of a tree canopy by the selective removal of entire tree limbs, is the preferred method of pruning trees to enhance views of the lake.
- (7) Any healthy vegetation proposed to be removed shall be replaced at the discretion of the Development Authority. Applications for Vegetation Removal on Accreted Land will be heavily scrutinized and referred to the Municipal Planning Commission.

## 5.12 LANDSCAPING, ENVIRONMENTAL CONSERVATION AND DEVELOPMENT

(1) Unless otherwise specified in a District, the following standards of landscaping shall be required for all areas of a Parcel not covered by Buildings, Driveways, storage, and display areas:

- a. the conservation of existing trees and shrubs to the maximum extent possible;
- b. the appropriate Screening of outside storage areas, parking facilities and loading areas from adjacent Buildings and public Roads;
- c. a sufficient depth of topsoil to facilitate growth in the soft-Landscaped Areas, with areas not planted to trees and shrubs being seeded to grass, sodded or left with its natural grass cover; and
- d. completion of the landscaping by the end of the first full growing season following completion of construction or the commencement of the Use.
- e. the retention, in their natural state, of
  - i. swamps, gullies and natural drainage courses,
  - ii. unstable land,
  - iii. land subject to flooding by a 1:100-year flood,
  - iv. land with a natural gradient of 15% or greater, and
  - v. land below the top of the bank
  - vi. land between Gull Lake and the Development Line.

to the maximum extent possible.

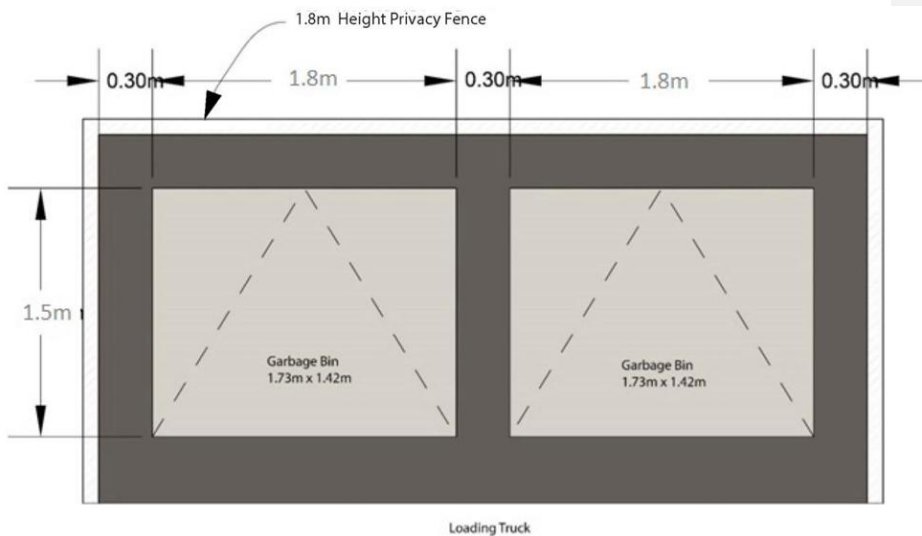
(2) In addition to subsection (1) above, the following regulations are specific to Developments proposed in the Commercial District:

- a. Appropriate Screening of outside storage areas, parking facilities and loading areas from adjacent Buildings and Roads shall be provided. Trees and shrubs shall be evenly placed at regular intervals when Used for Screening.
- b. The planting of additional trees and shrubs shall be provided on the basis of the following:
  - i. one (1) tree per 40 m<sup>2</sup> (430 ft<sup>2</sup>) of the required Landscaped Area;
  - ii. one (1) shrub per 20 m<sup>2</sup> (215 ft<sup>2</sup>) of the required Landscaped Area;
  - iii. fifty percent (50%) of the required trees and shrubs shall be coniferous, and fifty percent (50%) of the required trees and shrubs shall be deciduous
  - iv. seventy-five percent (75%) of the coniferous trees shall be a minimum 2 m (6.6 ft) in Height above the root ball and twenty-five percent (25%) shall be a minimum of 3.5 m (11.5 ft) in Height above the root ball;
  - v. fifty percent (50%) of the deciduous trees shall be a minimum of 50 mm (2.4 in) caliper above the root ball and fifty percent (50%) shall be a minimum of 75 mm (3 in) caliper above the root ball;
  - vi. a minimum Height of 0.5 m (1.64 ft) for coniferous shrubs; and

- vii. a minimum Height of 0.6 m (1.97 ft) for deciduous shrubs.
- (3) When not Used for Screening, trees and shrubs shall be clustered or arranged in planting beds. Individual planting beds shall consist of an odd number of trees and shrubs and an approximate mix of fifty percent (50%) coniferous and fifty percent (50%) deciduous). At a minimum, a planting bed shall be composed of three (3) coniferous trees and two (2) deciduous trees or shrubs.
- (4) The Owner of a property shall be responsible for landscaping and proper maintenance. If the required landscaping does not survive two (2) growing seasons, the applicant/Owner must replace it with a similar type of species and with a similar caliper width or Height.

### **5.13 REFUSE STORAGE**

- (1) A commercial waste bin shall be provided as part of the Development of commercial Uses in the Commercial District. The bin shall be placed in a Screened enclosure, by way of a solid metal Fence, Screening wall composed of the same material as the Building and/or a planting buffer in the side or Rear Yard at a location accessible by garbage collection.
- (2) For commercial developments, garbage and waste material must be stored in weatherproof and animal proof containers. Garbage and waste material storage must be screened from public roads, excluding lanes.
- (3) A commercial garbage bin measures approximately 1.5m in depth by 1.8m in length and 1.5m in height. A vertical clearance of 5m measured from the road grade is required for mechanical truck arm lift. An area clear of obstruction measuring a horizontal distance of 4m from the forward sidewall of the garbage bin in the direction of truck travel is required for efficient garbage pickup. The dimensions of the required enclosure are illustrated below. Should commercial garbage pick-up be arranged through a private company, the clearance distance required should be determined by the applicant and approved by the Development Authority.



#### 5.14 SCREENING

- (1) Commercial developments abutting a parcel with a principal residential use shall be screened from view on an interior side parcel line or rear parcel line, to the satisfaction of the Development Authority.
- (2) Where permitted, outdoor storage areas of commercial materials and equipment shall be screened from adjacent parcels and public roads.
- (3) Within the corner visibility setback, screening shall be a maximum of 1.22 m (4.0 ft) in height above grade to ensure public safety and/or good visibility for traffic and pedestrian purposes.

#### 5.15 PARCEL SERVICING

- (1) The Development Authority must confirm there is adequate sewage collection, treatment and disposal, water supply treatment and distribution, stormwater collection and storage and road capacity necessary to serve a development.
- (2) Every development shall install a Private Sewage Disposal System approved by the safety codes agency contracted by the municipality.
- (3) Individual onsite NSF 40 Advanced Wastewater Treatment Systems may be approved for year-round use. This method will not be approved for seasonal use.
- (4) The release of any wastewater, including grey water, is strictly prohibited on any land within the municipality including ditches, public lands, and private property except in cases where prior written approval has been granted by the Development Authority.

#### 5.16 GRADING AND DRAINAGE

- (1) Parcel grades and building elevations shall be established to ensure effective drainage and

prevent drainage from one parcel to another, except where drainage conforms to an approved subdivision drainage plan.

- (2) The owner of a parcel shall be responsible to ensure that grading is maintained over time to provide effective drainage. Where maintenance of a common drainage swale or path at a property line is required, the responsibility of maintenance lies with the owners of both parcels. Where a drainage swale or path is established within an easement or right-of-way on a parcel, swale grades shall be maintained, and the swale shall be kept free of any obstructions.
- (3) Where retaining walls are necessary or proposed in any development, such walls shall be developed with professional quality and shall not negatively affect abutting parcels due to site elevations or drainage.

#### **5.17 MECHANIZED EXCAVATION, STRIPPING AND GRADING**

- (1) A temporary Fence shall be erected surrounding all excavations which in the opinion of the Development Authority may be hazardous to the public.
- (2) Where finished ground elevations are established, all grading shall comply therewith.
- (3) All Parcels shall be Graded to ensure that storm water is directed to a public Road without crossing Adjacent Land, except as permitted by the Development Authority.
- (4) All topsoil shall be retained on the Parcel, except where it must be removed for Building purposes.

#### **5.18 NON-CONFORMING BUILDINGS AND USES**

- (1) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- (2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations shall be made to it or in it.
- (3) A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel of the Parcel and no additional buildings may be constructed on the Parcel while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
  - a. to make it a conforming building;
  - b. for routine maintenance of the building, if the Development Authority considers it necessary; or
  - c. in accordance with a Land Use Bylaw that provides minor variance powers to the Development Authority for the purposes of this section.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.

- (6) The use of land or the use of a building is not affected by a change of ownership or tenancy of the land or building.

#### **5.19 MUNICIPALLY OWNED LANDS**

- (1) Vegetation Removal from municipally owned lands is strictly prohibited, unless prior written permission is received from Council.

#### **5.20 LAND USE POLICIES**

- (1) Every action undertaken by the Municipality and the Development Authority must be consistent with any Land Use Policies established pursuant to the Intermunicipal Development Plan and the *Municipal Government Act*.

#### **5.21 GUIDELINES FOR OTHER LAND USES**

- (1) All Uses which are not covered by specific regulations in Part III shall be:
  - a. separated from adjacent Uses by such a distance as to ensure that there will be no adverse impact upon or by those adjacent Uses;
  - b. at a density which is consistent with that prevailing in the area, unless otherwise provided for in a Statutory Plan;
  - c. setback from any Parcel boundary abutting a Road a sufficient distance to ensure that the Development will not be visually intrusive, having regard to any possible changes in surrounding Uses;
  - d. of a Height which will be consistent with that prevailing in the area;
  - e. developed in such a manner that there will be no adverse impact upon or by traffic on adjacent Roads; and
  - f. developed in conformance with any applicable Statutory Plan policies.

#### **5.22 SIGNS**

Except for election signs, no Sign shall be erected in the Village of Gull Lake boundaries without a development permit issued by the Village. In accordance with subsection (i) of section 3.2, a development permit may not be required for certain types of signs.

- (1) A Sign shall not conflict with the general character and the appearance of the surrounding streetscape or the architecture of nearby buildings.
- (2) All Signs shall be designed and manufactured to a professional standard of quality.
- (3) A Sign shall not be located to obstruct the movement or free and clear vision of a pedestrian or motorist.
- (4) A Sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal or device or otherwise pose a potential hazard to traffic.
- (5) A Sign shall not display lights which may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (6) No Sign shall project higher than the roofline of the building to which it is attached.
- (7) Where a Sign projects over public property, a minimum clearance of 2.5 m (8.2 ft.) above Grade level shall be maintained.

- (8) Notwithstanding subsection (8), where a Sign is located in or projects into or over a Driveway or other area of vehicle movement, a minimum clearance of 4.6 m (15.1 ft.) above Grade level shall be maintained.
- (9) All Signs shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the Development Authority, be required to be renovated or removed if not kept in a safe, clean, tidy or legible condition.

# PART 6

## USE SPECIFIC REGULATIONS

## 6.1 CANNABIS RETAIL SALES

- (1) A cannabis retail sales use shall not be located within 800m of the following:
  - a. centennial Park located on Lot 1, Plan 1857EO, Part of the NW 23-40-28-4 and Lots 2 through 9, Plan 2352S; and
  - b. the Summer Village Community Hall site located on Lots 3A through 5A, Plan 3689KS.

For the purposes of this subsection only the 800m distance shall be measured from the closest point of the cannabis retail sales use to the closest point of any of the parcels or subject sites listed above. The Development Authority shall not grant a variance to reduce the separation distance.

- (2) Cannabis retail sales shall not be co-located with, or approved in combination with, any other use within the same building designed to house a single tenant or the same commercial bay of a building designed to house multiple tenants.
- (3) Cannabis retail sales shall include design elements and considerations that readily allow for natural surveillance and the promotion of a safe urban environment, which, to the satisfaction of the Development Authority, includes the following requirements:
  - a. customer access to the store is limited to a store front that is visible from the street, or a parking lot, or the interior hallway of a mall;
  - b. the exterior of all stores shall have as much transparency from the street as possible;
  - c. outdoor lighting shall be designed to ensure a well-lit exterior for pedestrians and illumination of the property; and
  - d. landscaping shall consist of low-growing shrubs or trees with a sufficiently high canopy to maintain natural surveillance between heights of 1m and 2.5m above grade.
- (4) No outdoor storage relating to cannabis retail sales shall be allowed.
- (5) No nuisances, including but not limited to odour, noise, or light, shall be emitted.
- (6) Drive through facilities and windows are not permitted.
- (7) Onsite parking shall be provided at a rate of 5 parking stalls per 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of floor area.
- (8) The Development Authority shall not grant a variance to any standard that applies to a cannabis retail sales use.
- (9) In addition to the requirements for a development permit application, the applicant proposing a cannabis retail sales development shall provide:
  - a. a drawing illustrating the proposed location of the cannabis retail sales and its distance from any other use or facility that requires a distance separation under this Land Use Bylaw or the provincial legislation; and
  - b. written confirmation from the Alberta Gaming, Liquor and Cannabis Commission (AGLC) that the applicant has satisfied the AGLC requirements to be a person eligible to sell cannabis in Alberta.

## **6.2 SOLAR ENERGY COLLECTORS**

- (1) A Solar Collector shall:
  - a. be located and mounted to ensure that no glare is produced for Adjacent Sites;
  - b. meet the height requirements of the District in which it is located; and
  - c. be located in the Rear Yard when located on the ground of a property in a residential District.
- (2) A Solar Energy Collector installed on the ground of a property in any District shall require a Development Permit, and the Setbacks and screening shall be to the satisfaction of the Development Authority.

## **6.3 SHIPPING CONTAINERS**

- (1) Where a Shipping Container is proposed to be used as a building or structure not intended for storage, the regulations for the applicable intended land use district will apply.
- (2) The following regulations shall apply to all Shipping Containers located on parcels in the residential district:
  - a. where a Shipping Container will be used as an Accessory Building it shall comply with the applicable District regulations and Section 5.2, unless otherwise stated in this section.
  - b. a maximum of one (1) Shipping Container used as an Accessory Building may be permitted.
  - c. a Shipping Container used as an Accessory Building must not exceed the following dimensions: 6.1m (L) x 2.5m (W) x 2.9m (H).
  - d. where the Shipping Container will be used as an Accessory Building, a Development Permit has been issued and complies with the Accessory Building regulations, the shipping container shall:
    - i. be finished or painted to match or complement the primary structure or be finished in other materials that are characteristic of a residential district; or
    - ii. be screened from view to the satisfaction of the Development Authority.
- (3) The following regulations shall apply to all shipping containers located on parcels in the Commercial and Public Use Districts.
  - a. a maximum of one (1) shipping container on a parcel may be permitted.
  - b. shipping containers will only be allowed on parcels where the approved building has already been constructed.
  - c. a shipping container must not exceed the following dimensions: 13.716m (L) x 2.438m (W) x 2.896m (H).
  - d. shipping containers shall only be placed on the ground and shall not be stacked upon one another or on any other structure.
  - e. shipping containers must be located at the rear yard of the property and shall:
    - i. Be standalone so that they are not connected to one another or to any

structures on the property (e.g. through the development of a roof structure, or other means);

- ii. be finished in the same colour as the primary colour of the principal building on the parcel; or
  - iii. be screened, using either vinyl fencing measuring 1.8m in height or coniferous trees, planted at a minimum height of 1.8m and spaced to provide a wall of fencing.
- f. where the rear yard is adjacent to a residential district, or public street, additional landscaping and screening shall be provided to screen the shipping containers, to the satisfaction of the Development Authority.

#### **6.4 COMMUNICATION TOWERS**

- (1) The height of the tower structure is limited to the maximum height limit of the respective district, but antennas may extend above the structure.
- (2) The appearance of a communication tower shall be to the satisfaction of the Development Authority.
- (3) When a communication tower/antenna is proposed in or adjacent to a residential area, the Development Authority may notify and solicit written comments from the area residents and/or landowners concerning the proposed development.
- (4) Notwithstanding any of the municipal requirements outlined above, all proponents for communication towers must comply with applicable federal legislation and regulations, including but not limited to Industry Canada Client procedures Circular (CPC 2-0-0-3) Radiocommunication and Broadcasting Antenna Systems.

#### **6.5 HOME OCCUPATIONS**

- (1) In accordance with Section 3.2 a Development Officer may make a decision on an application for a Home Occupation provided the application complies entirely with the regulations herein.
- (2) Pursuant to the definition of “Home Occupation” in Part One, Home Occupations in this Bylaw are identified as follows:
  - a. Home Occupation – Class 1 Minor means a Home Occupation which:
    - i. Does not involve any client or customer visits to the Dwelling Unit; and
    - ii. Does not involve any employees working on-site other than principal home residents.
  - b. Home Occupation – Class 2 Major means a Home Occupation where a limited number of clients access the site or additional pedestrian, or vehicle traffic is generated. In addition to the regulations in this section, a Home Occupation – Class 2 Major shall comply with the following:
    - i. no more than six (6) client or customer visits to the Dwelling Unit per day;
    - ii. no more than one (1) employee working on-site who does not reside in the Dwelling Unit.

(3) All Home Occupations shall comply with the following:

- a. a home occupation shall not include any use or operation which detracts from the amenities of a residential neighbourhood, by way of creating dangerous or objectionable conditions;
- b. a home occupation shall be incidental and subordinate to both the residential use and any Accessory Residential Building;
- c. there shall be no exterior display or advertising with the exception of one sign with a maximum area of 0.4 m<sup>2</sup> (4 ft<sup>2</sup>) being located within a window or, at the discretion of the Development Authority, located on the Building or other suitable location on the site;
- d. there shall be no outside storage of equipment, materials, commodities or finished products;
- e. no commodity other than the product or service of the home occupation shall be sold on the premises;
- f. no person other than a resident of the dwelling shall be employed on-site, unless approved as a Home Occupation – Class 2 Major;
- g. not more than one (1) business vehicle used in or for the home occupation shall be parked on the site or any street adjacent thereto;
- h. a home occupation shall not involve the on-site use and/or storage of hazardous or dangerous goods; and
- i. a home occupation license does not exempt the applicant from compliance with any federal or provincial regulation, or any municipal Bylaw or regulation.
- j. a permit for a home occupation may be revoked at any time if, in the opinion of the Development Authority, the home occupation has become detrimental to the residential nature and amenity of the neighbourhood or otherwise does not meet the criteria or intent of a home occupation.

## 6.6 **BED AND BREAKFAST**

(1) A Bed and Breakfast shall:

- a. not contain cooking facilities in bedrooms or suites for use by guests;
- b. the property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.
- c. no full-time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises.
- d. have no form of advertising related to the business, except for one (1) identification sign (0.12 m<sup>2</sup>) placed in a window, discernible from outside of the building; and
- e. not be approved within a Dwelling where a Development Permit has been issued for the following:
  - i. Home Occupation – Major (Class II).
  - ii. Secondary Suite.

## **6.7 SHORT TERM RENTAL ACCOMMODATIONS**

- (1) There are 2 types of short-term residential rental accommodations:
  - a. rental of an entire dwelling; or
  - b. rental of individual rooms or spaces in a home where the host also resides.
- (2) A Development Permit for a Home Occupation (Class II) is required if the operator/host resides at the rental premises and is renting out more than two sleeping units. This includes situations where the rental accommodation is a separate secondary or garden suite.
- (3) A building permit may be required if there are changes to the physical floor plan of the property to accommodate the short-term residential rental accommodation.

## **6.8 SECONDARY SUITES**

- (1) A Secondary Suite shall be restricted to a site occupied by a detached dwelling.
- (2) One (1) Secondary Suite may be allowed per detached dwelling lot.
- (3) A Secondary Suite shall not exceed 70% the gross floor area of the main floor of the principal dwelling.
- (4) One (1) off-street parking stall shall be provided per Secondary Suite in addition to the required number of parking stalls for the principal building.

## **6.9 OUTDOOR HOT TUB**

- (1) Every outdoor hot tub or whirlpool shall be secured against entry by the public other than owners, tenants or their guests.
- (2) Outdoor hot tubs and whirlpools shall not be located within any yard abutting a public road unless properly screened from public view. Outdoor hot tubs and whirlpools may be located within a side yard or rear yard not abutting a public road, provided all minimum yard setback requirements of the District are met

## **6.10 DEVELOPMENT IN PROXIMITY TO OIL AND GAS WELLS**

- (1) In accordance with the *Matters Related to Subdivision and Development Regulation*, no Building shall be constructed within 100 metres (328 feet) of the well head of a gas or oil well, unless, in the opinion of the Development Authority, it may be considered an infill Development or written approval is obtained by the Alberta Energy and Utilities Board.

## **6.11 DEVELOPMENT SETBACKS FROM LANDFILLS AND WASTE SITES**

- (1) In accordance with the *Matters Related to Subdivision and Development Regulation*:
  - a. a school, hospital, or residence must not be approved and a school, hospital or residence must not be constructed if the Building site is within the distances from a sanitary landfill, modified sanitary landfill, hazardous waste management facility, dry waste site, waste processing site, waste storage site, waste sorting station or waste transfer station specified in the *Matters Related to Subdivision and Development Regulation*; and
  - b. a sanitary landfill, modified sanitary landfill, dry waste site, hazardous waste

management facility, waste processing site, waste storage site, waste sorting station or waste transfer station must not be approved within the distance from the property boundary of a school, hospital, or residence, specified in the *Matters Related to Subdivision and Development Regulation*. The requirements contained in the *Matters Related to Subdivision and Development Regulation* may be varied by a subdivision authority or a development authority if the applicant submits a report from a professional engineer that addresses the criteria for a variance stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time.

# **PART 7**

## **VEHICLES AND PARKING**

## 7.1 PARKING

- (1) The following minimum number of parking spaces shall be provided and maintained upon the Use of a Parcel or a Building in any District as described in this Land Use Bylaw. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded up to the next highest integer.

Commercial Uses	Parking Spaces
Indoor Merchandise Sales	3 per 100 m <sup>2</sup> (1,076.4 sq. ft.)
Personal Services	2.5 per 100 m <sup>2</sup> (1,076.4 sq. ft.)
Motels	1 per guest room
Repair Services	2 per 100 m <sup>2</sup> (1,076.4 sq. ft.)
Restaurants	1 per 4 seats
Churches	1 per 4 seats
Residential Uses	Parking Spaces
Guest Houses	1 per Guest House
Home Occupation – Class 2 Major	1 additional stall
Residential Dwelling Units	2 per dwelling
Uses not listed above	The number of spaces shall be determined by the Development Officer having regard to similar uses listed above and the estimated traffic generation and attraction of the proposed use.

- (2) When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the additional parking spaces to be provided shall be limited to the difference between the requirement of the original building or use and that of the enlarged building or changed or intensified use.
- (3) The parking space requirement on a parcel which has or is proposed to have more than one use shall be the sum of the requirements for each of those uses.
- (4) Each parking space shall have dimensions of not less than 2.75 m (9.02 ft.) by 5.5 m (18.04 ft.).
- (5) The dimensions of parking areas shall be as set out in the diagram and table shown below.

Diagram 7.1 Dimensions of Parking Area

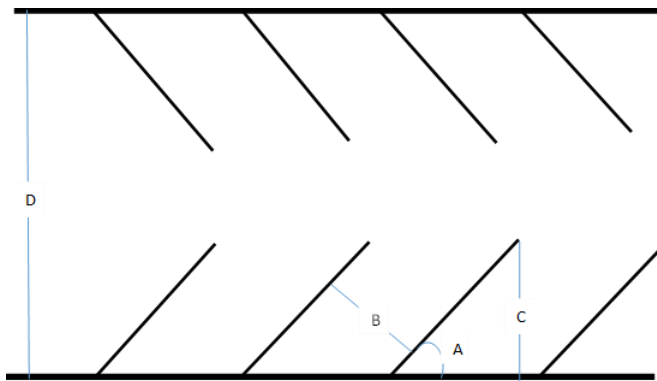


Table 7.1 Minimum Dimensions of Parking Stall

A Parking Angle	B Stall Width	C Stall Depth	D Overall Depth
0	2.75 m (9 ft.)	2.75 m (9 ft.)	9.00 m (30 ft.)
30	2.75 m (9 ft.)	5.00 m. (16 ft.)	13.50 m (44 ft.)
45	2.75 m (9 ft.)	5.70 m (18 ft.)	15.40 m (51 ft.)
60	2.75 m (9 ft.)	6.00 m (20 ft.)	17.50 m (57 ft.)
90	2.75 m (9 ft.)	5.50 m (18 ft.)	18.00 m (59 ft.)

(6) A minimum standard of 24.75 m<sup>2</sup> (266 ft<sup>2</sup>) per parking space shall be used for general calculations for the areas of parking facilities or the number of parking spaces in a parking facility.

## 7.2 VEHICLE ACCESS TO BUILDINGS

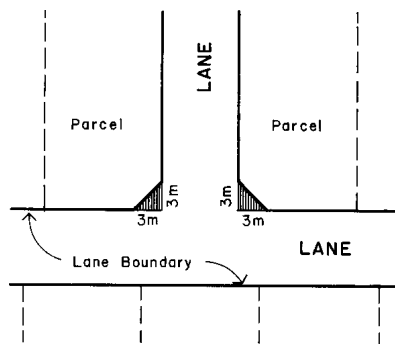
- (1) Any Building into which a vehicle may enter shall have a Driveway on the Parcel at least 6 m (19.69 ft.) in length, except where the Driveway enters a Lane, in which case the Driveway shall be not greater than 1.0 m (3.28 ft.) or a minimum of 6.0 m (19.69 ft.) in length.
- (2) Access into Commercial District
  - a. vehicular entrances and exits, as well as on-Site pedestrian and vehicular routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
  - b. loading spaces shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on Adjacent Land Uses.

### 7.3 ACCESS INTO COMMERCIAL DISTRICT

- (1) Vehicular entrances and exits, as well as on-Site pedestrian and vehicular routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- (2) Loading spaces shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on Adjacent Land Uses.

### 7.4 SIGHT LINES AT INTERSECTIONS OF LANES AND ROADS

- (1) At the intersection of Lanes, a 3.0 m (9.84 ft.) Sight Triangle shall be provided, as illustrated below:



- (2) At the intersection of other Roads, the Development Authority may require the calculation of Sight Triangles where:
  - a. one or more rights-of-way is less than 15 m (49.21 ft.); or
  - b. regulated vehicle speed exceeds 50 km/h; or
  - c. one of the carriageways is not centred in its right-of-way; or
  - d. an intersection leg is curved or skewed; or
  - e. an intersection leg is sloped at 2% or greater.
- (3) Sight Triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing sight distances for Roads.

### 7.5 DRIVEWAYS

- (3) The number of driveways on a property designated Residential shall be limited to not more than one (1) driveway on a property with less than 40 m (131 ft.) of frontage and not more than two (2) driveways for properties with more than 30 m (100 ft.) of frontage.
- (4) For driveways that legally existed prior to the adoption of this Land Use Bylaw, the combined width of all driveways on a parcel should be reduced to not more than fifty (50)

percent of the parcel frontage where redevelopment or alteration occurs, unless otherwise approved by the Development Authority.

- (5) At street intersections, driveways shall be set back from the parcel boundaries which form the intersection not less than:
  - a. 6.0 m (19.69 ft.) where the driveway serves not more than four dwelling units; or
  - b. 15.00 m (49.21 ft.) for all other uses, except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- (4) The maximum width of a driveway shall be 7.2 m (23 ft) unless, in the opinion of the Development Authority, additional width is required for public safety or to effectively convey traffic between a property and the street system.
- (5) The minimum distance between driveways shall be:
  - a. Nil, where the driveways serve single dwelling units,
  - b. 6.0 m (19.69 ft.) where the driveways serve any other use, except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.

SCHEDULE A) LAND USE MAP

