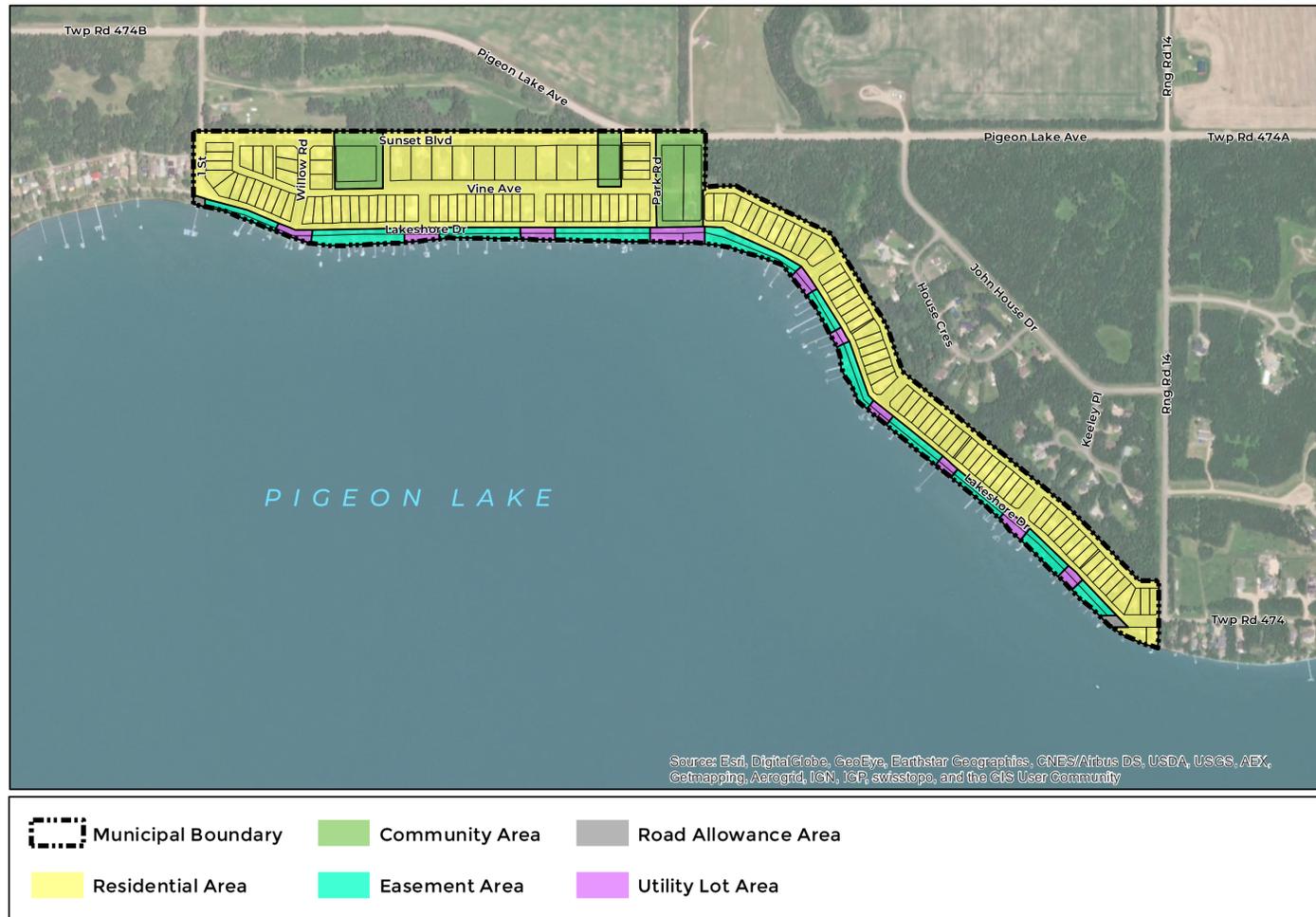


## What is...?



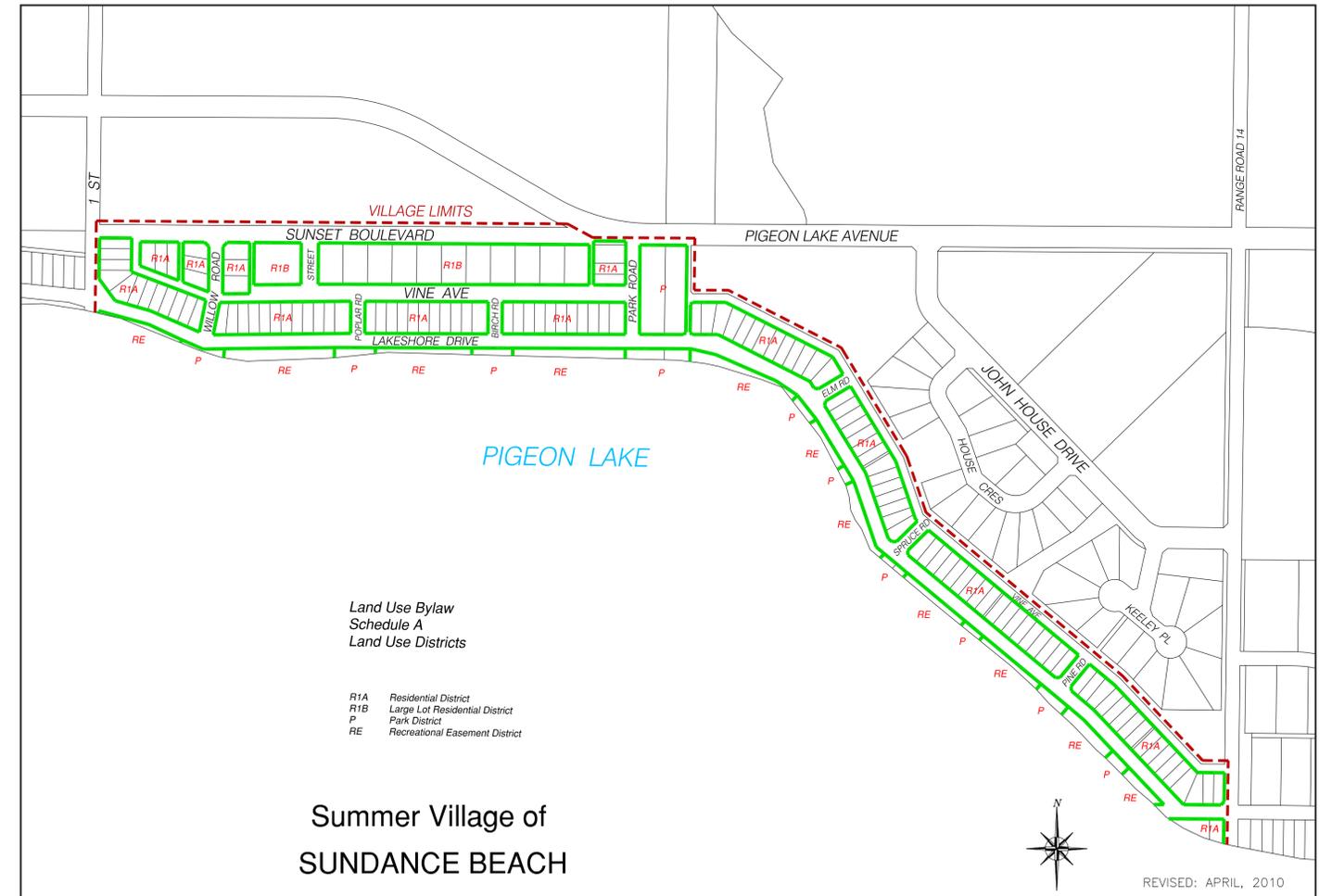
Future Land Use Map - Summer Village of Sundance Beach Municipal Development Plan

### What is a Municipal Development Plan?

A Municipal Development Plan is a document that thinks about what the Summer Village will be like in the future. It talks about things like how the land should be used and how it should grow.

The Municipal Development Plan contains rules called policies. These policies are like instructions that tell people how they should develop and invest in the Summer Village. They are descriptive, which means, for example, they might say that new houses should be built in a certain area, or that a specific amount of land should be kept for businesses. These policies help everyone understand how to make the Summer Village a better place and make good decisions about how to invest in it.

The map above shows how the land in the Summer Village will be used in the future according to the Municipal Development Plan. Each area on the map has its own set of rules that support the policies in the Municipal Development Plan. This helps everyone know where things should go and how the village will look in the future.



Land Use Districts Map - Summer Village of Sundance Beach Land Use Bylaw

### What is a Land Use Bylaw?

A Land Use Bylaw contains a set of districts and regulations that tells people how they can use their land. It's a way to put into action the Municipal Development Plan.

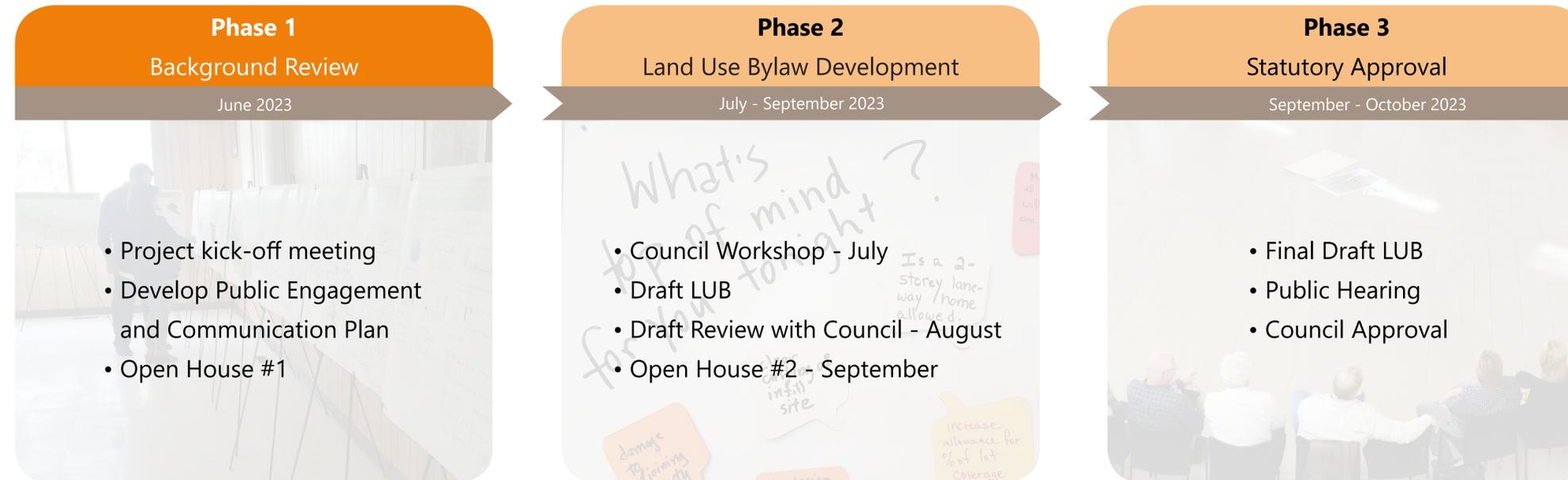
Each district has its own set of regulations about what can be built or done there. For example, there might be a district for houses, another one for stores, and another for parks.

These regulations support growth and development and protect the Summer Village from things that could be unsafe or cause problems. They help make sure that the Summer Village grows in an orderly and safe way.

The map above shows the four land use districts in the Summer Village:

- Residential District (R1A)
- Large Lot Residential (R1B)
- Park District (P)
- Recreational Easement District (RE)

## Project Timeline



## Key Contacts

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## Public Engagement Overview

A consultation program was created to ask for opinions and ideas from different groups of people, like the residents, businesses, and the Summer Village Councillors.

### Open House #1 – June 17, 2023

The objectives of this Open House are as follows:

**Introduce the Project:** The primary purpose of this event is to familiarize the community with the project. It provides an opportunity to present the project's goals, objectives, and key aspects to the attendees.

**Share Project Information:** The Open House serves as a platform to disseminate relevant information about the project. This includes details about its scope, timeline, potential impacts, and any proposed plans or developments.

**Identify Land Use Issues and Opportunities:** By engaging the community, the Open House aims to gather valuable insights regarding land use. Attendees will have the opportunity to express any concerns they may have about the current land use practices, as well as highlight any potential opportunities for improvement or enhancement.

### Open House #2 - September 2023 (TBD)

The objectives of this Open House are as follows:

**Share Highlights of the Draft LUB:** The primary purpose of this event is to present and discuss the key features and important aspects of the Draft Land Use Bylaw (LUB) with the community. It aims to provide an overview of the proposed regulations and highlight significant changes or new provisions.

**Collect Feedback for the Final LUB:** The Open House serves as an opportunity for community members to provide their valuable input and feedback on the Draft LUB. By actively engaging attendees, we seek to gather diverse perspectives, concerns, and suggestions that will contribute to the refinement and improvement of the Final LUB.

By achieving these objectives, the Open House facilitates transparency, community involvement, and effective decision-making in the process of preparing the Final LUB. It provides an avenue for people to stay informed, voice their opinions, and influence the outcome of the bylaw in a meaningful way.



## Why do we need a new LUB?

### Implementation of the new Municipal Development Plan

The Council of the Summer Village adopted this new plan in March 2021. It has a new vision and goals for how we want our village to grow and develop. To make sure the new plan becomes a reality, we need a new LUB that follows the guidelines and rules set out in the MDP.

The LUB helps us implement the MDP by providing development standards and regulations for how the land should be used. It helps us make sure that the village grows in a way that matches the vision and goals of the MDP.

#### Vision

*The Summer Village is a safe and welcoming community that respects, sustains, and enjoys the shores of Pigeon Lake.*

In other words, the Summer Village is a special place where everyone feels safe, welcomed, and happy. We take good care of the beautiful shores of Pigeon Lake and make sure to protect and enjoy them.

#### Guiding Principles

- **Intermunicipal Cooperation:** Collaborative initiatives promote compatible, cost-effective and complementary land use patterns, infrastructure, and service delivery systems.
- **Future Land Use:** Developments and redevelopments are well-planned and designed to mitigate environmental risk, conserve significant environmental features, and maintain the character of the community.
- **Residential Area:** Residential developments and redevelopments are well maintained, low density, and support seasonal and full-time occupancy.
- **Community Area:** Sundance Beach is a safe, vibrant community with abundant recreational opportunities.
- **Easement Area, Utility Lot Area, and Road Allowance Area:** Development within the Easement Area, Utility Lot Area, and Road Allowance Area conforms to the respective easements and licenses, the EHA guidelines for lakeshore development, and the Summer Village Land Use Bylaw.
- **The Pigeon Lake Watershed:** Excellence in environmental stewardship supports land use and municipal programs that conserve and enhance the Pigeon Lake watershed and the community's unique ecological features.
- **Infrastructure and Servicing:** Infrastructure is designed and maintained to efficiently meet present and future needs.
- **Implementation:** Responsible, transparent, and forward-thinking governance processes guide decisions.

#### Establishing a Strong Alignment between the MDP and LUB

The Summer Village is updating the regulations and development standards of the Land Use Bylaw (LUB) to match and follow the vision and goals of the Municipal Development Plan (MDP). We want the LUB to work together seamlessly with the MDP.

## Why are we doing this now?

### Key issues identified by Administration and Council

- Make the document easier to understand by using simple language that everyone can understand.
- Clearly explain any new or unfamiliar words or phrases so that people can easily understand them.
- Include helpful pictures or diagrams that show important development standards and regulations.
- Create a document that is easy to find your way around, so you can quickly find the information you need.
- Make sure the development setbacks follow the requirements of the Alberta Building Code.
- Address important topics like recreational vehicles, tree cutting, and landscaping to provide clear guidelines.

The Administration and Council have identified these key issues to improve the document and make it easier for everyone to understand. By using simple language, clear definitions, and helpful illustrations, we want to make sure that people can navigate the document easily and find the information they need.

Additionally, we will provide clarity about how the EHA Easement Agreement will be enforced to ensure that everyone understands and follows the rules. Our goal is to create a professional and user-friendly document that is easy to read and understand for everyone in our community.



*Residential District (R1A)*



*Park District (P)*



*Large Lot Recreational District (R1B)*



*Recreational Easement District (RE)*

## Land Use Classes

The following table summarizes the permitted and discretionary land use classes in each of the land use districts of the LUB.

**Permitted Use (P)** means the use of land or a building for which a development permit shall be issued upon a deemed complete application having been made.

**Discretionary Use (D)** means the use of land or a building for which a development permit may be issued upon a deemed complete application having been made.

Land Use Classes	Residential District (R1A)	Large Lot Residential District (R1B)	Park District (P)	Recreational Easement District (RE)
Accessory uses such as decks, garages, storage shed, saunas, boathouses, and utility installations	P	P		
Boathouses and launching equipment				D
Buildings and uses accessory to municipal uses, public buildings, parks, and playgrounds			P	
Decks, any part of which is more than 30 cm above grade, in the front yard of any lot	D	D		
Fences higher than those exempted from required a development permit	D	D		
Guest houses, limited to one per lot	P	P		
Landscaping				D
Moved-in buildings	D	D		
Municipally owned park land	P	P		
Piers and decks				D
Public buildings and municipal uses			P	
Public parks and playgrounds			P	
Retaining walls				D
Single family dwellings of new, conventional construction, limited to one per lot	P	P		
Temporary accommodation, such as a travel trailer or recreational vehicle, to be used prior to the construction of a permanent dwelling on a lot.	D	D		
The parking and use of recreational vehicles	D	D		
The removal of trees				D
The use and exclusive occupancy of land for access to the lake by the easement holder				P
Unattended utility installation	P	P	P	

## Regulations

### All land use districts

The existing LUB includes regulations for the following topics that are applicable to all land use districts:

- Design and Appearance of Buildings
- Grading and Drainage
- Moved-in Buildings
- Signs

### Residential District (R1A)

Regulations for the Residential District (R1A) include:

- **Parking:** Two off-street parking stalls per lot.
- **Recreational Vehicles:** One recreational vehicle per lot and parking/storage duration regulations.
- **Guest Houses:** New construction, located in rear yards, maximum floor area of 538ft<sup>2</sup>, and one storey in height or built over a garage.

### Large Lot Residential (R1B)

Regulations for the Large Lot Residential District (R1B) are identical with those for the Residential District (R1A) except for:

- **Parking:** Three off-street parking stalls per lot.

### Park District (P)

Lot sizes, building style and size, setbacks, and parking shall be as required by the Development Authority.

### Recreational Easement District (RE)

Regulations for the Recreational Easement District (RE) include:

- **Engineering:** Development permit conditions for retaining walls.
- **Separate Application Required:** An application for a development permit on Easement Lands shall not be combined with an application regarding other lands.
- **Boathouses and Decks:** Shall be constructed at least 3m (10ft) from the edge of the travelled portion of the road.

## Development Standards

### Residential District (R1A) and Large Lot Residential (R1B)

Development Standards	Residential District (R1A)	Large Lot Residential District (R1B)
Lot Width	15.24m (50ft) min	20m (100ft) min
Lot Area	695m.sq (7,500ft.sq) min	1,858m.sq (20,000ft.sq)
Front and Rear Yards	8m (26ft) min	
Side Yards	<ul style="list-style-type: none"> <li>• 10% of the lot width</li> <li>• Half the building height</li> <li>• 5m (17ft) for a corner lot on the side adjacent to the flanking street</li> </ul>	
Location of Accessory Buildings	<p>Side yards:</p> <ul style="list-style-type: none"> <li>• Multi-storey accessory building with the same setbacks as a main building</li> <li>• 1.5m (5ft) min setback for single story accessory building</li> </ul> <p>Rear yards:</p> <ul style="list-style-type: none"> <li>• 1m (3ft) min from the front and rear property line</li> </ul>	
Location of Garages	<ul style="list-style-type: none"> <li>• Within 1m (3ft) of the property line (if the main doors do not face the road)</li> <li>• Within 3m (10ft) of the rear property line (if the main doors face the road)</li> <li>• A garage may be located in a front yard of a sloping lot (height conditions apply)</li> </ul>	
Site Coverage	30% max	
Height of Buildings	8.5m (28ft) max	
Minimum Dwelling Size	56m.sq (600ft.sq)	

#### Encroachment into Yards

Eaves, bay windows, chimneys, and extensions cantilevered beyond the building footings may encroach by no more than 0.5 metres (20 inches) into the yard.

#### Exterior Steps

Exterior steps may be constructed in a yard provided that they are no closer than 1m to a side property line.

#### Additions

A deck which is attached to the main building is deemed to be part of the main building. Any other building or structure which does not share footings with the main building on a lot is deemed to be an accessory building even if it is connected to the main building by a roof, breezeway, deck, patio, or other at-grade or above-grade connection.

#### Location of decks

A deck or patio, every part of which is less than 30 cm (one foot) above grade, may be constructed at any place on a lot and is not bound by yard and setback requirements. Higher decks are bound by the same yard and setback requirements as other buildings

### Park District (P)

Lot sizes, building style and size, setbacks, and parking shall be as required by the Development Authority.

### Recreational Easement District (RE)

The Development Authority may set a limit on the amount of the lot which can be covered by buildings.

The roof of a boat house shall not rise higher than 0.6m (2ft) above the crown of the adjacent road.

# Local Features - Municipal Development Plan



Municipal Boundary	Drainage Flow Direction	Wetland (Approximate Location)	100m Well Setback
John Turgeon Community Hall	Ditch/Weeping Tile	HRV 5, Historic Period	Operating or Issued Oil & Gas Wells
Culvert Crossing	Low Area (Approximate Location)	High Shoreline Disturbance	Reclamation Certified Oil & Gas Wells
Watercourse	Steep Area (Approximate Location)	Low Shoreline Disturbance (Natural)	Oil & Gas Pipelines



Shoreline Area



Shoreline Area



Community Entrance

## Easement Holders Association – Draft Regulations

### Shoreline Development

Any development located between the shoreline of Pigeon Lake and Lakeshore Drive requires a development permit. This includes property that is under a lease agreement from the Easement Holders Association (EHA), a Public Utility Lot (PUL), or an undeveloped Road Use Allowance. The Summer Village Development Officer will help coordinate the EHA's review process and communication with the applicant.

### Draft Regulations

The Sundance Beach Easement Holder Association (EHA) has established draft regulations for development along the shoreline. These regulations will be used by the EHA Board when considering development applications on EHA land. The updated Summer Village's Land Use Bylaw will provide more clarity on the EHA's review process.

#### Development Permits are not required for the following:

- Maintenance or repairs to structures
- Cutting grass and trimming plants, shrubs, and trees
- Landscaping that does not alter the existing grade or surface drainage pattern
- Removal of dangerous trees that pose a threat to public safety
- Placement and use of lawn chairs, benches, tables, umbrellas, and furniture
- Temporary storage of watercrafts, lifts, and piers

#### Development Permits are required for the following:

- Permitted buildings (for storage use and not residential use)
- Stairs and stairways
- Decks and patios
- Retaining walls
- Fire pits
- Planters

#### The following are not permitted:

- Fences between easement parcels
- Parking pads (paved or unpaved)
- Permanently installed utilities

#### Site Coverage and Setbacks

- **Maximum site coverage for structures:** 40%
- **Minimum site coverage for trees and natural vegetation:** 25%
- **Maximum area for permitted building:** 9.2903m.sq (100ft.sq)
- **Maximum height for permitted building or retaining wall:** 1.524m (5ft)
- **Minimum setbacks for structures:**
  - 3.048m (10ft) from the edge of the travelled portion of the road
  - 1.524m (5ft) from the edge of the travelled portion of the road
  - 3.048m (10ft) from the high water mark of Pigeon Lake
  - 0.9144m (3ft) from each of the side boundaries of such easement parcel

#### Building materials for structures:

- Encourage the use of environmentally friendly materials and low impact technologies
- Materials shall not contain toxic substances
- Paving stones shall be permitted for patios and fire pits so long as any water run-off can drain between them
- Non-permeable materials for horizontal surfaces shall not be permitted unless water run-off is directed into a grassy area, shrub bed, or a flower bed



## Pigeon Lake Watershed

### Implementation of Pigeon Lake Watershed Management Plan

#### Purpose

The Pigeon Lake Watershed Management Plan aims to create a comprehensive and science-based strategy that brings everyone together to protect and improve Pigeon Lake, its shorelands, and the entire watershed. The plan guides us in taking coordinated action to ensure the health and well-being of the lake, the surrounding lands, and our community.

#### Vision

Our shared vision is to work together for a healthy watershed, a healthy lake, and a healthy community. By collaborating and taking care of the Pigeon Lake watershed, we aim to create an environment where nature thrives, the lake remains clean and vibrant, and our community can enjoy the benefits of a healthy and sustainable ecosystem.

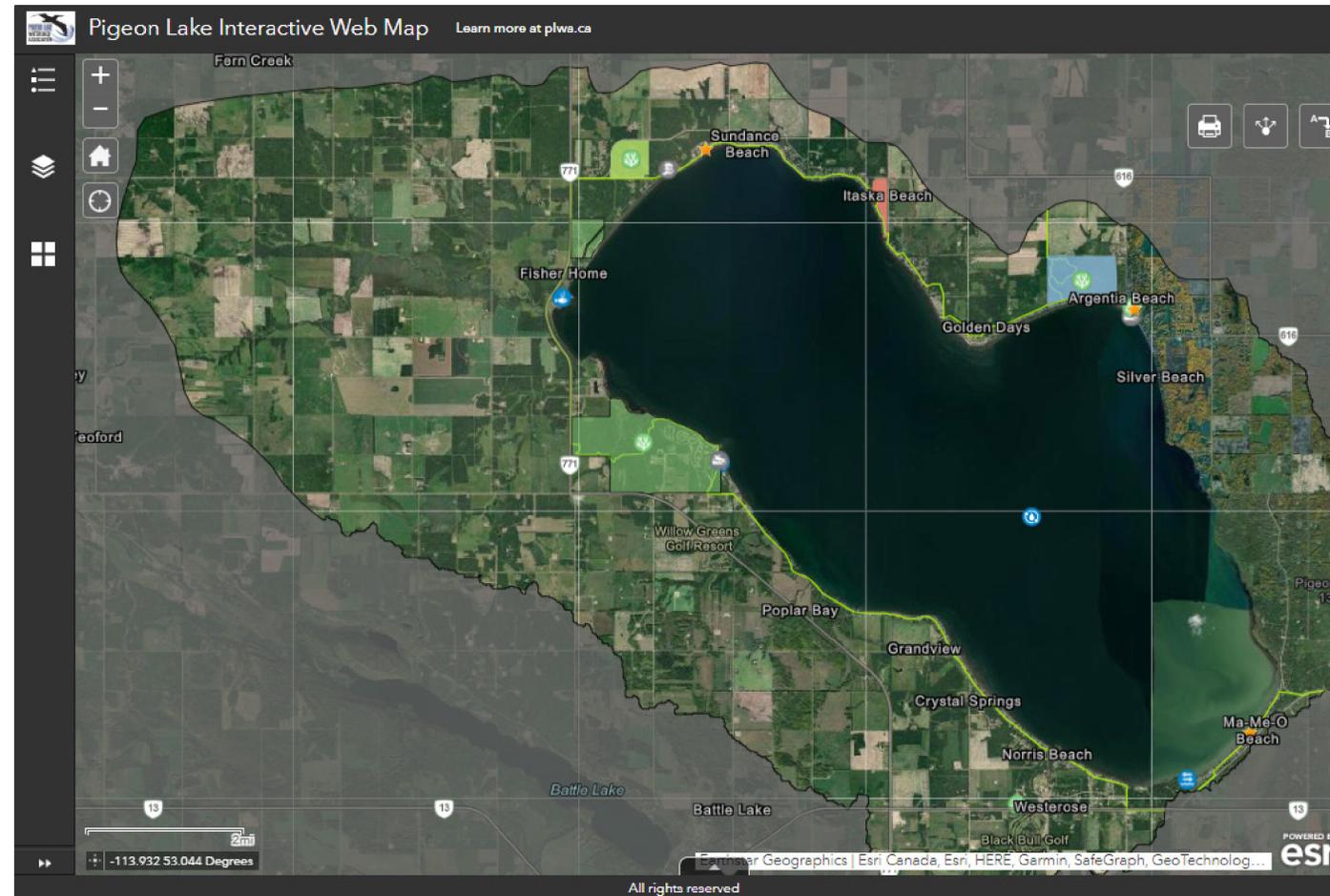
#### Goals

Our Pigeon Lake Watershed Management Plan has specific goals that we want to achieve:

**Reduce the occurrence and strength of algal blooms:** We aim to take actions that will help decrease the frequency and intensity of harmful algal blooms in Pigeon Lake. This will contribute to a healthier and more balanced ecosystem.

**Improve the overall health of the watershed and the lake:** We want to contribute to improving the condition of the lake, including the lands and water that surround Pigeon Lake. By doing so, we can enhance the natural functions and biodiversity of the area.

**Improve the recreational value and boost the economic well-being of the region:** We aim to make Pigeon Lake an even better place for recreational activities, ensuring that people can enjoy the lake's beauty and engage in various water-based and land-based activities. By doing this, we also support the local economy by attracting visitors and promoting tourism in the region.



Pigeon Lake Clean Runoff Demonstration Gardens



Pigeon Lake Points Of Interest

- Walking Trails
- Boat Launch Locations
- Rundle's Mission
- Tide Creek
- Weir

Pigeon Lake Conservation Lands

- Audoban Nature Reserve
- Graves Wildlife Sanctuary
- Rundle's Mission Conservation Easement Lands

Pigeon Lake Provincial Parks



Pigeon Lake Hydrometric Data Station



Pigeon Lake Monitoring Buoy



Trans Canada Trail



#### Implementation of best environmental practices through the LUB

The Village Council recognizes the importance of incorporating new content into the Land Use Bylaw (LUB) to promote environmentally friendly practices. This includes considering environmental guidelines outlined in the Pigeon Lake Watershed Management Plan to ensure that we protect and enhance the health of the lake and its surrounding areas.

In addition, addressing specific considerations related to AirBnB accommodations allows us to ensure that short-term rentals contribute positively to the overall well-being of our community and its natural resources.

Through the implementation of these new provisions, we are committed to fostering a balanced approach that prioritizes both development and environmental preservation. Our goal is to create a vibrant and sustainable community that values and safeguards our unique natural features.