

**BYLAW 159-17**

A BYLAW OF THE SUMMER VILLAGE OF WHITE SANDS, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 153-15 OF THE SAID VILLAGE.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE SUMMER VILLAGE OF WHITE SANDS IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Part 1, Subsection 1.3 - Revise **"Land Use Bylaw"** Definition to reflect Bylaw # 153-15.
2. That Schedule "B", Subsection 11 of Bylaw 153-15 shall be and is hereby amended as follows:
  - a. The addition of environmental policies as attached in appendix A
3. That Schedule C, Residential District R1, Subsection 13 - Revise "Removal of Vegetation" to reflect Section 11 and 13 of Schedule B,
4. That Schedule "C" of Bylaw 153-15 shall be and is hereby amended as follows:
  - (a) The addition of a DC-Direct Control District as attached in appendix B
5. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 28<sup>th</sup> day of April A.D. 2017.

NOTICE OF PUBLIC HEARING: Mailed to every land owner within the Summer Village of White Sands on April 28, 2017

Public Hearing held May 13<sup>th</sup>, 2017.

READ a second time this \_\_\_ day of \_\_\_\_\_, A.D. 2017.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, A.D. 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO

## Appendix "A"

### Amendment - Addition to Schedule B Subsection 11 of Bylaw 153-15

- (1) (f) Any development within a floodway or flood fringe may only be permitted in accordance with Alberta Environment and Sustainable Resource Development Legislation.
- (i) Non obstructive development may include, green space or parkland, golf courses, parking, open structures such as gazebos, and other non-obstructive development that in the opinion of the development authority does not change the elevation of the flood way and does not negatively impact the natural flow of water.
  - (ii) Development within the Flood Fringe that is subject to flood proofing measures and may require preventative engineering and construction methods recommended by a qualified professional as part of the development permit application process
- (5) Lot Grading, Storm Water Management and Drainage
- (i) The Development Officer may require, as a condition of a development permit, that a developer submit a storm water management plan or lot grading plan to the Village for approval.
  - (ii) The grading of a lot associated with an approved development shall conform to the storm water management plan or lot grading plan approved by the Village.
  - (iii) On-site drainage, including drainage from overland, a sump pump, roof or high water, shall not be permitted to flow onto an adjoining private property or onto Village property, except in accordance with an approved grading plan. The land owner shall direct on-site drainage, including drainage from a sump pump, roof or high water onto the yards of their property and eventually to an approved road, ditch or reserve parcel. .
  - (iv) All landscaping, topographic reconstruction, retaining walls, or site grading shall be confined to the property and shall not encroach onto any adjoining property including road rights-of-way, utility easements or rights-of-way, environmental or municipal reserves, or any other public or private lands excepting only where such encroachments, are expressly approved by the Village.
  - (v) If a person alters lot drainage on a site so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighbouring properties.

## Appendix "B"

### Amendment - Addition to Schedule C of Bylaw 153-15

#### DC - Direct Control District

**Purpose:**

To provide for a commercial use that is compatible with the general nature of the neighbourhood.

(1) Permitted Uses:

Such uses as deemed by Council to be compatible with the general nature of the neighbourhood.

(2) Site Regulations:

In addition to the Regulations contained in Schedule B, the following regulations shall apply to every development in this district.

Site Coverage	At Council's discretion.
Floor Area	At Council's discretion.
Minimum Parcel Area	At Council's discretion.
Maximum Building Height	At Council's discretion.
Front Yard Setback	At Council's discretion.
Side Yard Setback	At Council's discretion.
Rear Yard Setback	At Council's discretion.
Parking	At Council's discretion.
Accessory Buildings	At Council's discretion.