SUMMER VILLAGE
of
ROCHON SANDS

LAND USE BYLAW
Bylaw No. 244-19

September 2019

HOW TO USE THIS BYLAW

Rochon Sands' Land Use Bylaw establishes the regulations that govern how land and buildings can be developed in the municipality. 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 Development Officer. The steps below provide a brief method for researching the scope of development opportunities available for your property.

Step 1 – Determine Your Property's Land Use District
Locate the property in question on the Land Use Map attached as Schedule A of this Bylaw.
The map divides the Summer Village into Land Use Districts. Each District has a designation such as "R1" (Residential District), or "C" (Central Commercial). Note which Land Use District the property is located in.

Step 2 – Review the Regulations in Your District
Check the Table of Contents and find the District that you are interested in. Each Land Use District is listed in Part 9. In each District you will find a list of permitted and discretionary uses, and regulations related to subdivision, development and use for land within that particular district.

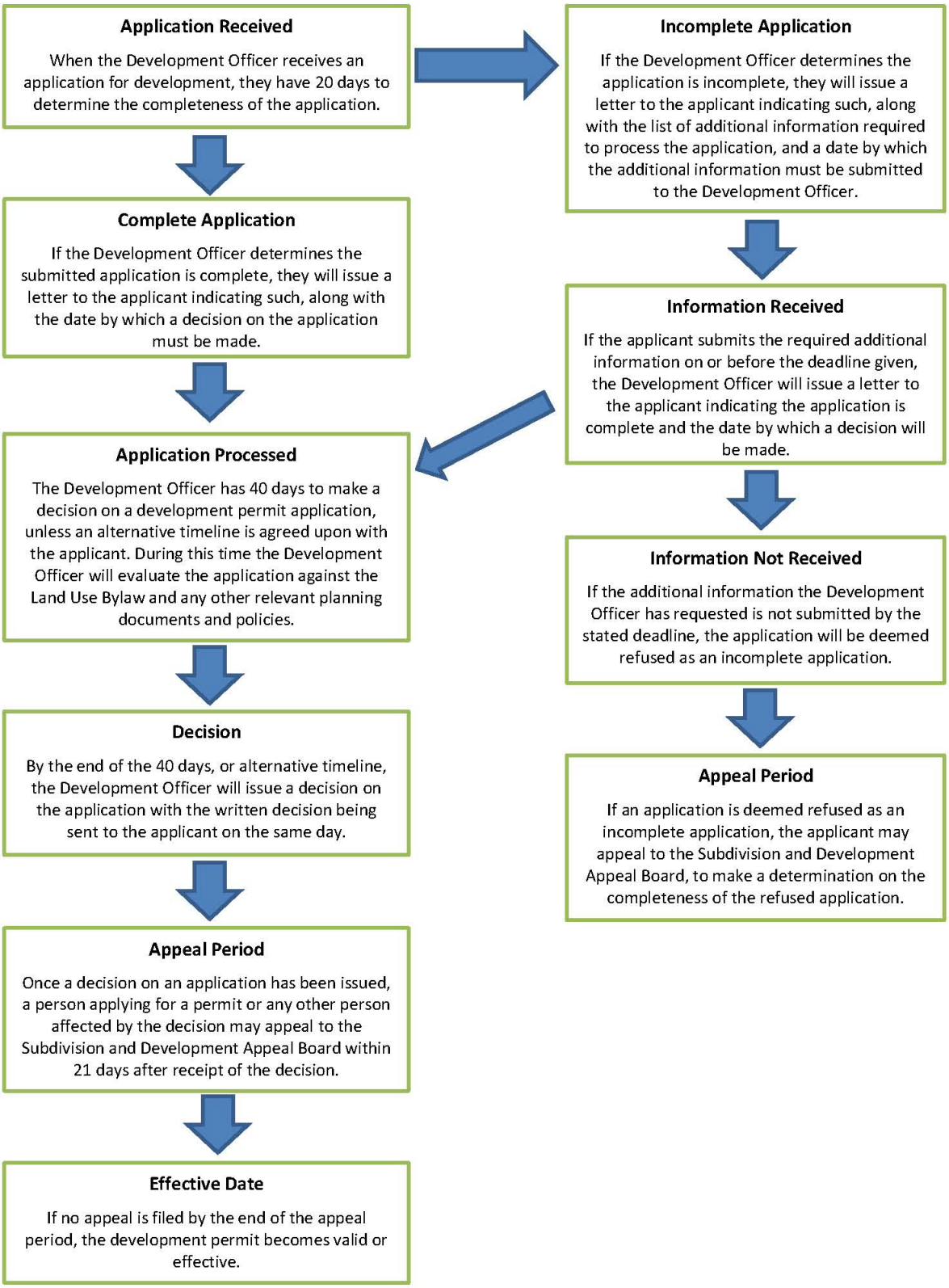
Step 3 – Review the General Regulations Affecting all Districts
Review the Table of Contents to see if there are any general regulations that apply. For example, Part 8 – General Regulations deals with such items as parking and loading, accessory buildings/garages, home occupations, vehicular uses, bed and breakfast homes, and signs.

Step 4 – Evaluate Your Development Plans Using This Bylaw
Discuss your project with the Village's Development Officer. They will 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 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*

DEVELOPMENT PERMIT APPLICATION PROCESS



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SUMMER VILLAGE OF ROCHON SANDS

LAND USE BYLAW NO. 244-19

PART 1 LAND USE BYLAW PURPOSE AND APPLICABILITY

1.1 SHORT TITLE

The title of this Bylaw shall be the Summer Village of Rochon Sands Land Use Bylaw.

1.2 PURPOSE OF THE LAND USE BYLAW

The purpose of this Bylaw is to regulate the use and development of land and buildings within the Summer Village of Rochon Sands to achieve the orderly, economical and beneficial development of land and to maintain and improve the quality of the physical environment. This Bylaw shall among other things:

(a) implement the vision of Council and residents as expressed in the statutory and non-statutory plans that have effect within the municipality. The collective vision describes a low density mix of lakeside and countryside detached dwellings, which blend into the surrounding natural features that exemplify Rochon Sands as a peaceful setting where residents and visitors may enjoy the natural and recreational amenities of the area.

(b) divide the Summer Village into districts;

(c) describe the purpose for which land and buildings may be used within each district;

(d) establish the office of the Development Officer;

(e) establish the method of making decisions on applications for development permits; and,

(f) establish the procedure for notifying landowners likely to be affected by a development.

1.3 COMPLIANCE WITH OTHER LEGISLATION

Compliance with the requirements of this Land Use Bylaw does not exempt any person from:

1.3.1. The requirements of any federal, provincial or other municipal legislation;

1.3.2. Complying with any easement, covenant, agreement or contract affecting the development; and,

1.3.3. The obligation to obtain any other permit, license or other authorization required by this or any other bylaw.

1.4 SECTIONS FOUND INVALID

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 RULES OF INTERPRETATION

1.5.1. 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.

1.5.2. Words, phrases and terms not defined in this Land Use Bylaw may be given their definition in the *Municipal Government Act*, Subdivision and Development Regulation or the Alberta Building Code. Other words shall be given their usual and customary meaning.

1.5.3. The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to this Land Use Bylaw.

1.5.4. Where a specific use does not conform to the wording of any one use definition, the Development Authority may deem that the use conforms to that use class considered to be the most appropriate and substantially similar in nature. 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.

1.5.5. 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.

1.6 ESTABLISHMENT OF FORMS AND NOTICES

1.6.1. For the purpose of administering this Land Use Bylaw, the Development Officer shall prepare such forms and notices as they may deem necessary.

1.6.2. 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.

1.7 ESTABLISHMENT OF FEES

The Development Permit application fee and fees for other matters arising through this Land Use Bylaw shall be as established by resolution of Council. Council may at any time by resolution increase, decrease or establish new fees for matters covered by this Bylaw.

PART 2 THE DEVELOPMENT AUTHORITY

2.1 THE DEVELOPMENT OFFICER

2.1.1 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.

2.1.2 The Development Officer shall:

(a) Receive, ensure the completeness and process all applications for development permits and applications to amend this Land Use Bylaw;

(b) Review development permit applications to determine its appropriate use definition and, if necessary, require the applicant to apply for a permit for a different use definition or make application to amend this Land Use Bylaw;

(c) Make 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,

(d) Make decisions and if necessary state terms and conditions for development permit applications for those uses listed as Discretionary Uses in the subject land use district where in the Municipal Planning Commission's opinion the proposed development meets all the standards of the Land Use Bylaw and is compatible with the surrounding uses,

(e) At their discretion, refer to the Municipal Planning Commission, for its consideration, any development permit application with respect to a Permitted Use;

(f) Provide notice of decisions on development permit applications in accordance with the notification requirements of this Bylaw;

(g) Keep and maintain for the inspection of the public during all reasonable hours, a copy of this Land Use Bylaw and all amendments thereto; and,

(h) Keep a register of all applications for development, including the decisions thereon and the reasons therefore.

2.2 THE MUNICIPAL PLANNING COMMISSION

2.2.1 The Municipal Planning Commission shall:

(a) Make decisions and if necessary state terms and conditions for development permit applications for those uses listed as Permitted Uses which the Development Officer refers to the Municipal Planning Commission;

(b) Make decisions and if necessary state terms and conditions for development permit applications for those uses listed as Discretionary Uses which the Development Officer refers to the Municipal Planning Commission; and

(c) Consider and if necessary, state terms and conditions or provide direction on any other planning or development matter referred by the Development Officer.

2.2.2 The Municipal Planning Commission may:

(a) Direct the Development Officer/Administration to review, research or make recommendations on any other planning and development matter; and

(b) Make recommendations to Council on planning and development matters.

2.3. GRANTING VARIANCES

2.3.1. The Development Authority may approve, with or without conditions, an application for development that does not comply with this bylaw 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 to the use prescribed for that land or building in this bylaw.

2.3.2. In approving an application for a development permit pursuant to subsection 2.3.1, the Development Authority shall adhere to the following:

(a) A relaxation of the required yard and setback regulations in this Bylaw shall only be considered when warranted by the merits of the proposed development and in response to irregular lot lines, parcel shapes, or lot characteristics which create difficulties in siting structures within the required setbacks or in meeting the usual bylaw requirements;

(b) There shall be no relaxation from the following requirements of this Bylaw:

i. Lot coverage; and

ii. On-site parking.

(c) Prior to considering a relaxation the Development Authority shall require a letter from the applicant stating:

i. reasons why they believe a relaxation is warranted; and

ii. steps proposed to minimize the impact of granting the relaxation e.g. additional landscaping, building orientation, window and door placement;

2.3.3. 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 relaxation.

2.3.4. In the event that a relaxation is granted, the nature of the approved relaxation shall be specifically described in the development permit approval.

PART 3 APPLYING FOR A DEVELOPMENT PERMIT

3.1 DEVELOPMENT PERMIT REQUIRED

Except as provided 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.

3.2 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

3.2.1 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. In any situation involving a development, the applicant may consult with the Development Officer to ensure compliance with this Bylaw.

(a) the repair or maintenance of any building provided the work does not include structural alterations;

(b) the completion of a building which was lawfully under construction, or for which a permit had lawfully been issued on the date this Bylaw comes into effect;

(c) the construction, alteration or maintenance of fences, gates, walls, or other enclosures (except on corner lots) less than three feet in front yards and less than 6 feet in height in side and rear yards, in accordance with section 8.14 – Fences and Screening;

(d) the construction of decks which are less than 0.6 m (2 ft.) in height, providing that all setbacks and allowable projections are met;

(e) a temporary building which is incidental to the construction or alteration of a principal building for which a permit has been issued, provided the temporary building is removed when construction of the principal building is completed;

(f) the cutting of trees and clearing of underbrush on:

i. private parcels already containing a principal building; or

ii. private parcels less than 0.2 ha (½ acre) in area;

(g) patios and sidewalks;

(h) construction of the first accessory building on a lot provided the floor area does not exceed 13.4 m^2 (144 ft^2), the height does not exceed 2.5 m (8 ft) and that it complies with all other requirements for accessory buildings, including section 8.8, of this Bylaw;

(i) temporary buildings in accordance with section 8.10;

(j) demolition of buildings with a floor area less than or equal to 13.4 m^2 (144 ft^2)

(k) construction of a single retaining wall less than 1 m (3.3 ft) in height measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the wall, and where all surface drainage remains on the same property as the retaining wall, and where no other retaining wall exists on the lot;

(l) traffic and directional signs authorized by Council; and

(m) the maintenance and repair of public building or public utilities carried out by or on behalf of federal, provincial or municipal authorities on land which is publicly owned or controlled.

3.3 DEVELOPMENT PERMIT APPLICATIONS

3.3.1 An application form for a development permit shall be completed and submitted to the Development Officer and be accompanied by:

(a) a Real Property Report, or other site plan that the Development Officer deems acceptable, in duplicate, drawn to scale that shows the following:

i. north arrow and scale of plan;

ii. legal description of the property;

iii. property lines, shown with dimensions;

iv. location and dimensions of all existing and proposed buildings and their distance from the property lines (setbacks);

v. location and dimensions of any other proposed improvements to all portions of the lot including parking, decks, patios, fences, retaining walls, and storage areas;

vi. location of well and private sewage disposal system;

vii. access and egress points to the parcel;

viii. location of all registered utility easements and rights-of-way; and

ix. area calculations including: entire lot; coverage of lot by principal and accessory buildings; parking area(s); and landscaping.

(b) building floor plans, drawn to scale, including the proposed use of the building(s) or addition, total floor space and dimensions of the building, and, where required, the allocation of floor space for different uses for parking calculations;

(c) building elevations, drawn to scale, showing all sides of the building and indicating building height, exterior finishing materials and colors;

(d) a lot grading plan, showing existing and proposed grades and slopes;

(e) a landscaping plan, showing the area to be retained in its natural state, any trees designated for removal and new landscaping to be installed following development.

(f) Estimated commencement and completion dates;

(g) If a relaxation to any stated minimum or maximum standard is required, in accordance with section 2.3, a letter from the applicant stating reasons why the relaxation is warranted and actions that will be undertaken to mitigate any consequences of granting the relaxation(s);

(h) a copy of the Certificate of Title indicating ownership and any encumbrances;

(i) if the applicant is not the landowner, proof of authority to apply for a development permit; and

(j) such other plans and information as the Development Officer may consider necessary to properly evaluate the proposed development.

3.3.2 Where demolition of a building requires a development permit, such a permit requires the applicant to provide details indicating:

(a) How the demolition will be carried out;

(b) How the parcel will be reclaimed; and

(c) Written confirmation of compliance with the Alberta Occupational Health and Safety Code for removal of any hazardous materials from the site.

3.3.3. Each application for a development permit shall be accompanied by a non-refundable processing fee.

3.3.4. If the intended development is for a development that requires a wastewater disposal system, the applicant shall also include a copy of a private wastewater disposal system pre-approval issued by the Summer Village's designated Safety Codes Company proposing the method and location of wastewater treatment and disposal for the development.

3.3.5. If permission is requested for an addition to an existing development, the Development Officer may require confirmation in writing from the designated Safety Codes Company that the existing private wastewater disposal system is adequate for the proposed development.

3.3.6. The Development Officer may deal with an application and make a decision without all of the information required by subsection 3.3.1, if it is the opinion of the Development Officer that a decision on the application can be properly made without such information.

3.3.7. The Development Officer may deal with an application for a permitted use that does not contain a request for a relaxation(s) and make a decision thereon without all the information required under section 3.3.1 if, in their opinion, a decision can be properly made without such information.

3.3.8. Complete information shall be provided for all applications that:

(a) require a relaxation from this Bylaw; or

(b) are a discretionary use; or

(c) require approval by the Municipal Planning Commission.

3.4 SPECIAL INFORMATION REQUIREMENTS

3.4.1 In addition to the information required pursuant to section 3.3.1, the Development Officer may require the following information and studies:

(a) Hosting a public meeting in the community and submitting a record of the meeting and summary of input;

(b) Traffic Impact Assessment to determine possible effects of the development on the transportation and traffic system;

(c) Environmental Site Assessment to identify potential site contamination;

(d) Noise Impact Assessment to examine the noise emitted from the facility;

(e) Lighting Impact Assessment to determine the potential light impact to adjacent properties during construction and operation of the site;

(f) Sun Shadow Impact Study to determine the impact of development in terms of sun and daylight access to surrounding property;

(g) Servicing Study to assess the capacity of municipal servicing to accommodate future development;

(h) Geotechnical Assessment of the site for design of structures;

(i) Real Property Report illustrating locations of property improvements relative to property boundaries;

(j) Flood proofing assessment of the development if it is located in a flood prone area;

(k) Slope Assessment to assess the safe design of a slope;

(l) Risk Assessment for hazards associated with the use or storage on site;

(m) Crime Prevention Through Environmental Design Analysis to analyze the built form in reducing the incidence of crime;

(n) Parking Demand Study to estimate the parking demand of the proposed use;

(o) Such other plans and information as the Development Officer may consider necessary to properly evaluate the proposed development.

All submitted documents are to be prepared by qualified registered professionals in their respective fields. All submitted documents shall include certification by the professional who prepared the document.

3.5 COMPLETE AND INCOMPLETE APPLICATIONS

3.5.1 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.

3.5.2 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 Officer will begin processing the application, and

(c) The date the 40 days to process the application expires.

3.5.3 If the Development Officer determines an application is incomplete, the Development Officer shall issue a letter 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.

3.5.4 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 Officer will begin processing the application, and

(c) The date the 40 days to process the application expires.

3.5.5 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 letter issued to the applicant, the application is deemed to be refused.

3.5.6 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.

3.5.7 Despite that the Development Officer has issued a letter acknowledging an application as complete, in the course of reviewing the application, the Development Officer may request additional information or documentation from the applicant that the Development Officer considers necessary to review the application.

3.5.8 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.

3.6 DEVELOPMENT PERMIT REFERRALS

3.6.1 The Development Authority may refer an application to any other agency or person which in their opinion may provide relevant comments or advice respecting the application.

3.6.2 The Development Authority shall refer any development application to Camrose County, Lacombe County, County of Stettler No.6 and the Summer Village of White Sands, in accordance with any approved Intermunicipal Development Plan.

3.7 TIME LIMIT FOR DECISIONS ON DEVELOPMENT PERMITS

3.7.1 The Development Officer shall, within 20 days after the receipt of an application for a development permit, determine whether the application is complete, or within such longer period as the applicant may have agreed to in writing.

3.7.2 Once an application for a development permit has been deemed, the Development Officer shall consider and decide on the application within 40 days of the date that the application was deemed complete, or within such longer period as the applicant may have agreed to in writing.

3.7.3 the applicant, deemed to be refused if the decision of the Development Authority is not made within 40 days of the date of issuance of a letter deeming the application to be complete unless the applicant has entered into an agreement with the Development Authority to extend the 40-day period.

PART 4 DECISION PROCESS FOR DEVELOPMENT PERMITS

4.1 DECIDING ON PERMITTED USES

4.1.1 The Development Authority shall approve an application for a development permit for a permitted use if the application conforms to the requirements of the Land Use Bylaw, the Act and 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 construction of any such facility by the applicant;

(c) The developer entering 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 lot 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:

(i) a pedestrian walkway system to serve the development, or

(ii) 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:

(i) off-street or other parking facilities; and

(ii) loading and unloading facilities;

(d) The developer paying an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the *Municipal Government Act*;

(e) The developer providing security to ensure compliance with this Bylaw, a development permit, an agreement under this clause and/or a statutory plan, which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the lot; and

(f) The applicant being responsible for any damages to public or private property occurring as a result of a development.

4.1.2 If an application for a development permit for a permitted use does not conform to the requirements of this Bylaw, the *Municipal Government Act*, the *Subdivision and Development Regulation* and/or 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 4.1.1 and any conditions to ensure that the application conforms to the requirements of this Bylaw, the *Municipal Government Act,* the *Subdivision and Development Regulation* and statutory plans; or

(c) may approve the application pursuant to section 2.3 Granting Variances and subject to conditions listed in subsection 4.1.1.

4.2 DECIDING ON DISCRETIONARY USES

4.2.1 In making a decision on an application for a discretionary use, the Development Authority may approve the application for a development permit provided the application meets the requirements of this Bylaw, the *Municipal Government Act*, the *Subdivision and Development Regulation* and statutory plans subject to:

(a) Conditions listed in 4.1.1

(b) Any conditions that the Development Authority may deem appropriate to ensure compatibility with the amenities of the neighbourhood and the use, enjoyment and value of 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 appearance of buildings;

v. Regarding the grading of the lot or such other matters as are necessary to protect the lot from other developments or to protect other developments from the lot;

vi. Establishing the period of time for which a development permit is valid.

4.2.2 The Development Authority, at its discretion, may refuse an application for a development permit for a discretionary use giving reasons for its refusal.

4.2.3 If an application for a development permit for a discretionary use does not conform to the requirements of this Bylaw, the *Municipal Government Act* and the *Subdivision and Development 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 to ensure that the application conforms to the requirements of this Bylaw, the *Municipal Government Act,* the *Subdivision and Development Regulation* and statutory plans; or

(c) may approve the application provided the requirements of section 2.3 Granting Variances are met to the satisfaction of the Development Authority.

4.3 NOTIFICATION OF DECISIONS ON DEVELOPMENT PERMITS

4.3.1 A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it sent by ordinary mail to the applicant on the same day the decision is made.

4.3.2 When an application for a development permit is approved, with or without conditions, the Development Officer shall publicize a notice of the approval of the permit in any or all of the forms described as follows:

(a) post a notice of the decision on the property for which the permit has been granted;

(b) send a notice of the decision by ordinary mail to all those persons whose use, enjoyment or value of property may, in the opinion of the Development Officer, be affected; or

(c) post a notice of the decision in accordance with the Summer Village's Public Participation Policy and Advertising Bylaw.

4.3.3 When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

4.3.4 Where this Land Use Bylaw requires a document to be sent to a person, the document may be sent by electronic means if,

(a) The recipient has consented to receive documents by electronic means and has provided an email address, website or other electronic address for that purpose, and

(b) It is possible to make a copy of the document from the electronic transmission.

4.4 EFFECTIVE DATE OF A DEVELOPMENT PERMIT

4.4.1 A development permit does not come into effect until 21 days after the date an order, decision or development permit is issued, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

4.4.2 Where an appeal is made pursuant to this Bylaw, a development permit, which has been granted, shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.

4.4.3 A development permit issued according to this Bylaw is not a building permit and notwithstanding that plans and specifications for buildings may have been submitted as part of an application for a development permit, work or construction shall neither commence nor proceed until a building permit has been issued pursuant to applicable bylaws and regulations.

4.5 EXPIRY AND VALIDITY OF PERMIT

4.5.1 The Development Authority may cancel a development permit if:

(a) The development is not initiated or completed in accordance with section 4.5.2 below; or

(b) the permit was issued in error; or

(c) the permit was issued on the basis of incorrect information.

4.5.2 If the development authorized by a permit is not started within six months from the effective date of the permit and/or completed within 18 months from the effective date of the permit, the Development Officer may declare the permit void, unless an extension has been granted. Unless otherwise noted on the development permit, a development is deemed complete once all exterior materials and if necessary painting/staining of exterior materials as indicated on the stamped development permit application is achieved. Landscaping shall be completed by the end of the first full growing season following the 18 month deadline.

4.5.3 The Development Officer may grant an extension of the time the permit remains in effect for up to an additional twelve (12) months. Only one extension shall be granted for the commencement date and only one extension shall be granted on the completion date.

4.5.4 A development, once begun, shall not be abandoned, or left for an extended period of time in what the Development Officer considers to be an unsightly or unsafe condition.

4.6 RE-APPLYING FOR A DEVELOPMENT PERMIT

4.6.1 Where an application for a development permit has been refused, except for those applications refused as incomplete applications, the Development Officer may refuse to accept a subsequent application for the same or similar use on the same lot or site for a period of at least six months after the date of the initial refusal unless, in the opinion of the Development Officer, the reasons for refusal have been adequately addressed or the circumstances have changed significantly.

4.7 APPEALING A DECISION OF THE DEVELOPMENT AUTHORITY

4.7.1 An appeal may be made to the Subdivision and Development Appeal Board (SDAB) where a Development Authority:

(a) fails or refuses to issue a development permit to a person; or

(b) issues a development permit with conditions; or

(c) issues an order under the *Municipal Government Act*;

the person applying for the permit, or affected by the order may appeal to the SDAB.

4.7.2 An application for a development permit shall, at the option of the applicant, be deemed to be refused when the Development Authority fails to make a decision within forty (40) days of the date of the letter issued to an 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 forty (40) day period.

4.7.3 An appeal may be made to the SDAB by any other person affected by an order, decision or development permit of a Development Authority.

4.7.4 No appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.

4.7.5 A person desiring to appeal to the Board shall file with the Clerk of the Subdivision and Development Appeal Board written notice of appeal 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 Officer, 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 Officer, within twenty-one (21) consecutive days of the date of issuance of the Notice of Decision under Section 4.3.

4.7.6 The date of receipt of a decision or order is deemed to be seven (7) days from the date that the decision or order is mailed.

4.7.7 Within 30 days of receiving a notice of appeal, the SDAB shall hold an appeal hearing in accordance with the *Municipal Government Act* as described below.

4.7.8 The procedures followed for an appeal hearing are governed by the *Municipal Government Act*.

4.7.9 The decision of the SDAB is final and binding except on a question or jurisdiction or law, in which case the appellant may appeal to the Court of Appeal as provided in the *Municipal Government Act*.

PART 5 SUBDIVISION APPROVAL APPLICATIONS

5.1. Subdivision Applications

5.1.1. 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.

5.1.2. If the Subdivision Authority deems a subdivision application to be complete, the Subdivision Authority shall issue a letter to the applicant indicating:

(a) The date the application was received and deemed complete,

(b) Confirmation the Subdivision Authority will begin processing the application, and

(c) The date the 60 days to process the application expires.

5.1.3. If the Subdivision Authority determines an application is incomplete, the Subdivision Authority shall issue a letter 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 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.

5.1.4. 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.

5.1.5. 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 notice issued to the applicant, the application is deemed to be refused.

5.1.6. 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.

5.1.7. Despite that the Subdivision Authority has issued a letter acknowledging an application as complete, in the course of 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.

5.1.8. If the Subdivision Authority 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 Subdivision Authority, the application is deemed to be complete.

PART 6 ENFORCING THE LAND USE BYLAW

6.1 CONTRAVENTION AND ENFORCEMENT

6.1.1 For the information of readers, 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* and include those described in the following section.

6.1.2 Where the Development Authority finds that a development or use of land or building is not in accordance with Part 17 of the *Municipal Government Act*, this Land Use Bylaw, the Subdivision and Development Regulation, a development permit or subdivision approval, the Development Authority may, by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:

(a) stop the development or use of the land or building in whole or in part as directed by the notice, or

(b) demolish, remove or replace the development, or

(c) carry out any other actions required by the notice so that the development or use of the land or building complies with Part 17 of the *Municipal Government Act,*, the Subdivision and Development Regulation, this Land Use Bylaw, a development permit, or subdivision approval,

within the timeframe set out in the notice.

6.1.3 Any person who receives an order under section 6.1.2 may appeal to the Subdivision and Development Appeal Board pursuant to this Land Use Bylaw.

6.1.4 The Summer Village may register a caveat under the Land Titles Act in respect of an order referred to in section 6.1.2 against the certificate of title for the land that is the subject of the order. A caveat registered under this subsection must be discharged once the order has been complied with.

6.1.5 Where a person fails or refuses to comply with an order directed to him/her under section 6.1.2 or an order of the Subdivision and Development Appeal Board under the

Municipal Government Act within the time specified, the Summer 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 this Land Use Bylaw, an order issued under this 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 section 6.1.2 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 Summer 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 Summer Village can be added to the tax roll for the land that is the subject of the court order; and

(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.

6.1.6 Where a person fails or refuses to comply with an order directed to him/her under section 6.1.2 or an order of the Subdivision and Development Appeal Board under the *Municipal Government Act* within the time specified, the Summer Village 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.

6.1.7 Where the Summer Village carries out an order, the costs and expenses incurred in carrying out the order shall be placed on the tax roll of the property that is subject of the order.

6.1.8 An Enforcement Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this Land Use Bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:

(a) complaints from the public that the premises are being used contrary to this bylaw; or

(b) the observations of an Enforcement Officer that there is excessive traffic, parking problems, unauthorized dwelling units, accumulated debris in a yard or other apparent breach of this Bylaw.

6.1.9 The provisions and regulations of the Provincial Offences Procedures Act, as amended, may apply to the provisions and enforcement of this Land Use Bylaw. The Chief Administrative Officer or designate is hereby authorized to enforce this Land Use Bylaw.

6.2 OFFENCES AND PENALTIES

6.2.1 A person who contravenes or does not comply with a provision of Division 5 of Part 13, or Part 17 of the *Municipal Government Act*, or this Bylaw, or who obstructs or hinders any person in the exercise or performance of their powers under Part 17 or regulations under Part 17 of the *Municipal Government Act*, is guilty of an offence.

6.2.2 A person who is guilty of an offence referred to in section 6.2.1 is liable upon summary conviction to the specified penalty set out in Schedule B, or in the case of an offence for which there is no specified penalty, to a fine of not less than $150 and not more than $10,000 or to imprisonment for not more than one year, or to both fine and imprisonment.

6.2.3 Where an Enforcement Officer reasonably believes that a person has contravened any provision of this Land Use Bylaw, the Enforcement Officer may, in addition to any other remedy at law, serve upon the person a violation ticket, in the form provided under the Provincial Offences Procedures Act, allowing payment of the specified penalty for the particular offence as provided in Schedule B of this Bylaw, and the recording of such payment by the Provincial Court of

Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.

6.2.4 Where a person is convicted of a second, third or subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule B.

6.2.5 This section shall not prevent any Enforcement Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from a laying of information in lieu of issuing a violation ticket.

6.2.6 Where a person is found guilty of an offence under this Bylaw, the court may in addition to any other penalty imposed, order the person to comply with this Bylaw, or a development permit or condition attached thereto.

6.2.7 Development Permit applications submitted after lot preparation or construction has commenced may be subject to double permit fees.

PART 7 AMENDING THE LAND USE BYLAW

7.1 INITIATING AN AMENDMENT

7.1.1 The Council may, on its own initiative, amend this Bylaw.

7.1.2 Any person may apply to have this Bylaw amended, by applying in writing to the Development Officer using the prescribed form.

7.1.3 All applications for amendment shall be accompanied by:

(a) A description of the amendment being requested;

(b) Reasons supporting the proposed amendment;

(c) If the application is for a change of Land Use District, include the legal description or a drawing showing the location and dimensions of the property to be changed;

(d) The required application fee, the amount of which shall be determined from time to time by resolution of Council; but if the proposed amendment is adopted, Council may determine that all or part of the fee be refunded.

(e) If applicable, a certificate of title for the land affected by the proposed amendment, and a statement of the applicant's interest in the land;

(f) If applicable, drawings to scale, accurate, explicit and complete; and

(g) Any other information as required by the Development Officer.

7.1.4 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 Summer Village to review the proposed redesignation

and related outline plan, or if necessary to prepare an outline plan.

7.2 PROCESSING AN AMENDMENT

7.2.1 Upon receipt of an application for amendment to this Land Use Bylaw, the Development Officer shall undertake an analysis of the potential impacts of development that would be 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 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 stated intentions of the applicant; and

(i) Relationship to the documented concerns and opinions of area residents regarding development implications.

7.2.2 Upon receipt of an application for an amendment to this Land Use Bylaw, the Development Officer shall determine when the application will be placed before the Council and

shall issue not less than 7 days' notice to the applicant advising that he may appear before the Council and speak to the application. An application for an amendment must be placed before the Council within 60 days of its receipt by the Development Officer.

7.2.3 Following first reading of an amending bylaw, the 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 by which the public hearing will be conducted.

7.2.4 Following first reading of an amending Bylaw, the Development Officer must give notice of the public hearing by,

(a) publishing notice at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw relates, and

(b) if the amending bylaw proposes to change the district designation of a parcel of land, mailing or delivering notice to every owner of adjacent land in and around the parcel or parcels to which the proposed bylaw relates.

7.2.5 A notice of a public hearing must be advertised at least 5 days before the public hearing occurs.

7.2.6 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,

(c) the date, place and time where the public hearing will be held.

7.2.7 In the case of an amendment to change the district designation of a parcel of land, the Development Officer must, in addition to the requirements of subsections 7.2.3 through 7.2.6,

(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 7.2.3 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 7.2.3 to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.

7.2.8 If the land referred to in subsection 7.2.7(c) is in County of Stettler No. 6, 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 County of Stettler No.6.

7.2.9 All proposed amendments to the Land Use Bylaw shall be referred to Camrose County, Lacombe County, County of Stettler No. 6 and the Summer Village of White Sands, in accordance with any approved Intermunicipal Development Plan.

7.2.10 Council may refer the application for an amendment to this Land Use Bylaw to such agencies as it considers necessary for comment.

7.2.11 Notwithstanding subsections 7.2.3 and 7.2.4, the Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, and grammatical or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.

7.2.12 In the public hearing, the Council

(a) must 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 the Council, and

(b) may hear any other person who wishes to make representations and whom the Council agrees to hear, and

(c) shall read or circulate to all those in attendance, any written representations received from any person, or group of persons, who have complied with the procedures outlined by Council and who are not in attendance at the hearing.

7.2.13 After considering the representations made to it about the proposed Bylaw at the public hearing and after considering the Summer Village's statutory plans any other matter it considers appropriate, the Council may

(a) refer it for further information or comment,

(b) pass the Bylaw,

(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.

7.2.14 Prior to third reading, the Council may require the applicant to apply for a development permit or subdivision and negotiate a development agreement in respect of the proposal which initiated the amending Bylaw.

7.2.15 After third reading of the amending 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, and

(c) County of Stettler No.6.

7.2.16 The Development Officer shall not accept an application for an amendment which is identical or similar to an application which was refused by the Council, for a period of 6 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.

PART 8 GENERAL REGULATIONS

8.1 APPLICABILITY

8.1.1 The following regulations apply to development in all districts, unless otherwise specified. Where these regulations may be in conflict with any land use district regulations, the general regulations shall take precedence.

BUILDINGS

8.2 NUMBER OF MAIN BUILDINGS ON A LOT

8.2.1 Not more than one main building shall be placed on a parcel except as follows:

(a) In the Commercial District and Village Square District more than one main building may be constructed on a parcel provided this is done in such a manner that, if there is future subdivision of the land, each building would be situated on a separate parcel having its own access and yards, all in compliance with this Land Use Bylaw, or

(b) The proposed buildings are intended to be developed as a single, unified group of buildings.

8.2.2 The number of dwelling units permitted on a lot shall be limited to one, except where:

(a) a development permit is issued for a guest house and complies with the following:

i. the use conforms to the uses prescribed in Part 9 for the District in which the parcel is located; and

ii. subject to Section 2.3, the development complies with the provisions of this Bylaw.

8.3 NON-CONFORMING BUILDINGS AND USES

8.3.1 A non-conforming use of land or building(s) may be continued, but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building(s) shall conform to the Land Use Bylaw then in effect.

8.3.2 A non-conforming use of part of a building may be extended throughout the building, but the building shall not be enlarged or added to, and shall undergo no structural alterations.

8.3.3 A non-conforming use of part of a lot shall not be extended to any other part of the lot, and no additional buildings shall be constructed while the non-conforming use continues.

8.3.4 A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:

(a) as may be necessary to make it a conforming building; or

(b) as may be necessary for the routine maintenance of the building; or

(c) as may be required by statute or bylaw;

8.3.5 If a non-conforming building is damaged or destroyed to the extent of 75 percent of its value, the building shall not be rebuilt except in accordance with this Land Use Bylaw.

8.3.6 A change of ownership, tenancy or occupancy of land or a building shall not be considered to affect its use.

8.4 BUILDING DEMOLITION

8.4.1 A development permit is required where the demolition of one or more buildings or structures having a floor area greater than 13.4 m^2 (144 ft^2) is proposed and will take place in advance of obtaining approval for redevelopment of the site or replacement of the buildings. This application shall be processed as a permitted use in all Land Use Districts.

8.4.2 Demolition of buildings greater than 13.4 m^2 (144 ft^2) shall not be approved without a statement indicating:

(a) how the demolition will be carried out;

(b) how the parcel will be reclaimed; and,

(c) Written confirmation of compliance with the Alberta Occupational Health and Safety Code for removal of any hazardous materials from the site.

8.4.3 Whenever a development permit is issued that involves the demolition of a building, it shall be a condition of the permit that:

(a) the site be properly cleaned, with all debris removed;

(b) the site is left in a graded condition that removes or fills in excavations and is in accordance with the site drainage requirements of this Land Use Bylaw; and

(c) the applicant arranges for the safe disconnection of all municipal and private utilities serving the building to be demolished prior to demolition commencing.

8.5 BUILDING ORIENTATION AND DESIGN

8.5.1 The exterior finish on all buildings shall be of permanent material satisfactory to the Development Authority.

8.5.2 The design, character, and appearance of any building, 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) Compatibility with the design and appearance of existing development in the vicinity, including, but not necessarily limited to, the facing materials, roof pitches, eave depth, building mass and architectural detailing; and

(c) The buildings effect on adjacent parcels.

8.5.3 The height of buildings shall have regard to adjacent properties and the effect on amenities such as privacy and view corridors to Buffalo Lake. View corridors to Buffalo Lake shall be maintained wherever possible to the satisfaction of the Development Authority.

8.6 RELOCATING BUILDINGS

8.6.1 The relocation of a building into or within the municipality shall require a development permit.

8.6.2 The Development Authority may inspect the building to determine its condition prior to issuing a development permit.

8.7 MANUFACTURED HOMES

8.7.1 Manufactured homes shall meet or exceed Canadian Standards Association (CSA) Z240 certification.

8.7.2 Manufactured homes shall be placed on a permanent foundation consisting of a basement, crawl space or slab on grade.

8.7.3 Manufactured Homes shall be no older than ten (10) years as of the date of a completed development permit application for their placement and shall be similar and consistent with the character of the area.

8.7.4 The external appearance of a manufactured home shall be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and shall have:

(a) a minimum roof pitch of 4:12 (rise:run);
(b) a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes, or metal roofing;
(c) a minimum roof overhang or eaves of 0.40 m (1 ft) from each external wall;
(d) a maximum length to width ratio of 2.5:1;
(e) a minimum width of 6.1 m (20ft) measured from external wall surface to external wall surface; and
(f) a minimum floor area that meets the minimum floor area requirements of the applicable district.

8.8 ACCESSORY BUILDINGS

8.8.1 Where a building is attached to the main building by a roof, structure, floor or foundation, it shall be considered part of the main building and not an accessory building.

8.8.2 No accessory buildings may be constructed on a lot until a principal building has been constructed or a permit has been issued authorizing the construction of a principal building.

8.8.3 The following regulations shall apply to all accessory buildings:

General location on a lot

(a) No accessory building shall be located in the front yard, except a garage may be located in the front yard of a back lot, and a boathouse may be located in the front yard of a lakefront lot provided it does not significantly restrict the view of the lake of other property owners;

(b) The siting of an accessory building on an irregularly shaped parcel shall be as approved by the Development Authority;

(c) Accessory buildings shall be separated from the principal building by a minimum of 1.5 m (5 ft);

Number of Accessory Buildings

(d) The maximum number of accessory buildings on a lot shall not exceed three (3);

Appearance

(e) The exterior materials and colour scheme of all accessory buildings shall directly relate to the materials and colour scheme of the principal building to the satisfaction of the Development Authority;

Floor area

(f) The exterior dimensions of any accessory building shall not exceed:

i. the ground floor area of the principal building; or

ii. in the R1 District: 68 m^2 (728 ft^2);

Setbacks

(g) In the case of corner lots, no accessory building shall be located on the yard having street frontage within 6 m (19.7 ft) of the intersection of the streets, lanes or a street and lane;

Side Yard

(h) The minimum side yard shall be 0.9 m (3 ft) unless the accessory building contains a guest house whereby the required setback shall be 1.5 m (5 ft);

(i) Where the vehicle entrance to a garage or carport faces the side boundary of the lot the building shall be a minimum of 6 m (19.6 ft) from the side boundary that the vehicle entrance faces;

Rear Yard: Lakefront Lots

(j) The following yard regulations shall apply as the rear yard for lakefront lots:

i. The minimum setback from the rear property boundary shall be 0.9 m (3 ft); and

ii. Where the vehicle entrance to a garage faces the rear boundary of the lot and the rear boundary is adjacent a street, the setback shall be a minimum of 6 m (19.6 ft);

Front Yard: Back Lots

(k) The minimum front yard for garages located on back lots shall be 6.0 m (19.6 ft);

(l) No other accessory buildings may be located in the front yard of a back lot;

Rear Yard: Back Lots

(m) The minimum rear yard shall be 0.9 m (3 ft);

(n) Notwithstanding (m), where the vehicle entrance to a garage faces the rear boundary of the lot and the rear boundary is adjacent a street, the setback shall be a minimum of 6 m (19.6 ft);

Building Height

(o) The height of all accessory buildings shall be measured from the average grade adjacent the building to the highest point of the structure, not including extrusions, chimneys, aerials, etc.).

(p) The height of an accessory building shall not exceed 4.9 m (16ft);

(q) Notwithstanding (p), above, the height of an accessory building containing a guest house located on the second level shall not exceed:

i. 6.1 m (20 ft) for buildings with a sloped roof; or

ii. 5.5 m (18 ft) for buildings with a flat roof; and

iii. the height of the principal building.

8.9 GUEST HOUSES

8.9.1 General Purpose

The purpose of guest houses is to provide an option, which would allow landowners to construct an accessory building that contains additional sleeping accommodation. Any person that sleeps in a guesthouse at night shall still use the principal dwelling for cooking, eating and socializing. Guest houses shall not be used as independent revenue generating dwellings either as short-term rentals (e.g. tourist homes) or long-term rentals. Guest houses are a discretionary use subject to the regulations herein.

8.9.2 Only one guest house may be constructed on a lot.

8.9.3 Any accessory building containing sleeping accommodation is deemed to be a guest house and where such

accommodation exists, a development permit is required and no free-standing guest house may be constructed on the lot.

8.9.4 In addition to the requirements of Section 3.3 an application to construct a guest house shall include a plan showing:

(a) Location and total floor area dedicated for a guest house;

(b) Location and dimensions of bedrooms, windows and, if included, washrooms;

(c) Location on the lot and area to be dedicated for the required additional parking; and

(d) Access to the guest house.

8.9.5 A guest house shall not be constructed prior to construction of the principal dwelling unit on a lot.

8.9.6 A guest house shall only be located in the rear yard of the lot.

8.9.7 In addition to the required setbacks for accessory buildings, a guest house, or an accessory building incorporating a guest house, shall adhere to the following:

(a) Minimum side yard: 1.5 m (5 ft);
(b) Back Lots: no closer to the front yard property boundary than the principal dwelling

8.9.8 The maximum floor area of a standalone guest house, or the portion of an accessory building available for use as a guest house shall not exceed 40% of the total ground floor area of the principal dwelling on the lot;

8.9.9 A guest house located at ground level shall not be more than 4.9 m (16 ft) in height;

8.9.10 The height of a guest house situated above a garage shall not exceed:

(a) 6.1 m (20 ft) for buildings with a sloped roof; or

(b) 5.5 m (18 ft) for buildings with a flat roof; and

(c) the height of the principal building.

8.9.11 In addition to the parking stalls required for the principal dwelling a guest house shall require provision of additional parking stalls as follows:

(a) Guest houses with a floor area less than or equal to 53.5 m^2 (576 ft^2) – 1 stall; or

(b) Guest houses with a floor area greater than 53.5 m^2 (576 ft^2) – 2 stalls

8.9.12 Tandem parking may be permitted in order to meet the required number of parking stalls.

8.9.13 The exterior materials and colour scheme of a guest house shall match the principal dwelling to the satisfaction of the Development Authority.

8.9.14 A guest house shall not be rented or leased except to a person who is concurrently renting or leasing the principal dwelling.

8.9.15 The windows of a guest house shall be oriented towards the front or rear property boundaries in order to respect the privacy of adjacent landowners.

8.10 TEMPORARY BUILDINGS

8.10.1 A temporary building is considered an accessory building therefore its floor area will be included in the calculation of maximum lot coverage where required and they shall comply with the following:

(a) there shall be no more than one temporary building per lot;

(b) Notwithstanding the minimum side yard requirement for accessory buildings, temporary buildings shall be setback no less than 1.5 m (5 ft) from the side property line; and

(c) The building shall be maintained in a neat and sturdy manner with no visible defects.

8.10.2 A Sea Can may be approved by the Development Authority for placement on a lot where a development permit for construction of a principal building has been issued, and where the sea can is removed immediately following completion of the development or expiry of the development permit, whichever is sooner.

8.11 YARDS

The figures below depict the lot orientation for Backlot and Lakefront Lot properties, as well as the relative locations of each of the required yards based on the lot orientation.

Figure 1: Backlot

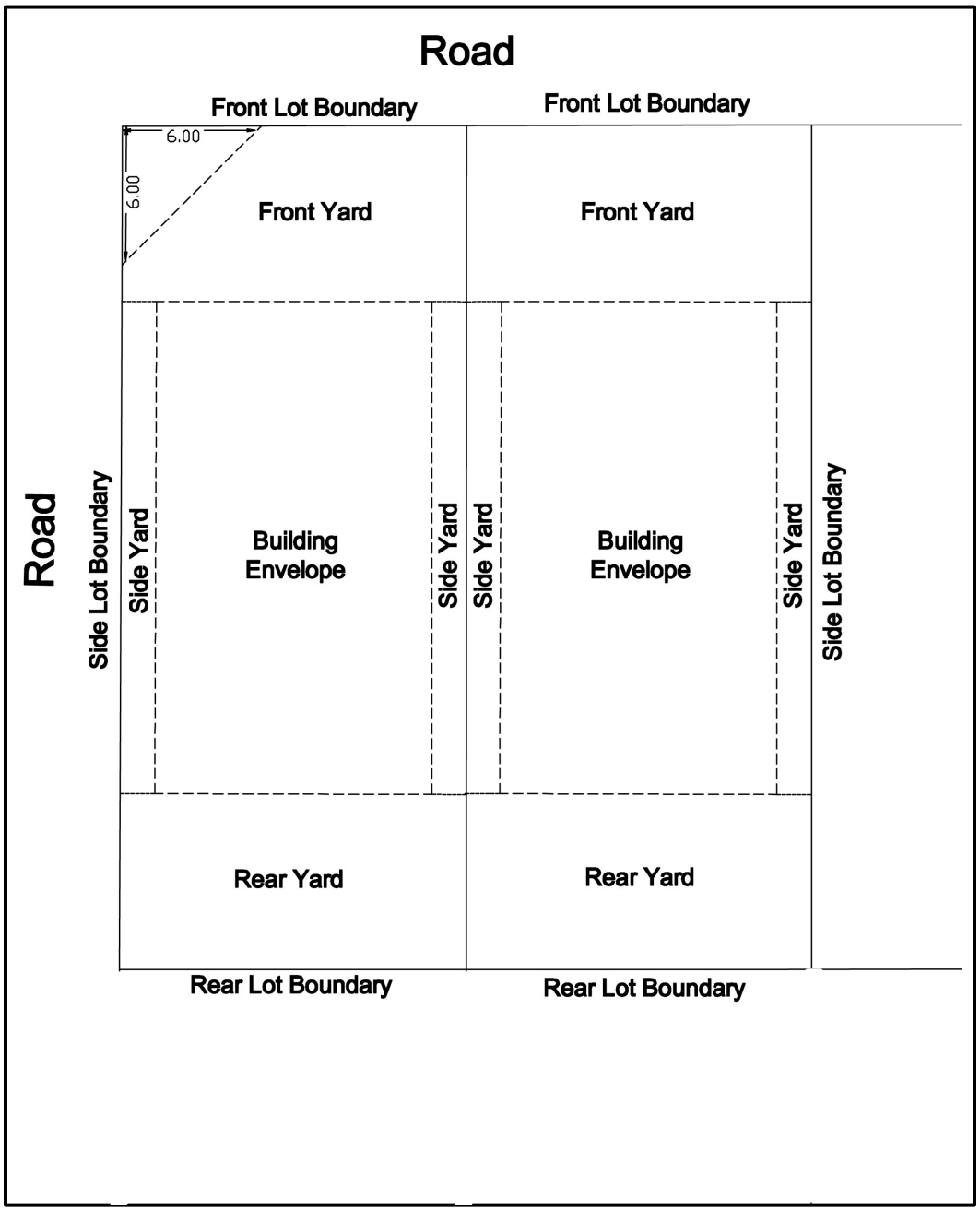
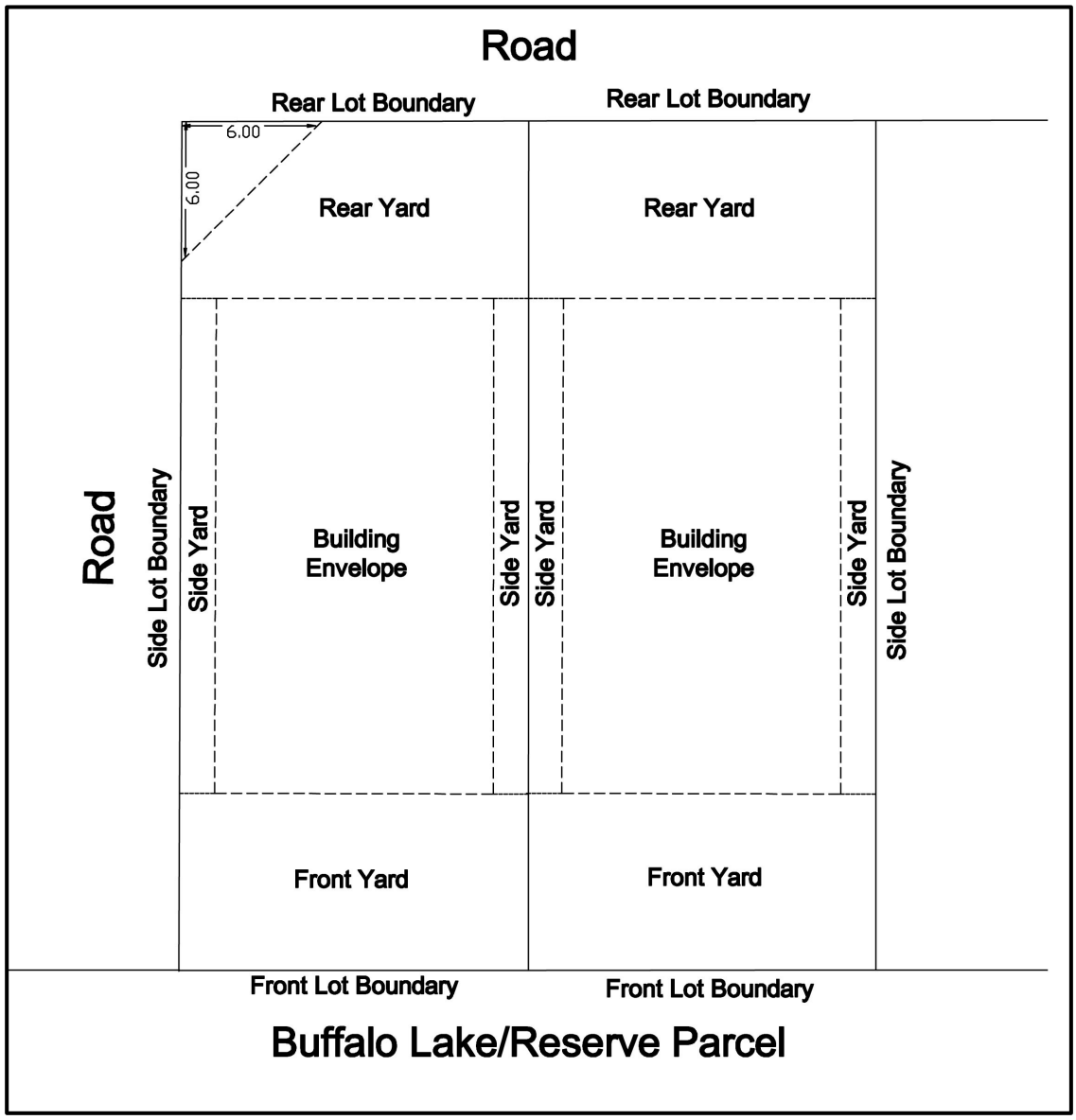


Figure 2: Lakefront Lots



8.12 PROJECTIONS OVER YARDS

8.12.1 Building projections constructed on foundation walls and footings shall be deemed to be part of the building and shall not be considered a projection over a yard.

8.12.2 Subject to the requirements of the Alberta Building Code, the following features may project into any yard required by the Land Use Bylaw:

Feature	Yard in Which Projection is Permitted	Maximum Permitted Projection into the Minimum Required Yard
Eaves, chimney	Front Yards	1.5 m (4.9 ft.)
	Rear Yards	3.0 m (9.8 ft.)
	Side Yards	75 cm (2.46 ft.)
Unenclosed steps, exterior staircases and ramps	Front and Rear Yards	2.4 m (7.8 ft.)
	Side Yards	75 cm (2 .46ft.)
Bay or Box window	Front Yards	1.5 m (4.9 ft.)
	Rear Yards	3.0 m (9.8 ft.)
	Side Yards	75 cm (2.46 ft.)
Unenclosed verandas, attached greenhouse, porches, balconies, terraces, patios or decks	Front Yards	1.5 m (4.9 ft.)
	Rear Yards	3.0 m (9.8 ft.)
	Side Yards	75 cm (2.46 ft.)
Cantilevered wall sections with a width less than 2.5 m (8 ft.)	Front Yards	1.5 m (4.9 ft.)
	Rear Yards	3.0 m (9.8 ft.)
	Side Yards	75 cm (2.46 ft.)

8.13 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

8.13.1 In addition to the regulations herein, landowners should refer to the *Unsightly Premises* Bylaw for additional information regarding regulations and penalties.

8.13.2 No person shall keep or permit any of the following on any part of a lot in any residential District:

(a) a motorized vehicle which is in a dilapidated or unsightly condition, or a derelict vehicle to remain or be parked on a parcel in a Residential District, unless it is suitably housed or screened to the satisfaction of the Development Authority; or

(b) any object or chattel which, in the opinion of the Development Authority, is unsafe, unsightly or adversely affects the amenities of the district. This includes dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, non-operational appliances, explosives, flammable liquids, toxic chemicals, and diesel fuel and gasoline products etc.

8.13.3 Trailers used for carrying boats, snowmobiles, quads or utility trailers or tent trailers in their stowed position may be located on a lot provided:

(a) they do not encroach upon the minimum area required to meet the parking requirements for the lot;

(b) they are located a minimum of 0.9 m (3 ft) from any property boundary; and

(c) they are stored neatly and the trailer(s) and its contents are not dilapidated or unsightly, in the opinion of the designated officer and/or the Development Authority.

8.13.4 No vehicles related to a commercial or industrial business shall be visible in a yard, with the exception of one vehicle weighing less than 6305 kg (14,000 lbs.)

8.14 FENCES AND SCREENING

8.14.1 No fence or other screening device shall be higher than:

(a) 2.0 m (6.6 ft) in rear yards;

(b) 2.0 m (6.6 ft) in side yards, except on corner lots where it shall not be higher than 0.9 m (3 ft) in the side yard having frontage on a street;

(c) 0.9 m (3 ft) in front yards; and

(d) 0.9 m (3 ft) within 6 m (19.6 ft) of the intersection of lanes, street, or a lane and a street.

8.14.2 Notwithstanding section 8.12.1, the Development Authority may approve a higher fence having regard to the location of fences in the surrounding area and the requirement for screening.

8.14.3 Electric and barbed wire fences shall not be permitted except on land abutting on farmland, and these shall require a development permit.

8.15 RETAINING WALLS

8.15.1 Retaining walls shall:

(a) respect overland drainage patterns established for the lot at the time the lot was created;
(b) maintain positive overland drainage on all portions of the site;
(c) not divert overland drainage onto adjacent properties;
(d) not be located within a right-of-way or easement intended for overland drainage that the Summer Village of Rochon Sands is party to; and
(e) maintain a minimum horizontal separation of 1.0m (3 ft.) between retaining walls on a parcel.

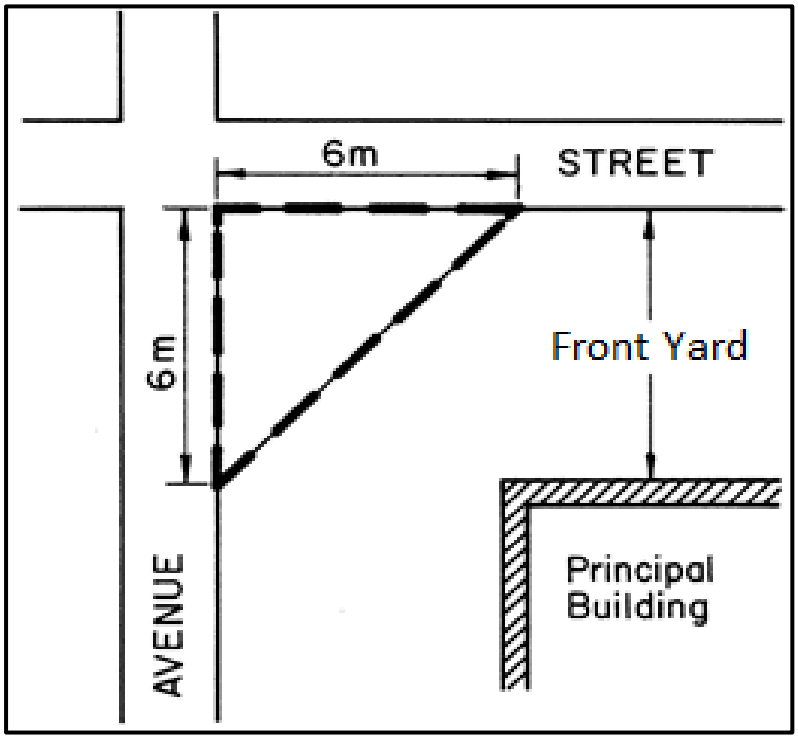
8.15.2 An application for development for a retaining wall that is greater than 1.0 m (3 ft.) in height or a series of retaining walls of any height, shall require the submission of a report prepared and sealed by a qualified, registered Professional Engineer, entitled to practice in the Province of Alberta, indicating that the structural and geotechnical design of the

retaining wall(s) is suitable for the site, conditions and intended purpose of the retaining wall(s).

8.16 RESTRICTIONS ON CORNER LOTS

8.16.1 Notwithstanding any other provisions of this Bylaw, no person shall place or maintain in or upon that portion of a parcel within a 6 m (19.7ft) sight triangle, a wall, fence, shrub, hedge, tree or other object or structure if such object or structure interferes with or obstructs the view of the driver of any vehicle using the streets abutting such lot.

Figure 3: Sight Triangle



VEHICLES

8.17 PARKING AND ACCESS

8.17.1 Parking spaces shall be provided onsite in accordance with the following table:

Use of Building or Lot	Minimum Number of Parking Spaces
Residential Uses	
Residential Detached Dwelling	2 per dwelling unit
Guest House	Guest houses with a floor area less than or equal to 53.5 m^2 (576 ft^2) – 1 stall; Guest houses with a floor area greater than 53.5 m^2 (576 ft^2) – 2 stalls
Bed and Breakfast	1 space per guest room in addition to the requirement for the principal building
Commercial Uses	
Retail sales	A minimum of five (5) stalls plus two (2) stalls for every additional 92.9 m^2 (1,000 ft^2) beyond the first 185.8 m^2 (2,000 ft^2) of gross floor space
Restaurant	1 stall per 4 seats
Other uses	As determined by the Development Authority

8.17.2 Each required parking space shall have minimum dimensions of 2.75 m (9 ft) by 5.5 m (18 ft).

8.17.3 Parking spaces shall be located on the same parcel as the building for which they are being provided; however, at the discretion of the Development Authority, parking may be located on adjoining property provided that a restrictive covenant, restricting the use of the property for parking only, is registered against its title.

8.18 RECREATION VEHICLES

8.18.1 General Purpose

Recreation vehicles are recognized as being a common feature within a Summer Village so that families and friends can come together to enjoy each other's company. The regulations below are written so that their presence does not overwhelm a property in terms of lot coverage, required parking, or affect the ability of adjacent property owners to enjoy the use of their property. This is in keeping with the vision for the Summer Village expressed in section 1.2 of this Bylaw.

8.18.2 One (1) recreation vehicle may be parked for any length of time on a lot provided:

(a) where a principal building exists on the lot:

i. the vehicle is setback at least 0.9 m (3 ft) from the side property boundary of the lot; and

ii. the vehicle is not located in the front yard of a lakefront lot;

(b) where no principal building exists on the lot:

i. the vehicle shall be located on the lot such that it meets the setback requirements for a principal building on the lot;

(c) the vehicle and, if applicable, the associated towing vehicle are parked entirely within the boundaries of the lot and do not encroach upon the area required to meet the parking requirement for the lot as stated in section 8.17 – Parking and Access; and

(d) when the vehicle is in use as overnight accommodation, provisions are made, to the satisfaction of the Development Authority, for the disposal of sewage.

8.18.3 A second recreation vehicle may be located on a lot and used for temporary living and sleeping accommodation provided:

(a) the second vehicle only being located on the lot and/or used for temporary living and sleeping accommodation for a maximum period of 30 days per year;

(b) the recreation vehicle being setback at least 0.9 m (3 ft) from the side property boundary of the lot;

(c) the recreation vehicle and, if applicable, the associated towing vehicle are parked entirely within the boundaries of the lot and do not to encroach upon the area required to meet the parking requirement for the lot as stated in section 8.15; and

(d) provisions are made, to the satisfaction of the Development Authority, for the disposal of sewage

8.18.4 At the discretion of the Development Authority, more than two (2) recreation vehicles may be located on a lot and used for temporary living and sleeping accommodation provided:

(a) a permit is obtained from the Development Authority that specifies the total number and length of time that the recreation vehicles are to be located on the lot with such time period not to exceed five (5) days;

(b) the recreation vehicles are setback at least 0.9 m (3 ft) from the side property boundary of the lot; and

(c) the owner of the lot provides a site plan, to the satisfaction of the Development Authority, indicating how the recreation vehicles and all associated towing vehicles will be accommodated entirely within the boundaries of the lot without encroaching upon the area required to meet the parking requirement for the lot as stated in section 8.17.

8.18.5 During construction of a principal building on a lot, a maximum of two recreation vehicles may be parked on the lot and used as a temporary accommodation for longer than 30 days provided:

(a) a valid development permit exists for construction of a principal building on the lot and construction has not been completed or the permit has not expired, whichever is sooner;

(b) the vehicle(s) are setback at least 0.9 m (3 ft) from the side property boundary of the lot;

(c) the vehicle(s) and, if applicable, the associated towing vehicle(s) are parked entirely within the boundaries of the lot and do not encroach upon the area required to meet the parking requirement for the lot as stated in section 8.17; and

(d) provisions are made, to the satisfaction of the Development Authority, for the disposal of sewage.

MISCELLANEOUS

8.19 SUB-STANDARD LOTS

8.19.1 Development on existing substandard lots is permitted, subject to section 2.3, provided the applicant complies with the applicable regulations regarding water supply and sewage disposal and this Bylaw.

8.20 LOT CONDITIONS

8.20.1 To the maximum extent possible, existing trees and shrubs shall be retained on the lot. Landscaping of a lot shall be carried out by the end of the first full growing season following completion of the development.

8.20.2 Where clearing of trees and shrubs is undertaken the parcel shall be graded to ensure that water does not drain onto adjoining property, a roadway or into the lake.

8.20.3 Garbage shall be kept in weatherproof and animal proof containers, screened from adjacent lots and public thoroughfares.

8.20.4 All detached dwellings, guest houses, manufactured homes, accessory buildings, unenclosed verandas, porches and balconies erected or placed on a parcel shall be designed and sited such that, in the opinion of the Development Authority, the development will not cause any material loss of privacy, sunlight or daylight enjoyed by the users of adjacent buildings and parcels.

8.21 DEVELOPMENT ON OR NEAR SLOPES

8.21.1 Where an application is for development on lands that contain slopes exceeding 15% slope angle over a minimum horizontal distance of 10 metres, or may be subject to subsidence, the Development Officer may require the applicant to demonstrate, by means of an engineering report bearing the seal and signature of a professional engineer registered in the Province of Alberta, that preventative engineering and construction measures can be instituted to ensure suitability of the development to the site.

8.21.2 The detailed engineering report shall conclude by the registered Professional Engineer certifying that the foundations proposed for the development were designed with full knowledge of the soil conditions and the proposed siting of the development upon the subject lot.

8.21.3 Further to subsection 8.21.2, the Development Officer may require that the entire development site and all foundations on the site be designed by a professional engineer registered in the Province of Alberta.

8.21.4 The Development Officer may require the submission of a detailed engineering report as outlined in subsection 8.21.1 with an application for a development permit at any location within the Summer Village which in the opinion of the Development Officer may be impacted by slope instability or other geotechnical hazards.

8.21.5 The Development Officer, having required a detailed engineering report of the geotechnical engineering conditions, may apply conditions to the approval of the development permit to minimize slope instability or other geotechnical hazards.

8.22 ENVIRONMENTAL PRESERVATION AND ENHANCEMENT

8.22.1 The Development Authority shall be satisfied with the design, siting, finish, and architectural appearance of all buildings having regard for the amenities and character of existing development in the municipality, and that the landscaping of the lot causes minimal environmental disruption.

8.23 SANITARY FACILITIES

8.23.1 Every development shall install a Private Sewage Disposal System approved by the safety codes agency contracted by the municipality.

8.23.2 New developments should locate their sanitary facilities having regard to the potential for a future requirement to connect to a regional or communal wastewater line.

8.23.3 After March 1, 2001, no owner of a parcel of land shall have, permit or allow an outdoor privy or any other system for the disposal of sewage or waste water that is not in compliance with the Alberta Private Sewage Systems Standard of Practice.

8.23.4 Only self-contained, private, individual wastewater disposal systems or a communal wastewater collection system using closed, sealed holding tank(s) are allowed.

8.24 OUTDOOR HOT TUBS

8.24.1 Outdoor hot tubs shall not be located within 1.5 m (5 ft) of any side yard.

8.24.2 Outdoor hot tubs shall be secured against entry by the public other than owners, tenants, or their guests.

8.25 HOME OCCUPATIONS

8.25.1 A home occupation shall be clearly incidental to the residential use of a lot and shall not change or disrupt the residential character of the municipality.

8.25.2 All permits for home occupation shall be reviewed annually. The Development Authority may revoke a permit if it is determined that the use is or has become detrimental to the residential character of the municipality.

8.25.3 Home occupations are limited to those uses which:

(a) Do not have customers visit the premises where the home occupation operates;

(b) Employ only residents of the lot;

(c) do not create or become a public nuisance or contravene the municipal *Noise Abatement* Bylaw;

(d) are not visible from outside the building;

(e) require no outside storage of materials, goods, or equipment with the exception of one vehicle weighing less than 6305 kg (14,000 lbs.); and

(f) do not display advertising other than permitted under section 8.26 – Signs.

8.26 SIGNS

8.26.1 No sign or advertisement of a commercial, directional or informative nature shall be placed on land or affixed to any exterior surface of any building or structure unless an Application for this purpose has been approved and a Development Permit issued.

8.26.2 Notwithstanding Section 8.24.1, the following signs may be placed on land or affixed to the exterior surface of a building or structure without Application for a Development Permit provided that such signs are not illuminated and permission from the landowner(s) has been received

Type of Sign	**Restrictions**
Miscellaneous Signs	Signs not to exceed 0.55 m^2 (6 ft^2). In the case of Home Occupations, the sign shall not exceed 0.37 m^2 (4 ft^2)
Signs to be displayed as a means of identification, direction or warning;	
Signs advertising the fact that a person, partnership, or company is carrying on a profession at the premises	
Temporary Signs	
Signs advertising that land or premises are for sale or lease;	Signs may not exceed 0.55 m^2 (6 ft^2) and must be removed by the advertiser within 15 days of completion of the event or works to which the advertisements relate
Signs relating to the carrying out of building, engineering or construction works; and	
Signs intended to advertise any local event being held for charitable purposes, which may be religious, educational, cultural, political, social or recreational, but not for any commercial purpose	

Functional Signs	
Signs needed by public bodies such as the municipality, local authorities and utility companies to give information or directions about the services they provide	No size restrictions. Maximum height of top of sign: 2.4 m (8 ft)

8.26.3 No sign or advertisement shall obstruct the view or be liable to be confused with any traffic sign or signal, or otherwise pose a potential hazard to traffic.

8.26.4 The Development Authority may, by resolution of Council, require the removal or renovation of any sign that is not kept in a safe, clean and tidy condition.

8.27 MUNICIPALLY OWNED LANDS

8.27.1 Private development on municipal reserve or environmental reserve land is strictly prohibited.

8.27.2 Private development on municipally-owned land including road allowances is strictly prohibited.

8.27.3 The cutting and/or removal of trees or underbrush from municipally-owned land is strictly prohibited, unless written permission is received from Council.

8.27.4 The temporary placement of any structure, object or materials on municipally owned land is prohibited unless prior written permission is received from Council in accordance with the municipal Shoreline Management Plan.

8.28 DEVELOPMENT IN PROXIMITY TO OIL & GAS WELLS

8.28.1 In accordance with the Subdivision and Development Regulation, no building shall be constructed within 100 m (328 ft) of the well head of a gas or oil well, unless, in the opinion of the Development Authority, may be considered an infill development or is otherwise approved in writing by the Energy Resources Conservation Board (ERCB).

8.29 SETBACKS FROM LANDFILLS AND WASTE SITES

8.29.1 In accordance with the Subdivision and Development Regulation:

(a) a school, hospital, food establishment or residence must not be approved and a 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 Subdivision and Development Regulations; 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 distances from the property boundary of a school, hospital, residence, or food establishment specified in the Subdivision and Development Regulations;

unless the development is approved in writing by the Deputy Minister of Alberta Environment and Parks.

PART 9 LAND USE DISTRICTS AND REGULATIONS

9.1 ESTABLISHMENT OF LAND USE DISTRICTS

9.1.1 The Summer Village of Rochon Sands has the following Land Use Districts:

R1	Residential District
CR	Country Residential District
CRL	Country Residential Large Lot District
VSQ	Village Square District
C	Commercial District
POS	Public Open Space District
RD	Reserved For Future Development District

9.1.2 The boundaries of the Districts listed in subsection 9.1.1 are as delineated on the Land Use District Map being Schedule A attached hereto. All roads, water courses, and lakes are excepted from the Land Use Districts.

9.1.3 Where the location of District boundaries on the Land Use District Map is not clearly understood, 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 which does not follow a parcel boundary shall be located by measurement off the Land Use District Map; and

(c) A boundary location which cannot be resolved shall be referred to Council for an official interpretation. Council's interpretation shall be final.

9.2 RESIDENTIAL DISTRICT (R1)

9.2.1 General Purpose

The purpose of this district is to provide for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are serviced by private water and septic systems

9.2.2 Permitted Uses

- Accessory buildings and uses
- Detached dwellings less than or equal to 185 m^2 (2000 ft^2) in ground floor area

9.2.3 Discretionary Uses

- Bed and breakfast establishments
- Detached dwellings greater than 185 m^2 (2000 ft^2) in ground floor area
- Guest houses
- Home occupations
- Manufactured homes
- Public buildings
- Public uses
- Parks and playgrounds

9.2.4 Regulations

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply:

Lot Size

(a) Minimum Lot Width – 30.48 m (100 ft)

(b) Minimum Lot Area – 1858 m^2 (20,000 ft^2)

(c) Notwithstanding (a) and (b) above, lots listed in the table below shall adhere to the following:

i. Minimum Lot Width - 15.2 m (50 ft)
ii. Minimum Lot Area - 650 m2 (7,000 ft2)

Lot	Block	Plan
34	1	992 6670
35	1	992 6670
36	1	992 6670
37	1	992 6670
38	1	992 6670
39	1	992 6670

Building Height

(d) The principal building shall not be higher than 7.3 m (24 ft), measured from the average grade to the highest point of the structure, not including extrusions (chimneys, aerials, etc.).

Yard Requirements

(e) The minimum setbacks from property boundaries for the principal building shall be:

Front yard – 10% of lot length, minimum 7.6 m (25 ft)
Side yard – 10% of lot width, minimum 1.5 m (5 ft)
Rear yard – 10% of lot length, minimum 7.6 m (25 ft)

The siting principal building on irregular shaped lots shall be approved by the Development Authority.

Lot Coverage

(f) The principal building and accessory buildings combined shall not cover more than 50% of the lot, excluding patios and sundecks.

Floor Area

(g) The minimum floor area of detached dwellings shall be 55.7 m^2 (600 ft^2).

Other Requirements

(h) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

(i) All uses must also comply with the regulations in Part 8.

9.3 COUNTRY RESIDENTIAL DISTRICT (CR)

9.3.1 General Purpose

The purpose of this district is to provide for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to a communal water and sanitary sewer system. The keeping of livestock, as defined by the Livestock and Livestock Products Act, as amended, is not permitted in this district.

9.3.2 Permitted Uses

- Accessory buildings and uses
- Detached dwellings

9.3.3 Discretionary Uses

- Bed and Breakfast Establishments
- Guest house
- Home occupations
- Public buildings
- Public uses
- Parks and playgrounds

9.3.4 Regulations:

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply:

Lot Size

(a) Minimum: 0.405 ha (1 ac)
Maximum: 1.214 ha (3 ac)

Building Height

(b) 7.3 m (24 ft) measured from the average grade to the highest point of the structure, not including extrusions (chimneys, aerials, etc.)

Yard Requirements

(c) The minimum setbacks from property boundaries for the principal buildings shall be:

Front Yard: a minimum of 7.6 m (25 ft)
Side Yard: a minimum of 7.6 m (25 ft)
Rear Yard: a minimum of 7.6 m (25 ft)

Lot Coverage

(d) Principal buildings and accessory buildings combined shall not cover more than 30% of the lot, excluding patios and sundecks.

Floor Area

(e) The minimum floor area of detached dwellings shall be 83.6 m^2 (900 ft^2).

Other Requirements

(f) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

(g) All uses must also comply with the regulations in Part 8.

9.4 COUNTRY RESIDENTIAL LARGE LOT DISTRICT (CRL)

9.4.1 General Purpose

The purpose of this district is to provide for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to a communal water and sanitary sewer system. The keeping of livestock, as defined by the Livestock and Livestock Products Act, as amended, is not permitted in this district.

9.4.2 Permitted Uses

- Accessory buildings and uses
- Detached dwelling

9.4.3 Discretionary Uses

- Bed and Breakfast Establishments
- Guest houses
- Home occupations
- Public buildings
- Public uses
- Parks and playgrounds

9.4.4 Regulations:

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply

Lot Size

(a) Minimum: 1.2 ha (3 ac)
Maximum: 4.0 ha (10 ac)

Building Height

(b) 7.3 m (24 ft) measured from the average grade the highest point of the structure, not including extrusions (chimneys, aerials, etc.)

Yard Requirements

(c) The minimum setbacks from property boundaries for the principal buildings shall be:

Front Yard:	a minimum of 7.6 m (25 ft)
Side Yard:	a minimum of 7.6 m (25 ft)
Rear Yard:	a minimum of 7.6 m (25 ft)

Lot Coverage

(d) Principal buildings and accessory buildings combined shall not cover more than 30% of the lot, excluding patios and sundecks.

Floor Area

(e) The minimum floor area of detached dwellings shall be 83.6 m^2 (900 ft^2).

Other Requirements

(f) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

(g) All uses must also comply with the regulations in Part 8.

9.5 VILLAGE SQUARE DISTRICT (VSQ)

9.5.1 General Purpose

The purpose of this district is to provide an area for development of publicly owned cultural, institutional and recreational uses while accommodating private development that is complimentary in nature to the public uses.

9.5.2 Permitted Uses

- Accessory buildings and uses
- Parks and playgrounds
- Public buildings
- Public uses

9.5.3 Discretionary Uses

- Restaurants
- Retail sales up to 185 m^2

9.5.4 Regulations

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply:

Lot Size

(a) All of the land contained in the existing certificate of title, unless otherwise approved by the Development Authority having regard to the intended use of the smaller parcel and the general purpose of the district.

Building Height

(b) 7.3 m (24 ft) measured from the average grade to the highest point of the structure, not including extrusions (chimneys, aerials, etc.)

Yard Requirements

(c) The minimum setbacks from property boundaries for the principal building shall be:

Front Yard:	a minimum of 7.6 m (25 ft)
Side Yard:	a minimum of 3.0 m (9.8 ft)
Rear Yard:	a minimum of 7.6 m (25 ft)

Lot Coverage

(d) The principal building and accessory buildings combined shall not cover more than 40% of the lot.

Landscaping

(e) A minimum of 25% of the lot shall be landscaped

(f) Landscaping and buffering from adjacent non-commercial uses shall be to the satisfaction of the Development Authority

Parking

(g) Parking shall be provided in accordance with section 8.15

(h) Total parking requirements are an aggregate of approved uses

(i) Parking stalls shall be a minimum of 2.75 m X 5.5 m (9 ft. X 18 ft.) and there shall be sufficient maneuvering spaces for each stall to the satisfaction of the Development Authority

Other Requirements

(j) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

(k) All uses must also comply with the regulations in Part 8.

9.6 COMMERCIAL DISTRICT (C)

9.6.1 General Purpose

The purpose of this district is to provide for attractive commercial development that is compatible with surrounding residential uses and which provides goods and services to residents of and visitors to the summer village and surrounding area. ÷

9.6.2 Permitted Uses

- Accessory buildings and uses
- Restaurant
- Retail sales, up to 185.8 m^2 (2,000 ft^2)

9.6.3 Discretionary Uses

- Gas bar
- Home occupation
- Public uses
- One residence for the owner / operator of a commercial operation
- Retail sales over 185.8 m^2 (2000 ft^2)

9.6.4 Regulations:

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply:

Lot Size

(a) Minimum: 0.4 ha (1 ac)
Maximum: 0.8 ha (2 ac)

Building Height

(b) 7.3 m (24 ft) measured from the average grade to the highest point of the structure, not including extrusions (chimneys, aerials, etc.)

Yard Requirements

(c) The minimum setbacks from property boundaries for the principal building shall be:

Front Yard: a minimum of 7.6 m (25 ft)
Side Yard: a minimum of 3.0 m (9.8 ft)
Rear Yard: a minimum of 7.6 m (25 ft)

Lot Coverage

(d) The principal building and accessory buildings combined shall not cover more than 40% of the lot.

Landscaping

(e) A minimum of 25% of the lot shall be landscaped

(f) Landscaping and buffering from adjacent non-commercial uses shall be to the satisfaction of the Development Authority

Parking

(g) Parking shall be provided in accordance with section 8.15

(h) Total parking requirements are an aggregate of approved uses

(i) Parking stalls shall be a minimum of 2.75 m X 5.5 m (9 ft. X 18 ft.) and there shall be sufficient maneuvering spaces for each stall to the satisfaction of the Development Authority

Other Requirements

(j) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

(k) All uses must also comply with the regulations in Part 8.

9.7 PUBLIC OPEN SPACE DISTRICT (POS)

9.7.1 General Purpose

The purpose of this district is to preserve and protect the environment while providing areas of public recreation access to the shoreline.

9.7.2 Permitted Uses

- Parks and playgrounds
- Public uses

9.7.3 Discretionary Use

- Small scale commercial uses approved by Council that support the recreational nature of the district and existing uses.

9.7.4 Regulations

In addition to the general land use regulations contained in Part 8 of this Bylaw, the following requirements shall apply:

(a) All development standards, including building height, yards and setback requirements, as determined by the Development Authority.

(b) Public development in this district is strictly limited to the maintenance, improvement, or replacement of existing public structures and facilities.

9.8 RESERVED FOR FUTURE DEVELOPMENT DISTRICT (RD)

9.8.1 General Purpose

To reserve land for future subdivision and development until an area structure or outline plan has been prepared for and approved by Council. Uses should not negatively impact or impede future urban subdivision and/or development

9.8.2 Permitted Uses

- Existing uses

9.8.3 Discretionary Uses

- Accessory buildings and uses which will not, in the opinion of the Development Authority materially alter the use of the land from that existing at the time of the enactment of this Bylaw.

9.8.4 Other Requirements:

(a) The general land use regulations contained in Part 8 of this Bylaw shall apply to any development in this district.

(b) No construction or development that includes structural, electrical, plumbing, or gas installations may be commenced until the necessary permits from the Summer Village's accredited agency have been obtained.

PART 10 DEFINITIONS

In this Land Use Bylaw,

ACCESSORY BUILDINGS OR USE – means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building or lot and which does not substantially add to the patronage, volume of traffic, or intensity of the use of the premises, building or lot. For the purpose of this Bylaw, accessory buildings include, but are not restricted to tool sheds, garden shed, boathouses, garages, teepees, carports, and privies;

ACT – means the *Municipal Government Act*, Chapter M26.1 as amended;

ADJACENT LANDOWNERS – means owners of land that is contiguous to the parcel of land that is the subject of the an application; and includes owners of land that would be contiguous except for a public roadway, railway, rail or utility right-of-way, river or stream;

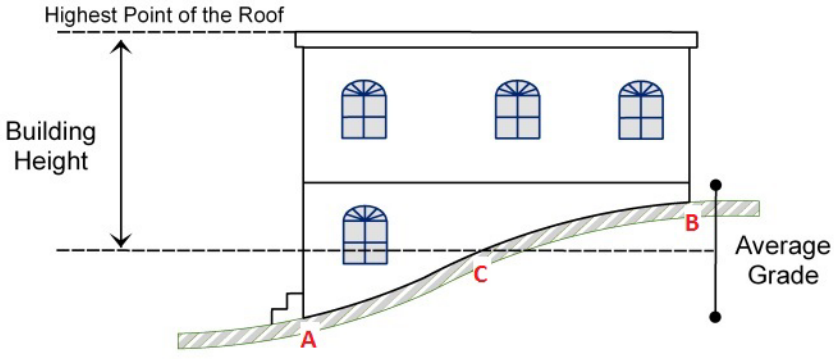
APPEAL BOARD – means a Subdivision and Development Appeal Board established in accordance with Section 627 of the *Municipal Government Act*;

AVERAGE GRADE – means the finished ground level around a building that is used for determining allowable building height. It is calculated as follows:

Step 1: For each building face the average grade is calculated by taking the lowest point of finished grade at the building face and the highest point of finished grade at the building face and dividing by two (2).

Step 2: The average grade for each building face, calculated in Step 1, is added together and divided by the number of building faces.

Step 3: The allowable building height is added to the average grade, calculated in Step 2, for all building faces to determine the maximum allowable height.



BACK LOT – means any lot in the municipality that does not have a boundary that is adjacent the lake or a buffer strip of municipal reserve or environmental reserve that is located along the lakeshore;

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;

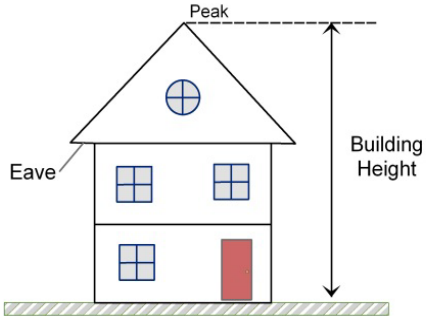
BOATHOUSE – means an accessory building designed and used primarily for the storage of boats;

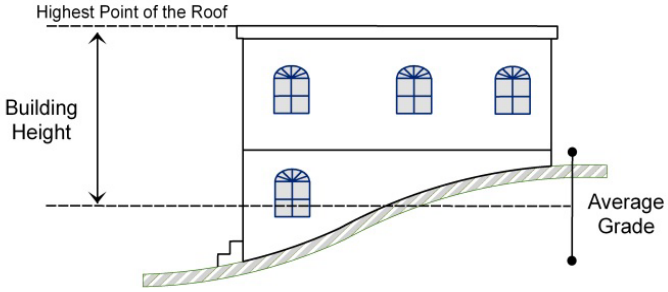
BUILDING – means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

BUILDING DEMOLITION – means the pulling down, tearing down or razing of a building;

BUILDING ENVELOPE – means that area of a lot, the boundaries of which are determined by setback requirements, where construction of a principal building and/or accessory building is permitted;

BUILDING HEIGHT – means the vertical distance between the average grade immediately adjacent to a building, to the highest point of a building, excluding chimneys, skylights, ventilation fans, flagpole, antenna or similar devices or features which are not structurally essential to the building;





CAMPGROUND – means a commercial development of a parcel or part thereof on which tents or recreation vehicles may be located on sites to provide overnight or short term accommodation;

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 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 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 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.

CARPORT – means an accessory building or part of the principal building consisting of a roofed enclosure used for the storage of motor vehicles, with at least 40% of the total perimeter open and unobstructed;

CAVEAT – means a formal notice expressing an interest in a parcel registered against the title to that parcel;

CORNER LOT – means a lot at the intersection of and abutting two or more streets;

COUNCIL – means the Council of the Summer Village of Rochon Sands;

DECK – means an uncovered, unenclosed platform that is intended for use as an outdoor amenity space;

DETACHED DWELLING – means a residential building containing only one dwelling unit, which is not attached to any other residential building but shall not include a manufactured 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 or any of them, or

(c) a change of use of land or a building or an act done in relation to land or 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;

DEVELOPMENT AGREEMENT – means a written agreement between the municipality and a developer which establishes particular circumstances and conditions under which a development may be carried out;

DEVELOPMENT AUTHORITY – means the person or persons appointed pursuant to Development Authority Bylaw;

DEVELOPMENT OFFICER – means a person delegated to fulfill the role of the Development Officer pursuant to this Bylaw;

DEVELOPMENT PERMIT – means a document authorizing a development issued pursuant to this Bylaw;

DILAPIDATED VEHICLE – means any vehicle that is subject to any two of the following items as listed below:

(a) not used on a regular basis;

(b) does not have a validated license plate attached to it;

(c) is lacking one or more major parts (i.e., fenders, hoods, etc.)

(d) is lacking one or more of its power train parts (i.e. Motor, transmission, differential, etc.)

DISCRETIONARY USE – means a use of land or a building referred to as a discretionary use on the Land Use Districts of this Land Use Bylaw which may be compatible with other uses in the District and for which, subject to the provisions of this Land Use Bylaw, a development permit may be issued with or without conditions;

DISTRICT – means a Land Use District;

DRIVEWAY – means a vehicle access route between the carriageway of a road and a use on a lot;

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 separate toilet facilities intended as a residence and having an independent entrance either directly from the outside of the building or through a common area inside the building;

ENCROACHMENT – means any obstruction or intrusion extending from a property onto an adjoining public right-of-way or onto adjoining land;

ENCROACHMENT AGREEMENT – means a written agreement between the municipality and a property owner which establishes particular circumstances and conditions under which a use or building on the property may incorporate the use of adjoining land owned or controlled by the municipality or a written agreement between two property owners which establishes particular circumstances and conditions under which a use or building on one property may incorporate the use of adjoining land owned or controlled by a different property owner;

ENFORCEMENT OFFICER – means a person delegated to enforce any or all of the provisions of the Land Use Bylaw;

EXCAVATION – means any breaking of ground, except common household gardening and ground care;

FENCE – means a vertical, physical barrier constructed to provide aesthetic decoration, visual screening, sound abatement, or to prevent unauthorized access;

FLOOR AREA – means for residential buildings, the total area of all floors in a building measured from the outside of exterior walls including a basement, enclosed porches, decks, and attached garages, but excluding floor areas of cellars, sheds, or carports;

FRONT LOT BOUNDARY – means,

(a) in the case of a back lot, the boundary which abuts a street, or in the case of a corner lot, means the shorter of the two boundaries which abut a street,

(b) in the case of a lakefront lot, the boundary which abuts Buffalo Lake or a municipal reserve or environmental reserve lot located along the lake;

FRONT YARD – means that portion of the lot extending across the full width of the lot from the front property boundary of the lot to the front wall of the main building situated on the lot;

GARAGE – means an accessory building or a part of the main building, designed and used primarily for the storage of motor vehicles.

GAS BAR – means an establishment which has one or more pump islands for the sale of gasoline or diesel fuel, but does not include facilities for the servicing or repair of motor vehicles;

GRADE – means the ground elevation established for the purpose of regulating the height of a building. The building grade shall be the finished ground elevation adjacent 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 finished ground elevation for each face of the building.

GUEST HOUSE – means a permanent building which has sleeping accommodation and may have a bathroom, but does not have kitchen or other cooking facilities, which provides overflow accommodation for a detached dwelling located on the same lot;

HOME OCCUPATION – means an occupation conducted within a building on a residential lot, which is clearly secondary to the residential use of the lot and is undetectable from outside the building. This does not include such uses as cannabis retail sales or cannabis production and distribution;

INTERIOR LOT – means a parcel abutting only one street other than a lane;

LAKEFRONT LOT – means a lot which faces onto Buffalo Lake and has any part of its frontage directly onto Buffalo Lake or onto a buffer strip of municipal reserve or environmental reserve that is located along the lakeshore;

LANDSCAPING – means the modification and enhancement of a lot or site through the use of the following elements:

(a) natural landscaping consisting 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, 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;

LANE – means a registered public roadway which provides alternate access to a lot;

LOT – means

(a) a quarter section

(b) a river, lake or settlement lot shown on an official plan, as defined in the Surveys Act, that is filed in the Land Titles Office; or

(c) a part of a parcel where boundaries are described in a certificate of title;

LOT COVERAGE – means the area of a lot covered by principal buildings and accessory buildings excluding decks;

LOT WIDTH – means the distance between the side lot boundaries connecting points located at the minimum required front yard measured along each side lot boundary;

MAIN OR PRINCIPAL BUILDING – means a building which, in the opinion of the Development Officer or the Municipal Planning Commission,

(a) occupies the major or central portion of a lot,

(b) is the chief or principal building among one or more buildings on the lot, or

(c) constitutes by reason of its use the primary purpose for which the lot is used.

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

MAIN OR PRINCIPAL USE – means the primary purpose in the opinion of the Development Officer or the Municipal Planning Commission for which a building or lot is used. There shall be no more than one main use on each lot unless specifically permitted otherwise in this Land Use Bylaw;

MANUFACTURED HOME – means a residential building containing one dwelling unit built in an off-site factory environment in one or more sections and intended to be occupied in a place other than where it was manufactured;

MAY – means the action is not obligatory;

MUNICIPAL PLANNING COMMISSION – means a Municipal Planning Commission established by Council pursuant to Section 28 of the *Municipal Government Act*;

MUNICIPALITY – means the Summer Village of Rochon Sands;

NON-COMPLIANT BUILDING OR USE – means a building or use of land or a building that was constructed or commenced after the date that a land use bylaw affecting the building or land becomes effective and the building or use does not comply with the Land Use Bylaw;

NON-CONFORMING BUILDING – means a building,

(a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the 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;

ORDER – means a notice requiring compliance with this Bylaw issued in writing by the Development Authority;

OWNER – means the person who is registered under the Land Titles Act as the owner of the fee simple estate in the land and, in respect of any property other than land, the person in lawful possession of it;

PARKS AND PLAYGROUNDS – means areas of public land known for their natural scenery and/or preservation for public recreation either active or passive;

PATIO – means a hard surface created by laying cement, bricks, tiles or blocks directly on to the ground;

PERMANENT FOUNDATION – means

(a) a foundation meeting CSA Z240.10.1 standard, or
(b) an engineer approved wood foundation, or
(c) a poured concrete basement, or
(d) a concrete block foundation;

PERMITTED USE – means the use of land or a building referred to as a permitted use in the Districts of this Land Use Bylaw and for which a development permit shall be issued, with or without conditions, where the use meets the applicable provisions of this Land Use Bylaw;

PRIVATE SEWAGE DISPOSAL SYSTEM – means on-site wastewater treatment systems as defined in the Alberta Private Sewage Systems Standard of Practice 2015, for the treatment and disposal of wastewater that is not connected to a municipal wastewater utility system;

PUBLIC BUILDING – means a building which is used for public administration and services and includes uses such as assembly, instruction recreation, culture and community activities;

PUBLIC USE – means a development which is publicly owned, supported or subsidized involving public assembly or use. Public uses typically may include such uses as publicly funded schools, parks, libraries, arenas, museums, art galleries, hospitals, tennis courts, swimming pools and other indoor and outdoor recreational facilities;

PUBLIC UTILITY – means systems or facilities for the:

(a) production and distribution of electricity;
(b) distribution of natural gas or oil;
(c) storage, transmission, treatment, distribution or supply of water;
(d) collection, treatment, movement or disposal of sewage;
(e) provision of telephone services that are owned or operated by a utility company, the municipality, or the crown;

REAR LOT BOUNDARY – means the registered boundary or boundaries of a lot which is or are opposite the front lot boundary;

REAR YARD – means a yard extending across the full width of a parcel from the rear wall of the main building situated on the parcel to the rear property boundary of the parcel;

RECREATION VEHICLE – means a vehicle, or portable structure designed to be carried on a vehicle, providing temporary sleeping accommodation for travel and recreation purposes. Recreation vehicles include but are not limited to: motor homes, fifth wheels, campers, tent trailers when not in their stowed position, and holiday trailers. Recreation vehicles do not include manufactured homes;

RESTAURANT – means an establishment for the preparation and/or sale of food for consumption on the premises and may include takeout food service, but does not include cannabis lounges;

RETAIL SALES – means the sale of merchandise such as convenience goods, groceries, snacks and soft drinks, camping and recreation supplies and includes the indoor storage of merchandise in quantities limited to the needs of

the outlet, but does not include such uses as cannabis retail sales or cannabis production and distribution;

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) used as a public road and includes a bridge forming part of a public road and any other 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 the street scene and the view from the surrounding areas;

SEA CAN – Steel transportable storage container, used for temporary dry storage and shipping of goods;

SETBACK – means the distance that a development, or a portion of it, must be set away from a property line, measured from the outer extremity of the development;

SHALL – means the action is obligatory;

SIDE LOT BOUNDARY – means the registered boundary or boundaries of a lot which is or are not considered a front lot boundary or a rear lot boundary;

SIDE YARD – means that portion of the lot extending from the front yard to the rear yard and lying between the side property boundary of the lot and the nearest part of the main building;

SIGN – means an object or device intended to advertise or call attention to any person, place, thing or event;

STREET – means any category of road except a lane;

STRUCTURAL ALTERATION – means any 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;

SUBDIVISION APPROVING AUTHORITY – means the person or authority empowered to approve a subdivision;

SUBDIVISION AND DEVELOPMENT APPEAL BOARD – means the board established pursuant to the *Municipal Government Act;*

SUBDIVISION AND DEVELOPMENT REGULATION – means the Subdivision and Development Regulation (AR 43/2002), as amended;

SUBSTANDARD LOT – means a lot created by legal subdivision prior to this Bylaw coming into effect which is smaller than the minimum permitted lot size a specified in this Bylaw;

TANDEM PARKING – means two parking spaces, one behind the other, with one point of access to the maneuvering aisle;

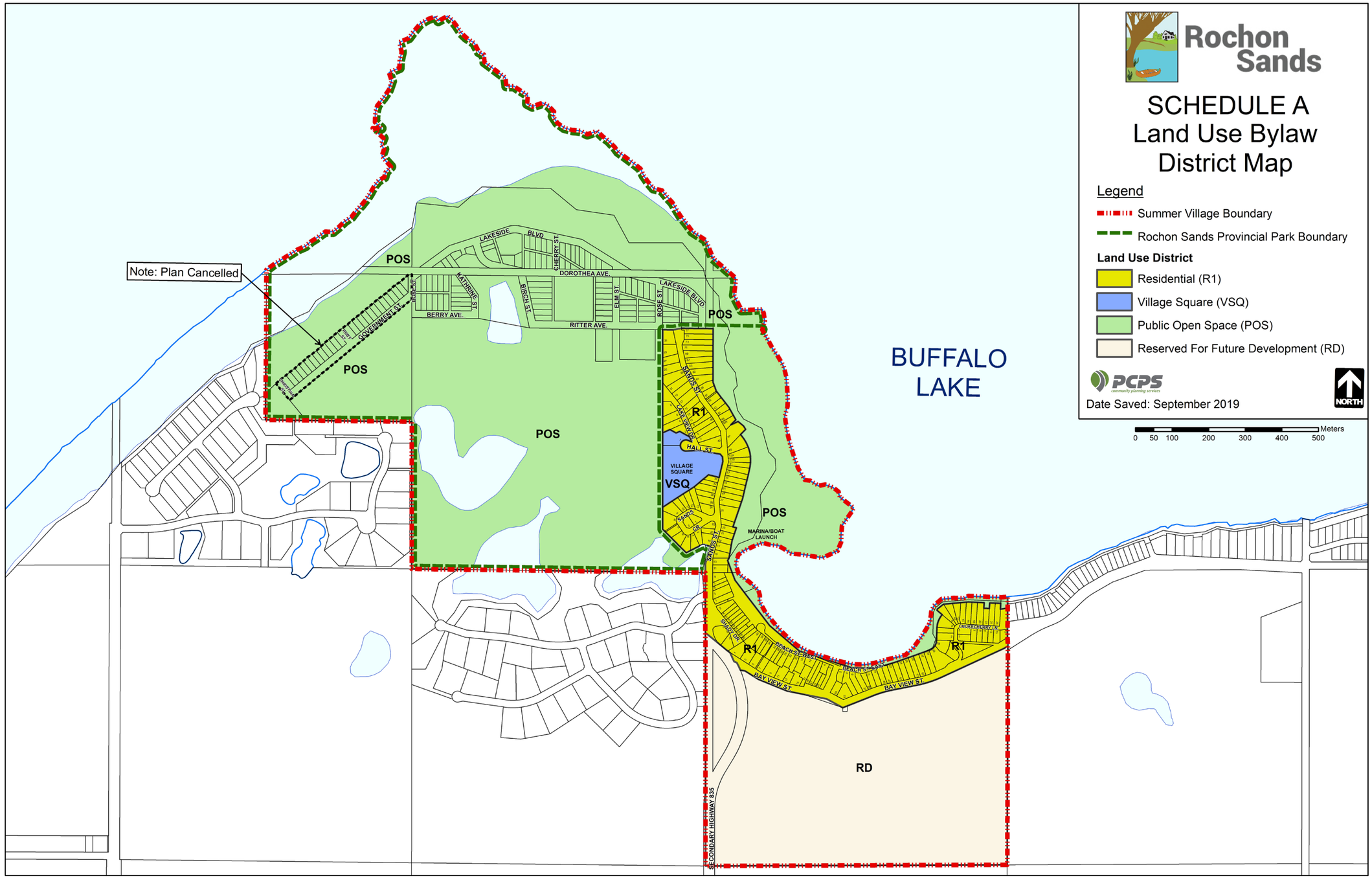
TEMPORARY BUILDING - means an enclosed structure without any foundation or footings and which is removed when the designated time, activity or use for which the temporary structure was erected has ceased;

WALKWAY – means a public right-of-way for pedestrian use only, which is registered as a walkway or as a reserve;

YARD – means an area of open space on a site which is required to be unoccupied and unobstructed by any structure or a portion of a structure above grade of the graded lot unless otherwise permitted in this Land Use Bylaw;

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

SCHEDULE A – LAND USE DISTRICT MAP



Schedule B – Specified Penalties for Offences

Description of Offence	First Offence	Second Offence	Third or Subsequent Offence
Sections 1.2 and 1.3 Commence development without a permit	$1,000.00	$2,500.00	$10,000.00
Section 8.8 Accessory building in contravention of this Bylaw	$150.00	$250.00	$500.00
Section 8.9 Guest House in contravention of this Bylaw	$500.00	$1,000.00	$5,000.00
Section 8.10 Temporary buildings in contravention of this Bylaw	$150.00	$250.00	$500.00
Section 8.13 Breach of restrictions on objects prohibited or restricted in yards	$150.00	$250.00	$500.00
Section 8.18 Recreational vehicles in contravention of this Bylaw	$150.00	$250.00	$500.00