

Summer Village of Sunset Point
PROVINCE OF ALBERTA
BYLAW 336

**A BYLAW TO CONTROL LAND USE AND AMEND BYLAW 272,
THE SUMMER VILLAGE OF SUNSET POINT LAND USE BYLAW**

WHEREAS Section 639 of the *Municipal Government Act*, RSA 2000, c M-26, requires that a municipality adopt a land use bylaw.

AND WHEREAS on December 12, 2008 the Council of Lac Ste. Anne County passed Bylaw #272, the Sunset Point Land Use Bylaw.

AND WHEREAS the Council of Summer Village of Sunset Point has determined the Lac Ste. Anne County Land Use Bylaw #272 should be amended in order to redistrict certain lands.

NOW THEREFORE after due compliance with the relevant provisions of the *Municipal Government Act* and Bylaw # 272, the Council duly assembled hereby enacts as follows:

1. The Summer Village of Sunset Point Land Use Bylaw #272 is hereby amended by:
 - a. redistricting the lands legally described in Schedule “A” and shown outlined in Blue crosshatch on Schedule “B” from Urban Reserve (UR) District under Bylaw #272 to Direct Control (DC) District under Bylaw #272;
 - b. amending Map in Schedule A to reflect the redistricting of the lands legally described in Schedule “A” and shown outlined in Blue crosshatch on Schedule “B” to Direct Control (DC) District;
 - c. Adding a new Direct Control , which will read as shown on Schedule “C”
Direct Control (DC) District –

First Reading carried the June 1th day of June, A.D. 2022.

Mayor (Seal)

CAO (Seal)

Second Reading carried the 3rd day of May 2023

Mayor (Seal)

CAO (Seal)

Third Reading carried the 3rd day of May 2023.

Mayor (Seal)

CAO (Seal)

Schedule "A" to Bylaw 336

ALL THAT PORTION OF THE HUDSONS BAY RESERVE OF LAC STE. ANNE, WHICH LIES TO THE EAST OF THE EASTERLY LIMITES OF THE GOVERNMENT ROAD, AS SHOWN ON SUBDIVISION PLAN 1588CL AND TO THE WEST OF THE WESTERLY LIMIT OF THE WESTERLY PORTION OF THE RIGHT OF WAY OF THE CANADIAN NATIONAL RAILWAYS, AS SHOWN ON RAILWAY PLAN 6054AO. EXCEPTING THEREOUT:

(A) 0.405 HECTARES (1 ACRE) MORE OR LESS, AS SHOWN ON FILED PLAN 1802CL

(B) 0.849 HECTARES (2.10 ACRES) MORE OR LESS, SUBDIVIDED UNDER PLAN 5675HW

(C) 0.676 HECTARES (1.67 ACRES) MORE OR LESS, SUBDIVIDED UNDER PLAN 4340KS

(D) 0.813 HECTARES (2.01 ACRES) MORE OR LESS, SUBDIVIDED UNDER PLAN 4341KS

(E) 0.186 HECTARES (0.46 ACRES) MORE OR LESS, FOR ROAD PLAN 6109KS

(F) AS TO 0.918 HECTARES (2.27 ACRES) MORE OR LESS, UNDER PLAN 6284MC

(G) AS TO 0.506 HECTARES (1.25 ACRES) MORE OR LESS, UNDER PLAN 6127KS

(H) AS TO 0.093 HECTARES (0.23 ACRES) MORE OR LESS, UNDER PLAN 5231MC

(I) ALL THAT PORTION OF THE HUDSON'S BAY RESERVE IN THE LAC STE ANNE SETTLEMENT WHICH LIES TO THE WEST OF THE WESTERLY LIMIT OF THE WESTERLY PORTION OF THE RIGHT OF WAY AS SHOWN ON RAILWAY PLAN 6054AO AND NORTH OF A LINE DRAWN PARALLEL TO THE SOUTH LIMIT OF THE RIGHT OF WAY AS SHOWN ON PLAN 5543HW AND THREE HUNDRED AND SIXTY (360) FEET PERPENDICULARLY DISTANT SOUTHERLY THEREFROM AND EAST OF THE EASTERLY BOUNDARIES OF THE GOVERNMENT ROAD AS SHOWN ON PLAN 1588CL AND 6109KS AND OF THE LANDS SUBDIVIDED UNDER PLANS 6284MC AND 6127KS CONTAINING 26.21 HECTARES (64.77 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS

From Urban Reserve (UR) District under Bylaw #336 to Direct Control (DC) District.

Schedule "B" to Bylaw 336



Figure 1.1: Site Location

Schedule "C" to Bylaw 336

DIRECT CONTROL DISTRICT BYLAW 336

GENERAL PURPOSE

To establish a Site-Specific Direct Control (DC) District to enable a seasonal recreational vehicle park and cabin lodging development.

AREA OF APPLICATION

This District shall apply to portion of the NE ¼ of Sec-22-54-3-W5M and NW ¼ of Sec-23-54-3-W5M, Sunset Point, as shown in Schedule “A” of this Bylaw.

PERMITTED USES

The following shall be considered **permitted uses** in the Direct Control District that are in general accordance with the concept plan, as shown in Schedule “B” of this Bylaw:

- a. Cabins;
- b. Facilities for the management of storm water;
- c. Facilities for the management of waste collection;
- d. Multipurpose building (café, canteen, games room, etc.);
- e. Playground;
- f. Recreational activity areas;
- g. Recreational equipment storage;
- h. Recreational vehicles;
- i. Washrooms/laundry facility;
- j. Visitor parking.

DEVELOPMENT CRITERIA

1. The development shall meet the following regulations:

REGULATIONS:	
Front Yard Setback:	Minimum 16.0 m
Side Yard Setbacks:	Minimum 4.0 m, except along the western side boundary adjoining residential neighbourhood that shall maintain an 8.0 m setback to the RV pad.
Maximum Height:	8.0 m

2. An emergency fire break **shall** be maintained free and clear at the southern end of the property for access to 42 Street.

3. All dumpsters and waste receptacles **shall** be animal secure to prevent encouraging wildlife into the area and the potential spread of waste.
4. All vegetation **shall** be retained except for in areas required to provide for the permitted uses, the internal roadway, stormwater management system, and trail network.
5. The internal roadway width **shall** be 7.0 m throughout as this is a private development. All maintenance shall be completed by the condominium board established to operate the facility.
6. The surfacing of internal roads **shall** apply appropriate applications (such as cold mix surfacing) that suppress dust during dry periods.
7. Noise level **shall** not exceed 35dba between the hours of 11PM to 7AM when measured at the boundary of the DC district, except in circumstances that are beyond the control of the condominium board.
8. The internal site within the boundary **shall** be kept tidy and shall not allow any building structures to become run-down. At the discretion of the Village, any unsightly building structures or RVs on the site shall be removed by the owner, condominium board or the Village at the owner/condominium board's expense.
9. The exterior of the cabins and park models built on the site **shall** retain natural design elements to the satisfaction of the Village. This includes incorporating natural wood materials and/or use of colours that resemble nature, such as colour gradients of deep green, brown, black and greys.

DEVELOPMENT PERMIT INFORMATION REQUIREMENTS

The Village **shall** require the following information to review and process any development proposal within the Direct Control District:

1. Development permit **shall** be accompanied by a landscaping plan that includes the following:
 - a. Landscaping details at the site entrance and around each RV lot.
 - b. Existing vegetation **shall** be retained where possible and should be included in the landscaping plan;
 - c. Location of proposed new vegetation;
2. Any new vegetation proposed **shall** be non-invasive to the region;
3. The Village **may** require the developer to provide security to ensure the landscaping is provided and maintained for a minimum of two years.
4. The Village administration **may** require the developer to install perimeter solid fence no greater than 1.8m in height along the site boundary as shown below (Figure 1) if deemed necessary.

This **shall** be determined based on whether the existing and proposed vegetation provides sufficient screening of the existing building structures. If the vegetation provides sufficient screening a fence would not be required.



Figure 1. Concept plan showing the area that might require a fence.

Figure 2. Land Use Concept Plan.



- LEGEND:**
- SITE BOUNDARY
 - RECREATIONAL VEHICLES
 - CABIN LOTS
 - AMENITY AREA
 - CABIN LOTS/PARK MODELS
 - PRIVATE ROAD NETWORK
 - PUBLIC UTILITY LOT
 - POTENTIAL ENVIRONMENTAL RESERVE
 - CAMPGROUND ENTRANCE AND EXIT

