

SUMMER VILLAGE OF ISLAND LAKE MEETING AGENDA

Wednesday, July 28th, 2021 at 6:00 p.m.

Via teleconference

As per Bylaw 02-2016 there will be no audio/video recordings of Council
or Council Committee Meetings

1.	<u>Call to Order</u>		
2.	<u>Agenda</u>	a)	July 28 ^h , 2021 Council Meeting Agenda
3.	<u>Minutes:</u>	a)	N/A
4.	<u>Appointments and/or Delegations</u>		N/A
5.	<u>Public Hearings</u> pages 1-5	a)	6:15 p.m. – Land Use Bylaw Public Hearing with respect to Bylaw 08-2021. Attached is the Notice that was mailed to property owners, the background on the LUB, as well as the Public Hearing Agenda.
6.	<u>Bylaws:</u> Bylaw 08-2021 attached	a)	<p>At the last Council meeting, Jane Dauphinee from Municipal Planning Services presented the Draft Land Use Bylaw, requesting direction on matters the Steering Committee could not reach consensus on. Attached is Bylaw 08-2021 requesting consideration for 1st reading.</p> <p>Prior to the Public Hearing, the recommended motion is as follows:</p> <p><i>(that Bylaw 08-2021, being a Bylaw to repeal Bylaw 03-2012 and adopt a new Land Use Bylaw for the Summer Village of Island Lake be given first reading with the following revisions:</i></p> <ol style="list-style-type: none"> 1. <i>That the mark-ups identified in the document are removed (highlighting, notes) and</i> 2. <i>That the changes presented in the Bylaw be accepted)</i> <p>After the conclusion of the Public Hearing, Council direction will be requested.</p> <p><i>(that Council direct MPS to prepare a report on the proceedings of the Public Hearing including recommended amendments to the first read Bylaw for consideration of Council at their next meeting. Further, that following the closure of the Public Hearing that Council direct MPS to prepare an amending motion that incorporates the recommendations outlined in Schedule A, along with any additional amendments to the Bylaw, as directed by Council, resulting from Council's consideration of the testimony presented at the Public Hearing today."</i></p>
7.	<u>Business</u>		N/A
8.	<u>Financial</u>		N/A
9.	<u>Councillors' Reports</u>		N/A

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10.	<u>Administration Reports</u>		N/A
11.	<u>Correspondence</u>		N/A
12.	<u>Closed Session</u>		N/A
13.	<u>Adjournment</u>		

Next Meetings: August 17th, 2021 – Regular Council Meeting
 August 18th, 2021 – Advance Vote
 August 21st, 2021 – Election
 August 31st, 2021 – Organizational Meeting

SUMMER VILLAGE OF ISLAND LAKE

NOTICE OF PUBLIC HEARING

Land Use Bylaw (LUB)

Pursuant to sections 230, 606, and 692, of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, the Council of the Summer Village of Island Lake hereby gives notice of its intention to adopt:

Bylaw No. 08-2021 Summer Village of Island Lake Land Use Bylaw

The purpose of the Bylaw is to approve a new **Land Use Bylaw (LUB)** and repeal Bylaw 03-2012, as amended.

The LUB is the primary regulatory document for the development of lands within the Summer Village.

MANY MINOR CHANGES have been made in the proposed Land Use Bylaw which may have an effect on some individuals.

MAJOR CHANGES to the Land Use Bylaw include:

1. Expanded definitions section to include definitions for a broader range of uses;
2. Clarified when a development permit is required and when it is not required;
3. Provided additional information about the development permit application requirements, approval process, and appeal process;
4. Provided additional information about the subdivision application requirements, approval process, and appeal process;
5. New regulations for the demolition of existing development;
6. Revised regulations for accessory buildings and boathouses;
7. New regulations for bed and breakfast establishments;
8. New regulations related to environmental site conditions, historic resources, and municipal reserves;
9. New regulations related to building design and appearance, landscaping, and fences, walls, and hedges;
10. New regulations for garage suites and secondary suites;
11. New regulations for objects prohibited or restricted in yards;
12. New regulations for development near the shoreline;
13. Revised regulations for Recreational Vehicles on residential lots and Recreational Vehicle storage on lots.

THEREFORE TAKE NOTICE THAT pursuant to sections 230, 606, and 692, of the *Municipal Government Act* a public hearing to consider the proposed Bylaw will be held:

Date: 6:15 PM on Wednesday, 28 July 2021

The public hearing will be held as a Conference Call. Attendees may join using the following directions:

Dial 1-855-714-2001 and Use Meeting ID 3015 and Access Code: no pin needed

AND FURTHER TAKE NOTICE THAT anyone wishing to make a verbal and/or written presentation may do so at the public hearing. All persons wishing to make a presentation at the hearing will be provided the opportunity to do so.

It would be beneficial for individuals to provide advance notice to the Summer Village Administration Office, at svislandlake@wildwillowenterprises.com or (780) 967-0271 of their intention to make a presentation at the hearing and to provide any written submissions in advance to svislandlake@wildwillowenterprises.com before Friday, July 23, 2021 at 12:00 PM.

AND FURTHER TAKE NOTICE THAT a copy of the proposed LUB is posted at: <http://planislandlake.ca>.

To obtain more information regarding the proposed Bylaw, please contact:

Kyle Miller, Planner
Municipal Planning Services
(780) 486-1991
k.miller@munplan.ab.ca



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PUBLIC HEARING – JULY 28th, 2021

Throughout 2020 and 2021, Municipal Planning Services (MPS) worked with the Summer Village of Island Lake Land Use Bylaw (LUB) Steering Committee (the SC), Administration, and Council to prepare a draft LUB based on the background information, information provided by residents, and watershed management planning best practices. A dedicated project website, www.planislandlake.ca was established and regularly updated to provide residents and stakeholders with information about project updates, draft documents, links to surveys, and contact information for the project team. In March 2020, a newsletter was mailed to residents of the Summer Village and posted on the project website. The newsletter provided residents with background information about the project, information regarding future opportunities to get involved, and an invitation to join the SC. Applications to join the SC were reviewed by MPS, Administration, and Council; the composition of the SC was made by a decision of Council. Of note, this newsletter and invitation was prepared prior to provincial COVID-19 health restrictions. In April 2020, a second newsletter was mailed to residents of the Summer Village and posted on the project website. This newsletter provided a project update, information regarding the SC's membership, and impacts of COVID-19 on meetings and engagement.

During the Summer and Fall of 2020, MPS met virtually with the SC to review background information, draft LUB content, and prepare LUB document. Feedback and input from the SC was incorporated by MPS into the draft LUB. The SC did not reach consensus on all matters. Items and issues identified by the SC and project consultant to be "Flagged" for the community were highlighted during the presentation portion of the online engagement session. In Early May 2021, a written notice of the project and a link to the draft of the LUB was provided to the agencies for review and comments. All agency referral comments received are included in this report. Additionally, in early May 2021 a fourth newsletter was mailed to residents. The newsletter provided a project update, as well as information about online engagement session (held via Zoom) held on May 26, 2021. The online LUB engagement session was structured to enable residents to participate via Zoom, YouTube, or by phoning in. On May 26, 2021, MPS held an online public meeting to present the draft Summer Village of Island Lake Land Use Bylaw to community members, held via Zoom and YouTube live. The meeting was attended (via the Zoom application) by approximately 35 persons (during the course of the meeting, attendees entered and left the meeting). The livestream on YouTube was watched live by 22 unique viewers. The recording of the meeting (posted immediately after the meeting concluded) was watched 4 times as of June 9, 2021. The engagement session included:

- A presentation by the project consultant to provide an overview of the process the draft LUB and highlight flagged discussion items;
- A short online poll; and
- A question and answer session during which attendees were invited to submit questions in the chat to the project consultant regarding the draft LUB.

Community members were invited to provide feedback on the draft LUB to the project consultant on or before June 9, 2021. This 'What We Heard' report provides a summary of the feedback received from community members and referral agencies regarding the draft Summer Village of Island Lake Land Use Bylaw as well as responses and recommendations from the project consultant.

SUMMER VILLAGE OF ISLAND LAKE

BYLAW 08-2021

A Bylaw of the Summer Village of Island Lake, in the Province of Alberta for the purpose of repealing Bylaw 03-2012 and adopting a Land Use Bylaw for the Summer Village of Island Lake.

WHEREAS a Land Use Bylaw has been prepared for the Summer Village of Island Lake based on public input and studies of land use, development, and other relevant information; and

WHEREAS the foresaid Land Use Bylaw describes the way in which the future development of the Summer Village of Island Lake may be carried out in an orderly and economic manner;

NOW THEREFORE the Council of the Summer Village of Island Lake, duly assembled, and pursuant to the authority conferred upon it by the *Municipal Government Act* R.S.A. 2000, c. M-26 as amended, enacts as follows:

1. This new Bylaw may be cited as the "Summer Village of Island Lake Land Use Bylaw".
2. The Land Use Bylaw of the Summer Village of Island Lake attached hereto as Schedule "A" to this Bylaw is hereby adopted.
3. Bylaw 03-2012, as amended, being the previous Land Use Bylaw of the Summer Village of Island Lake, is hereby repealed.
4. This Bylaw may be amended by Bylaw in accordance with the *Municipal Government Act* R.S.A. 2000, c. M-26, as amended.

This Bylaw comes into effect upon the date of the final reading thereof.

READ A FIRST TIME this _____ day of _____, A.D., 20__

MAYOR

CAO

READ A SECOND TIME this _____ day of _____, A.D., 20__

MAYOR

CAO

READ A THIRD TIME THIS _____ day of _____, A.D., 20__

MAYOR

CAO

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1.	<u>Call to Order & Opening Remarks</u>		
2.	<u>Adoption of Agenda</u>		
3.	<u>Introductions</u>		
4.	<u>Public Hearing</u>		<p>The purpose of this hearing is for the Council of the Summer Village of Island Lake to hear testimony and take action relating to the proposed Land Use Bylaw 08-2021. The Land Use Bylaw divides the municipality into districts and provides for permitted and discretionary uses in each district. The rationale for defining the different districts revolves around three main principles:</p> <ul style="list-style-type: none">• Similar uses prefer to locate near each for reasons of efficiency, similar servicing standards and common design needs. Land use districting reinforces these benefits.• Some land uses pose considerable risk to health and safety. Districting establishes effective distances from such uses and allows conditions to be attached to permits to reduce the risk.• Districting allows appropriate aesthetic standards such as the height of buildings, distance between buildings and size of the lot to be established for each district. <p>In essence, the Land Use Bylaw (PDF) is the "book of rules" for development in the Summer Village of Island Lake, and covers a wide range of regulations, including: Classifies land use districts (zones) and determines minimum development standards for each of these districts; Determines the appropriate permitted and discretionary uses for each land use district.</p>
5.	<u>Presentations</u>		Jane Dauphinee from Municipal Planning Services, who has been working with the Summer Village on this project will present the Draft Land Use Bylaw as it currently stands.
6.	<u>Public Testimony & Comment</u>	a) b) c)	No written submissions received. Written Request to Make Oral Presentation – John Wasmuth has asked to present his submission Oral Presentations/Comments from those persons signed up at meeting time.

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		d)	Oral Presentations/Comments from any other person(s)
7.	<u>Questions& Answers</u>		
8.	<u>Adjournment of Public Hearing</u>		
