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## Summary of Changes and Improvements to the 2024 Land Use Bylaw

This report summarizes the key changes and improvements incorporated in the new 2024 Draft Land Use Bylaw (LUB) for the Summer Village of Sundance Beach, replacing the previous Land Use Bylaw 155. The new LUB aims to improve clarity, address community needs, enhance environmental stewardship, and simplify development processes through better regulations and visual aids.

### Summer Village Council Contributions

The development of the new LUB benefited from Summer Village Council's:

- Firsthand Experience: Identifying challenges in applying the previous land use bylaw during past developments.
- Knowledge of Local Context: Understanding unique lake access agreements and community needs.
- Preliminary Drafting Work: Summer Village Council prepared an initial draft and reviewed it extensively before GSA's involvement.
- Clear Scope Coordination: Ensured the new LUB avoided overlap with other Summer Village-specific bylaws by clarifying which issues belong under different regulations.

### GSA Contributions

GSA worked collaboratively with Summer Village Council, drawing on expertise to address identified issues and align the new LUB with best practices and provincial regulations, including the Municipal Government Act. Key contributions include:

- Development-Environment Balance: Ensuring the new LUB supports development without compromising environmental values.
- User-Friendly Features: Incorporating visuals such as flowcharts, maps, and diagrams to simplify understanding.
- Transparent Process: Facilitating open dialogue, information sharing, and analysis with Summer Village Council to meet community goals.
- Facilitating Growth: Ensuring the new LUB supports sustainable development while addressing concerns that arose under the previous land use bylaw.

### Outcomes:

- Improved Definitions
  - The new LUB offers detailed definitions to clarify concepts (e.g. an accessory building versus a principal building).
  - Removed ambiguity and ensured a clear understanding of regulations.
- Enhanced Administrative Framework
  - Defines roles and responsibilities of the Development Authority and the Subdivision Authority.
  - Clarifies what type of developments do not need a development permit.
  - Clarifies development permit application requirements.
  - Reduces the opportunities for unnecessary variances.
  - Details how the new LUB approaches non-conforming (grandfathered-in) buildings and land uses.
  - Introduces online notifications for development permit decisions to increase transparency.

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- New and Refined Districts

The introduction of new zoning districts reflects the evolving needs of the Summer Village:

- Easement District (ED): Provides detailed rules for managing development on EHA lands and protecting Pigeon Lake.
- Public Utility District (PUL): Regulates development on PUL lands with environmental controls to protect Pigeon Lake.
- Road Allowance District (RA): Manages development on road allowances while ensuring developments do not harm Pigeon Lake's ecosystem.
- Community Districts (CD1 & CD2): Designated for community spaces, services, and utilities.
- R1A - Residential District and R1B - Large Lot Residential District: Accommodates different residential lot sizes.

- Classification of Development Permits

- The introduction of Class A and Class B development permits distinguishes between permitted uses without variances permitted uses requiring variances and discretionary uses, allowing for a more efficient approval process.

- Lot Coverage

- Refined lot coverage regulations to promote consistency and preserve the Summer Village's character.

- Enhanced Environmental Regulation and New Districts

- Introduced specific environmental review requirements to ensure responsible development near Pigeon Lake.
- Protected environmentally sensitive areas, particularly along the shoreline.

- Landscaping standards

- The new LUB introduces comprehensive landscaping standards and tree removal controls enhancing the landscaping features within the Summer Village.

- Use of Visuals

- Diagrams, maps, and flowcharts illustrate zoning designations, setback requirements, and development standards.
- Visual tools help residents, developers, and decision-makers interpret regulations accurately, minimizing misinterpretation.

## **Conclusion**

The new LUB represents a significant improvement over the previous land use bylaw by offering clearer definitions, better administrative procedures, and refined development regulations. With the inclusion of new districts, environmental safeguards, and user-friendly visuals, the new LUB ensures the Summer Village of Sundance Beach can remain sustainable and preserve its picturesque character while addressing ongoing challenges. The new LUB reflects both Summer Village Council's insights and GSA's expertise, meeting the needs of residents and supporting the community's long-term vision.