

Summer Village of Pelican Narrows Draft Municipal Development Plan & Land Use Bylaw

Report on Changes | 1 September 2020

The Summer Village of Pelican Narrows hosted its Annual General Meetings on August 22, 2020 at the Pelican Narrows Community Hall. Jane Dauphinee and Brad MacDonald of Municipal Planning Services (MPS) were in attendance and provided Council, Administration, residents, and other attendees with a summary of the changes made to the draft Summer Village of Pelican Narrows Municipal Development Plan (MDP) and Land Use Bylaw (LUB). These changes resulted from a review of the March 2020 draft MDP and LUB documents by residents, adjacent municipalities, provincial departments, and referral agencies.

MPS staff provided answers to questions and comments posed by the AGM attendees on the updated draft MDP and LUB, and discussed potential revisions that may address specific concerns raised at the meeting.

Below is a list of changes made to the MDP and LUB resulting from discussions at the AGM. Minor spelling, grammar, and sentence structure errors that do not affect the intent of the regulations in this LUB were made and are not noted in this report.

Summer Village Council intends to consider the bylaws for the MDP and LUB for first reading at a meeting of Council on September 10, 2020, and if passed, conduct a public hearing for the proposed bylaws.

Draft Municipal Development Plan – Changes Made Since August 22, 2020

PART	PROPOSED CHANGE	RATIONALE
4.4	<p>Policy 4.4.3.5 is removed and replace with new Policy 4.4.5:</p> <p>Delete: Development on lots and the redevelopment of new lots must be designed to provide a minimum of 50% of the non-building area (e.g. lawn, driveways, parking areas, etc.) on the lot as permeable or semi-permeable surfaces to support on-site water filtration and decrease surface runoff areas (e.g. grasses, vegetation, gravel, non-compacted soils, etc.).</p> <p>Replace with: Permeable and/or semi-permeable surfaces should be maintained on residential and reserve lots to support onsite water filtration, and decrease surface runoff.</p>	<p>The deleted policy was better included in the Land Use Bylaw as it deals with the landscaping of lots.</p> <p>The new policy enables this regulation in the Land Use Bylaw and provides direction for landowners.</p>
4.4	<p>Policy 4.4.3.6 is removed.</p> <p>Delete: Development permit applications may be required to include a landscaping plan. A landscaping plan shall contain the following information for the subject site:</p> <ol style="list-style-type: none"> All physical features (existing or proposed) including shrubs, trees, flower beds, berm contours, walls, fences, outdoor furniture, surface utilities, and decorative paving; and All shrubs, trees (existing or proposed) labeled by their common name and size. 	<p>The deleted policy was already addressed in Part 3: Development Permit Applications of the Land Use Bylaw. Removed to eliminate repetition.</p>
4.4	<p>Policy 4.4.3.11 is removed and replaced with new Policy 4.4.10 (renumbered due to earlier deletion).</p> <p>Delete: All applications for subdivision within areas identified as containing environmentally significant areas may be required to provide:</p> <ol style="list-style-type: none"> A biophysical assessment; and/or 	<p>The deleted policy was better included in the Land Use Bylaw as it deals with subdivision application requirements.</p> <p>The new policy enables this regulation in the Land Use Bylaw.</p>

	<ul style="list-style-type: none"> b. A hydrological assessment which indicates potential impacts on the aquifer, riparian areas, recharge areas and how these impacts will be mitigated; and/or c. A wetland assessment which delineates and classifies wetlands within the development area; and/or d. Site plan which identifies how the development has been sited to avoid riparian areas and contributing areas. <p>Replace with: All applications for subdivision and/or development on lands identified as containing environmentally significant areas may be required to provide additional information (as requested by the Approving Authority) to demonstrate the suitability of the site for the intended use.</p>	
4.5	<p>Policy 4.5.4.1 is removed and replaced with new policy 4.5.4.1</p> <p>Delete: New extensive agricultural operations shall be prohibited within the Summer Village.</p> <p>Replace with: Extensive agricultural shall be allowed at the discretion of the Development Authority, as provided for in the Summer Village of Pelican Narrows Land Use Bylaw.</p>	<p>Change removes wording conflict between the MDP and LUB.</p> <p>Combined with corresponding changes to the LUB, this new policy enables greater discretion on the part of the Development Authority for extensive agricultural operations in the Summer (e.g. specific areas, within the LH District, and utilizing best management practices).</p>
Part 10 Maps	<p>Map 10.2 Local Features moved to Appendix, renamed Map A.1 Local Features.</p> <p>Remove: Map 10.2 Local Features.</p> <p>Renumber: Map 10.3 accordingly.</p> <p>Insert: Appendix A, Map A.1 Local Features.</p>	<p>The Local Features Map includes information that may be updated by the province or other agencies. Being a part of the MDP (e.g. Part 10.2), would require an amendment to the MDP to change the information included within.</p> <p>By moving this map to the Appendix, the Local Features Map will not be approved as part of the MDP bylaw, and can be updated by Summer Village Administration as information changes or as new information becomes available.</p>

Draft Land Use Bylaw – Changes Made Since August 22, 2020

PART	PROPOSED CHANGE	RATIONALE
4.1	<p>A new regulation 4.1.i, formally Policy 4.4.3.11 in the MDP.</p> <p>Add: All applications for subdivision within areas identified as containing environmentally significant areas may be required to provide:</p> <ul style="list-style-type: none"> a. A biophysical assessment; and/or b. A hydrological assessment which indicates potential impacts on the aquifer, riparian areas, recharge areas and how these impacts will be mitigated; and/or c. A wetland assessment which delineates and classifies wetlands within the development area; and/or d. Site plan which identifies how the development has been sited to avoid riparian areas and contributing areas. 	<p>The former MDP policy was better included in the Land Use Bylaw as it deals with subdivision application requirements.</p>

8.13	<p>Keeping of Domestic Pets</p> <p>Regulation 8.13.1 updated to include reference to the Large Holdings District (LH).</p> <p>Reworded: The keeping of domestic pets in the Residential District (R1) <u>and the Large Holdings District (LH)</u> shall be in accordance with the following, without the need to obtain a development permit:</p> <ol style="list-style-type: none"> a. The total number of domestic pets per lot shall not exceed four (4) of which not more than three (3) shall be dogs or any other single species. b. The keeping of domestic pets not in accordance with this Part shall require a development permit. 	<p>Large Holdings District (LH) excluded from this regulation by error. Proposed change applies the same approach to both districts.</p>
8.14	<p>Keeping of Livestock and Bees</p> <p>The name of this subsection was changes to add reference to ‘bees’.</p> <p>Regulations 8.14.1 and 8.14.2 deleted and replaced with new Regulations 8.14.1, 8.14.2, and 8.14.3.</p> <p>Delete:</p> <ol style="list-style-type: none"> 1. The keeping of livestock in the Residential District shall be in accordance with the following, without the need to obtain a development permit. Livestock shall only include: <ol style="list-style-type: none"> a. One colony of bees; or b. A maximum of six hens. 2. Every person who owns, possesses or keeps bees and every person on whose property bees are kept shall: <ol style="list-style-type: none"> a. maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees; and b. ensure that the bees are re-queened if they are subject to undue swarming or aggressive behaviour. <p>Replace with:</p> <ol style="list-style-type: none"> 1. The only livestock that may be permitted to be kept on a lot in the Residential District (R1) are laying hens. 2. A maximum of six (6) laying hens may be kept on a lot in the Residential District (R1), without the need to obtain a development permit. 3. The keeping of livestock on a lot in the Large Holdings District (LH) shall be at the discretion of the Development Authority. The Development Authority will have regard for ensuring that any proposed development for the keeping of livestock includes the implementation of Best Management Practices that minimize negative impacts on the environment. <p>Subsequent regulations in this subsection are renumbered accordingly.</p>	<p>The proposed changes:</p> <ol style="list-style-type: none"> 1. Create clearer livestock regulations for the Residential District (R1); 2. Limits the keeping of livestock in the Large Holdings (LH) Districts to at the discretion of the Development Authority, and requires the Development Authority to have regard for Best Management Practices that minimize negative impacts on the environment when considering proposals for the keeping of livestock in the LH District.
8.14	<p>Keeping of Livestock and Bees</p> <p>Regulation 8.14.3 revised to include list item ‘a’:</p> <ol style="list-style-type: none"> 4. Every person who owns, possesses or keeps bees and every person on whose property bees are kept shall: 	<p>The proposed changes amalgamates the keeping of bees regulations to list item ‘4.’, where previously this was included in item ‘1’ (see proposed deletion above).</p>

	<ul style="list-style-type: none"> a. <u>Keep a maximum of one (1) colony of bees;</u> b. maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees; and c. ensure that the bees are re-queened if they are subject to undue swarming or aggressive behaviour. 	
8.16	<p>Landscaping</p> <p>Items reordered.</p> <p>Insert as new item '2':</p> <p>Development on lots and the redevelopment of new lots must be designed to provide a minimum of 50% of the non-building area (e.g. lawn, driveways, parking areas, etc.) on the lot as permeable or semi-permeable surfaces to support on-site water filtration and decrease surface runoff areas (e.g. grasses, vegetation, gravel, non-compacted soils, etc.).</p> <p>Add: Graphic providing further clarity to this regulation.</p> <p>Requirement to label all shrubs and trees by common name and size deleted.</p>	<p>Former MDP Policy 4.4.3.5 was better included in the Land Use Bylaw as it deals with the landscaping of lots.</p> <p>Additional graphic provided to illustrate building areas, non-building areas, permeable surfaces, and semi-permeable surfaces.</p>
11	<p>Large Holdings District (LH)</p> <p>Extensive Agricultural Operations moved from the list of permitted uses, to the list of discretionary uses.</p>	<p>Uses that are listed as discretionary may be approved or refused at the discretion of the Development Authority.</p> <p>The decision of a Development Authority regarding a discretionary use may be appealed to the Subdivision and Development Appeal Board (SDAB).</p>
13	<p>New definition for 'Environmentally Significant Area' added.</p> <p>Insert: Environmentally Significant Area means areas that are important to the long-term maintenance of biological diversity, physical landscape features, and/ or other natural processes, both locally and within a larger regional content, as identified by the Province of Alberta.</p>	<p>Definition added to provide clarity as to what an Environmentally Significant Area is. Definition adapted from the Province's 'Environmentally Significant Areas in Alberta: 2014 Update' Report.</p>