

**SUMMER VILLAGE OF JARVIS BAY
LAND USE BYLAW AMENDMENT BYLAW
BY- LAW #163-19**

**BEING A BYLAW OF THE SUMMER VILLAGE OF JARVIS BAY IN
THE PROVINCE OF ALBERTA TO AUTHORIZE AMENDMENTS TO
THE SUMMER VILLAGE OF JARVIS BAY LAND USE BYLAW #125-13.**

WHEREAS Section 692 of the *Municipal Government Act*, R.S.A. 2000, authorizes a Council to amend a land use bylaw;

WHEREAS the Council deems it desirable to amend Land Use Bylaw 125-13,

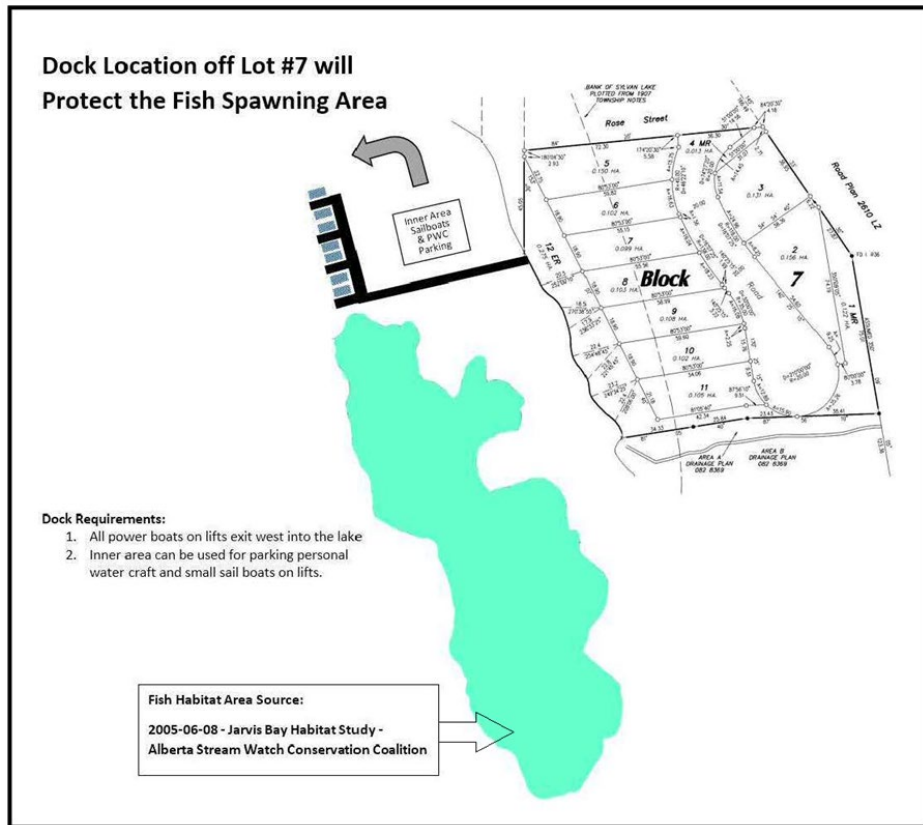
NOW THEREFORE the Council of the Summer Village of Jarvis Bay, in the Province of Alberta, duly assembled enacts as follows:

An amendment to the Land Use Bylaw #125-13:

1. Part One: 1.3 Definitions, revise home occupation to: means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building. This shall not include any cannabis retail sales or cannabis production and distribution.
2. Part Three: 1(1) Accessory Buildings, revise (g) to: An accessory building's footprint shall be no larger than 8% of the parcels total area.
3. Part Three: 2(2) Projections Over Yards, remove (b): In all other districts, the portion of and attachments to a main or accessory building which may project over or on a minimum yard are: (i) Any projection not exceeding 1.50 m (4.92 ft.) into a front yard or rear yard; (ii) Any projection not exceeding 0.60 m (1.97 ft.) into a side yard; (iii) Any projection that is an exterior fire escape not exceeding 1.20 m (3.94 ft.) in width.
4. Part Three: 3(1) Driveways, revise (b) to: Driveways on corner parcels shall be setback from the street intersection not less than 6 m (19.69 ft.).
5. Part Three: 3(1) Driveways, add the following: (f) Driveways to be constructed of asphalt or gravel within the first 2 m (6.56 ft.) of the carriageway, measured from the main road.
6. Part Four: all Residential Districts, add the following to Permitted Uses:
Driveway
Deck/Stairs
Private Pool
7. Part Four: all Residential Districts, remove Temporary Building from Discretionary Uses.
8. Part Four: all Residential Districts, under Supplementary Regulations add the following:
(3) No building may be erected or development commenced on parcels which are not proposed to be connected to municipal sewerage system.

(4) The Development Authority shall either refuse to issue a Development Permit for any building, structure or works, unless arrangements under (3) above have been completed, or issue a Development Permit subject to the conditions that arrangements under (3) above shall be completed prior to the commencement of the development.

9. Part Four: Residential A District, under Site Development, revise (a) minimum front yard to: 15.24 m (50 ft.).
10. Part Four: Residential A District, under Site Development, revise (b) minimum rear yard to: 15.24 m (50 ft.).
11. Part Four: Twin Rose Residential District, under Supplementary Regulations, add the following:
(5) One seasonal communal dock is permitted along the Environmental Open Space, for the residents of Twin Rose Estates, as per the location indicated below.



READ a first time in Council assembled this 5th day of February, 2019.

Bob Thomlinson, Mayor

Phyllis Forsyth, C.A.O.

PUBLIC HEARING held this 5th day of March, 2019.

READ a second time in Council assembled this 5th day of March, 2019.

READ a third time in Council assembled and passed this 5th day of, 2019.

Bob Thomlinson, Mayor

Phyllis Forsyth, C.A.O.