LAND USE BYLAW

Focused Review and Update

The Summer Village of Seba Beach is undertaking a **focused review and update** to the Summer Village's current Land Use Bylaw.

Alberta's Municipal Government Act requires municipalities to have a Land Use Bylaw. This is not a new requirement; all municipalities have had a Land Use Bylaw for several decades. A Land Use Bylaw establishes rules and regulations for land use and development as well as processes for making decisions on subdivision and development permit applications.

The Land Use Bylaw includes a wide range of regulations, including:

- Development permit application requirements;
- The maximum height, number, and size of buildings on a lot; and
- Lists of permitted and discretionary uses for each land use district.

The Summer Village of Seba Beach' current Land Use Bylaw is almost 20 years old. Since it was adopted, new development pressures and trends have emerged, and provincial legislation related to planning and development has been amended several times by the Government of Alberta.

The Summer Village sent out a project information newsletter and survey to community residents in 2024. In total, 130 survey responses were received and shared with Council.

Through 2024 and early 2025, Summer Village Administration and Council have developed and reviewed a draft Land Use Bylaw that is now ready for community input.

The primary purpose of this review and update is to address changes to provincial legislation, to reduce red tape associated with development processes (where appropriate), and to enable the types of residential and recreational uses that community members have indicated are important as part of the survey responses.

A copy of the draft Land Use Bylaw (and a summary of the proposed changes) will be available on the Summer Village's website at: **www.sebabeach.ca**.

ONLINE OPEN HOUSE

To Present the Draft Land Use Bylaw and Answer Questions

The next step in this project is to **invite community members** to attend an online open house to learn more about the draft Land Use Bylaw.

Online: Tuesday, February 25, 2025 (6:00 PM to 8:00 PM)

A link to join the meeting will be available on the Summer Village's website (**www.sebabeach.ca**) the day of the online open house.

At the online open house, community members will have the opportunity to learn more about the draft Land Use Bylaw during the presentation. There will be opportunities to ask questions, hear answers, and provide feedback on the draft Land Use Bylaw that will be shared with Summer Village Council for their consideration. The Open House will be moderated by Municipal Planning Services.

Have Questions? Reach out to the project team!

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