WHAT WE HEARD REPORT TO COUNCIL

Summer Village of Seba Beach Land Use Bylaw Update | 16 April 2025

BACKGROUND

On February 25, 2025, the Summer Village of Seba Beach and Municipal Planning Services (MPS) hosted an online open house to present the draft Land Use Bylaw (LUB) to residents.

The online open house was attended by approximately 14 residents (excluding MPS staff, Summer Village Administration, and members of Council). Following the open house, a recording of the open house was uploaded to YouTube and was shared on the Summer Village's website. As of March 24, 2025, the recording has been viewed 122 times.

The Summer Village provided residents with 3.5 weeks following the online open house to submit comments and questions for Council's consideration. As of April 16, 2025, the Summer Village and MPS have received 4 email submissions (in addition to the questions and comments received during the online open house).

The following is a summary of the feedback received by MPS, along with responses/recommendations for consideration in the draft Land Use Bylaw.

TOPIC	LOCATION	FEEDBACK	RESPONSE/RECOMMENDATION
Minor spelling, duplication, and grammar errors	Throughout	Residents noted a few minor spelling, grammar, and duplication errors.	MPS made corrections as noted by residents, and has reviewed the document for other minor spelling, grammar, duplication and formatting changes.
Summer Village owned property along 1 Avenue	Not in the draft Land Use Bylaw	Expressed concern that municipally owned property adjacent to the lake are/will be used privately by adjacent residential properties, removing public access to the lake. Expressed support that these properties be maintained for public/emergency access only.	Lands owned by the Summer Village (municipal reserve parcels and road rights of way) shall be used and developed by the Summer Village for public use. No private use or development within these lands is allowed without the authorization of the municipality, as per the Summer Village's Municipal Land and Municipal Reserves Bylaw (Bylaw No 4-2022). **MPS recommends no changes to the draft Land Use Bylaw.**
Civic addressing	Not in the draft Land Use Bylaw	There should be a requirement that every residence in the Summer Village display their civic address on a sign.	The requirement to place/display a civic addressing sign on a property is not addressed in the current or draft Land Use Bylaw. Section 5.2.m enables the display of a sign "for the identify of land or building on which it is displayed" without a development permit but does not require one to be placed. Many municipalities have developed a civic addressing bylaw to establish civic address number standards and signage; this would be best addressed through a separate bylaw. **MPS recommends no changes to the draft Land Use Bylaw.**
Non-conforming buildings and uses	Section 5.3 – Non-Conforming Buildings and Uses	Open house questions about how existing development will be addressed if a new/updated Land	MPS provided an overview of provisions in the current and draft Land Use Bylaws (as well as the Municipal Government Act) that address non-conforming buildings and uses, including residential development that pre-date the current Land Use Bylaw.

		Use Bylaw is approved.	**MPS recommends no changes to the draft Land Use Bylaw.**
Use of "strongly discouraged" language	Section 9.5.2 - Environmental Protection	Feedback noted that this regulation is suggestive, which may limit enforceability.	The intent of this section is to protect vegetation (other than noxious weeds) along the shoreline of the lake. This section indicates that a development permit would be required to facilitate landscaping when vegetation is removed from this area. **MPS recommends that 9.5.2 be deleted and replaced with the following (content in the current draft shown in strikethrough):** ~~The removal of vegetation (excluding noxious weeds) shall be strongly discouraged within 6.0 m (19.7 ft.) of the front property line on lakefront lots. Where vegetation is removed a development permit will be required to facilitate landscaping on the lot. The development permit may include a condition for the provision of a landscaping plan which includes a plan for replacing the cleared vegetation.~~ The removal of vegetation (excluding noxious weeds) within 6.0 m (19.7 ft.) of the front property line of a lakefront lot shall require a development permit. The development permit may include a condition for the provision of a landscaping plan which includes a plan for replacing the cleared vegetation. **MPS also recommends that Section 5.2.2 – Development Not Requiring a Permit be revised to read (change noted in bold):** No development permit is required for landscaping **(except as noted in Section 9.5.2)**, provided that the proposed grades and surface drainage patterns on and from the site will not adversely affect the subject site or adjacent properties or result in an increase of runoff and sediment into Wabamun Lake.
Parking (Residential Areas)	Section 9.18.2 – Parking and Loading	Open house questions about parking requirements in residential areas.	MPS provided an overview of parking requirements for single detached dwellings in the current and draft Land Use Bylaws. **MPS recommends no changes to the draft Land Use Bylaw.**
Setbacks	Sections 9.10 – Fire Separation and the Land Use Districts	Question about side yard setback variances and impacts on adjacent property owners if buildings are required to be at least 3.0 m (10.0 ft.) apart	**MPS notes a typographical error in Section 9.10.1, and recommends the regulation be revised to read (change noted in bold):** Every building served by electricity or a heating system shall be located at least 3.0 m (10.0 ft.) from every other building **on the lot** unless a variance has been obtained under the National Building Code (Alberta Edition).
Projection over Yards	Section 9.19 – Projection Over Yards	Question about whether eaves on a dwelling may project to maximum of 50% the minimum side yard if a variance for a (reduced) side yard is granted.	MPS is not the Development Authority for the Summer Village of Seba Beach but would advise that in a case where a variance is granted for a side yard setback, that the Development Authority identify the maximum amount that eaves or other building features may project into the applicable side yard. If no maximum projection is identified in the variance, MPS would interpret these regulations as allowing a 50% projection into the varied side yard setback. **MPS recommends no changes to the draft Land Use Bylaw.**

Front yard	Section 13.4 - R1B Land Use District	Question as to why the front yard setback (non-lakefront lot) is identified as 7.0 m (22.9 ft.).	The front yard setback for non-lakefront lots in the R1B District is currently 7.0 m (22.9 ft.). Council did not direct a change to this regulation for the draft Land Use Bylaw. **MPS recommends no changes to the draft Land Use Bylaw.**
Recreational vehicles	Section 10.5 – Recreational Vehicles	Open house (and email) question about whether the size/length of an RV factors into the number that are allowed on a lot (e.g. would 2 smaller RV units equivalent in size to 1 larger RV be regulated differently).	Feedback received and reviewed by the Summer Village as part of the 2024 Land Use Bylaw survey indicated that the majority of respondents prefer allowing a maximum of 1 recreational vehicle on a developed residential lot (56%). Additionally, a majority of respondents indicated that they commonly have zero or one recreational vehicle on their lot (93.5%). Regulating the number of number of recreational vehicles (rather than size or a combination of both) enables easier enforcement processes for the Summer Village) and reduces parking concerns related to parking towing vehicles on the lot. **MPS recommends no changes to the draft Land Use Bylaw.**
Exterior lighting and security	Not addressed in in the draft Land Use Bylaw.	Concerns expressed related to the placement and brightness of exterior lighting and impacts on adjacent properties that are illuminated by neighbouring developments.	The placement and direction of exterior lighting on dwellings is not specifically addressed in either the current Land Use Bylaw or the draft Land Use Bylaw. The draft Land Use Bylaw could be revised to include regulations to prevent/reduce the unnecessary illumination of adjacent properties by exterior lighting. MPS recommends that the following be included in Section 9.2 – Building Orientation and Design as 9.2.3: **Exterior light fixtures shall be arranged, installed, and maintained to deflect, shade, and focus light away from adjacent lots, in order not to cause a nuisance for adjacent landowners.**
Offsite Drainage	9.12 Grading, Stripping, and Drainage	Concern that lakefront property owners are required to accept all drainage prior to entrance into the lake.	The draft Land Use Bylaw indicates that drainage from a lot shall be directed into the lake, a soakaway, or the street, and that water shall not be diverted to flow onto a neighbouring lot (unless a drainage easement is agreed to in writing). The Summer Village may want to pursue the preparation of a Master Stormwater Drainage Plan for the Summer Village to analyze and plan for stormwater flows. **MPS recommends no changes to the draft Land Use Bylaw.**