

**SUMMER VILLAGE OF GHOST LAKE  
LAND USE BYLAW 195  
Consolidated copy including amending Bylaws 208 , 211**

*This consolidation is not considered the official bylaw, please refer to original bylaws*


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- (c) receive, consider and decide on applications for a Development Permit, and be governed in his consideration and decisions on such applications by this Bylaw and amendments thereto;
- (d) instruct the applicant of an application for a use which is not listed as a "Permitted Use" or "Discretionary Use" in the district in which the building or land is situated, of his option of applying to Council for an amendment to this Bylaw;
- (e) sign and issue all approved development permits;
- (f) decide on time extensions, as referred to in subsection 4.5.9.

3.1.2 When, in the opinion of the Development Officer, sufficient details of the proposed development have not been included with the application for a development permit as set out in Section 4.3.1, the Development Officer will return the application to the applicant for further details. Any application so returned shall be deemed to have not been in its complete and final form and therefore not received by the Development Officer, and will not be in its complete and final form and not received by the Development Officer until all the required details have been submitted to the satisfaction of the Development Officer.

3.1.3 The Development Officer shall not allow the use of land or a building not listed as a "Permitted Use" or "Discretionary Use" in the district in which the building or land is situated.

 3.1.4 The Development Officer shall not approve an application for a Development Permit that is not in conformity with the Summer Village of Ghost Lake's statutory plans. *(Municipal Development Plan - MDP)*

3.1.5 The Development Officer shall approve all applications for a "Permitted Use" with or without conditions, upon the application conforming in all respects to the provisions of this Bylaw.

3.1.6 In making a decision on an application for a development permit for a "Discretionary Use" the Development Officer shall:

- (a) approve the application; or
- (b) approve the application subject to conditions and restrictions considered appropriate or necessary; or
- (c) refuse the application.

### 3.2.0 DEVELOPMENT REFERRALS

- 3.2.1 The Development Officer may refer for comment any matter or any application for a development permit to any authority deemed necessary.
- 3.2.2 Having received a reply on a matter referred to any authority, the Development Officer shall make a decision giving due consideration to the recommendations received.
- 3.2.3 After thirty (30) days from the date of referral, the application may be dealt with by the Development Officer whether or not comments have been received.

## SECTION 4.0.0 – DEVELOPMENT PERMITS

### 4.1.0 DEVELOPMENTS REQUIRING A DEVELOPMENT PERMIT

- 4.1.1 Except as otherwise provided in this Bylaw, no person shall undertake any development unless:

- (a) a Development Permit has been first issued pursuant to this Bylaw; and
- (b) it is in accordance with the terms and conditions of a Development Permit issued pursuant to this Bylaw; and
- (c) a building permit has been obtained when a Building Bylaw or any other statute, bylaw or legislation so requires; and
- (d) any other required permits and approvals have been obtained.



*As defined in Municipal Govt Act*  
*• change in use of land*  
*• change in intensity of use of land*

### 4.2.0 DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

- 4.2.1 Unless otherwise provided, development permits are not required in respect of the following developments. However, prior to construction or implementation of the development, it is advisable for the owner to consult with the Development Officer to ensure that the proposed work meets the overall development guidelines for the Village. As well, such developments shall be carried out or performed in accordance with all applicable legislation, regulations and bylaws:

- (a) works of maintenance, repair or alteration, on a structure, either internal or external, if in the opinion of the Development Officer, such work does not:
- (i) include structural alterations, or
- (ii) change the use of the structure or the land;

(d) six (6).

9.6.5 Number of Dwelling Units: 1 (one)

9.6.6 EXEMPTION

PLAN 6490EL BLOCK 5 LOTS 9, 10 & 11 are exempted from sections 9.5.1 and 9.5.2 if the conditions stated in Subdivision and Development Appeal Board #2-10 decision dated on June 8, 2010 are met, but must have a minimum lot size of 1900 m<sup>2</sup> and minimum lot width of 18m and a maximum six (6) lots are permitted.

Bylaw 211 Feb 8, 2011

## **SECTION 10.0.0 – PUBLIC SERVICE DISTRICT (P-1) LAND USE RULES**

### **10.1.0 PURPOSE AND INTENT**

10.1.1 The purpose and intent of this District is to provide for both public and privately owned lands for community, educational, and institutional facilities of a service nature.

### **10.2.0 LIST OF PERMITTED USES**

10.2.1 Golf Courses

*— includes disc golf courses?*

10.2.2 Picnic Areas

10.2.3 Playgrounds

10.2.4 Public Parks

10.2.5 Sports Fields

10.2.6 Tennis Courts

10.2.7 Marina

*→ No mention of PROTECTED, NATURAL AREAS!*

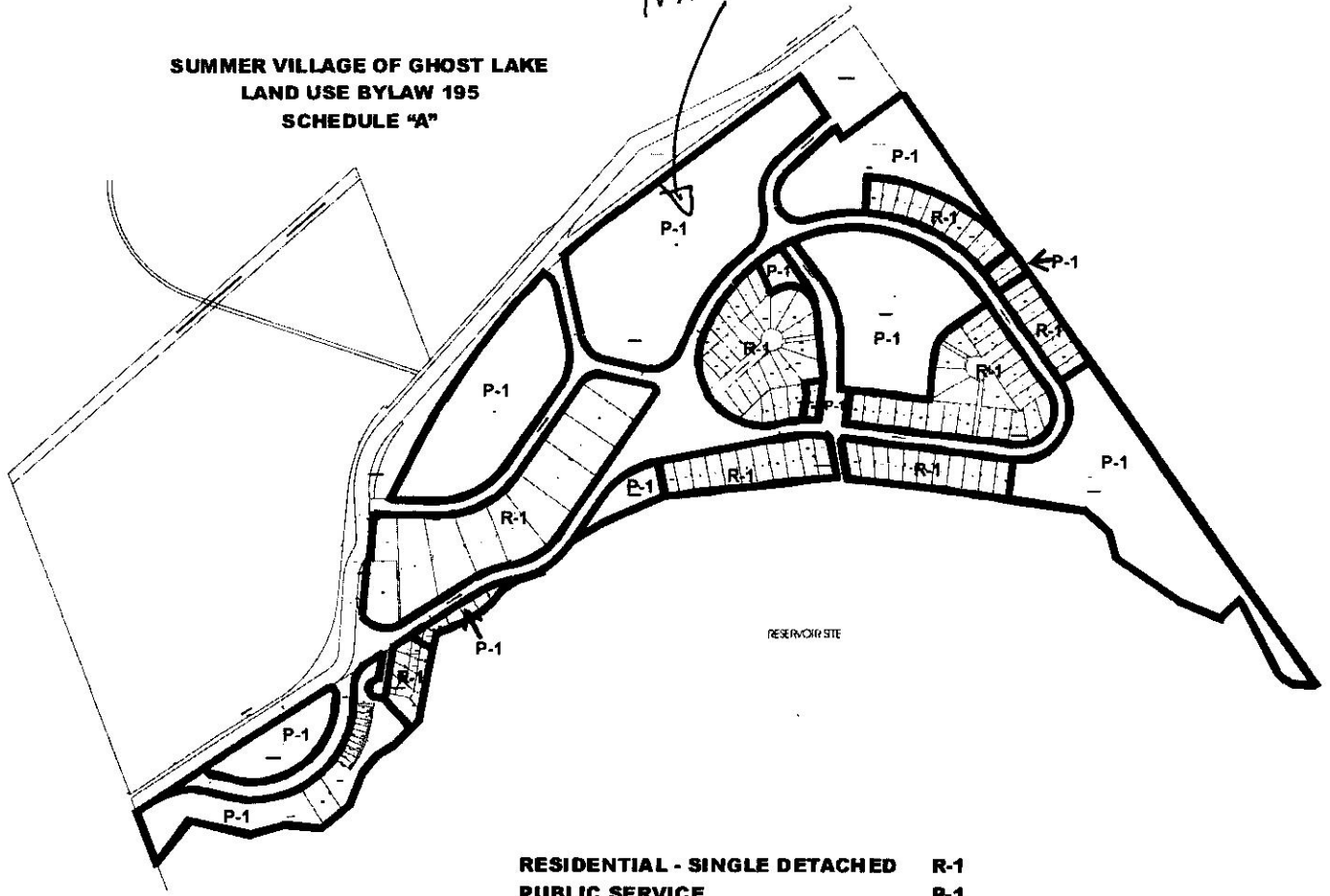
### **10.3.0 LIST OF DISCRETIONARY USES**

10.3.1 Accessory Buildings

10.3.2 Accessory Uses

NATURAL AREA

**SUMMER VILLAGE OF GHOST LAKE  
LAND USE BYLAW 195  
SCHEDULE "A"**



**RESIDENTIAL - SINGLE DETACHED    R-1**  
**PUBLIC SERVICE                            P-1**