

**SUMMER VILLAGE OF LAKEVIEW
BYLAW NO. 03-2015**

**BEING A BYLAW OF THE SUMMER VILLAGE OF LAKEVIEW, IN THE PROVINCE
OF ALBERTA TO CONTROL LAND USE.**

WHEREAS a Council of the Municipality may, pursuant to Section 7 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and any amendments thereto, pass bylaws amending the Land Use Bylaw;

WHEREAS the Summer Village of Lakeview wishes to provide for, define, and regulate the Use of Guesthouses in residential districts, within the Municipality under Land Use Bylaw No. 153;

WHEREAS the Summer Village of Lakeview wishes to provide for, define, and regulate the maximum height for Principal and Accessory Buildings in all districts, within the Municipality under Land Use Bylaw No. 153; and

WHEREAS the Summer Village of Lakeview wishes to regulate the location of Accessory Buildings in all districts, within the Municipality under Land Use Bylaw No. 153;

NOW THEREFORE the Municipal Council of the Summer Village of Lakeview, duly assembled, hereby enacts as follows:

The Summer Village of Lakeview Land Use Bylaw No. 153 is hereby amended by making the following changes:

1. adding to Section 43:

Maximum Building Height: for principal buildings shall be 9.0 m (29.5 ft).

2. amending Section 5 DEFINITIONS by replacing the definition of guesthouse to read:

“GUEST HOUSE” - means an accessory building which may contain sleeping facilities or additional facilities, and may be in addition, but is secondary, to the principal dwelling. The guest house may not be rented for accommodation;

3. Deleting the existing SECTION 32 GARAGES AND ACCESSORY BUILDING and SECTION 33 SUBSECTIONS (1) AND (2) and replacing these sections with a new section titled SECTION 32 GARAGES, ACCESSORY BUILDINGS, AND GUESTHOUSES which reads:

SECTION 32 GARAGES, ACCESSORY BUILDINGS, AND GUESTHOUSES

(1) **Guest Houses**

- (a) In residential districts guest houses shall be located according to the following:

- (i) A maximum of one (1) guest house is allowed on a parcel.
- (ii) Must be located in the rear yard and rear half of the property.
- (iii) For a guest house situated over a garage a rear yard setback shall be provided of not less than 1.5 m. Where the principal door of the garage faces a roadway, the garage shall be setback 6.1 m from the boundary of the parcel adjacent to the roadway.
- (iv) Side yards shall total at least 10% of the parcel width with each side yard being at least 1.5 m (4.9 ft.) and 2.3 m (7.5 ft.) for buildings 7.6 m (24.9 ft.) or more in height.
- (v) No roof overhang including eaves and downspouts shall extend more than 0.7 m (2.0 ft.) into a side or rear yard.
- (vi) A guest house shall be situated in such a manner that it does not encroach upon easements and rights-of-way.

(2) Garages and Other Accessory Buildings

- (a) In residential districts, all accessory buildings except guest house, including detached garages shall be located according to the following:
 - (i) No accessory building shall be located within a front yard or a lakefront yard except that accessory buildings used exclusively as boathouses may, at the sole discretion of the Development Authority, be located within lakefront yards.
 - (ii) An accessory building shall be situated so that it provides a minimum side and rear yard of at least 1.0 m (3.28 ft.), except for guest houses which shall be sited in accordance with Section 32(1).
 - (iii) Notwithstanding any other provision of this Bylaw to the contrary, where the principal door of a garage faces a roadway, the garage shall be set back 6.0 m from the boundary of the parcel adjacent to the roadway.
 - (iv) The total floor area of all accessory buildings may not exceed 93.0 m² (1,000 ft.²).
 - (v) An accessory building shall not be more than 5.18 m (17.0 ft.) in height, unless it is a guest house on the second floor over a garage, in which case the accessory building shall not exceed the height provided for the principal building within the district.

- (vi) No roof overhang including eaves and downspouts shall extend more than 0.7 m (2.0 ft.) into a side or rear yard.
- (vii) An accessory building shall be situated in such a manner that it does not encroach upon easements and rights-of-way.
- (b) Except for guest houses, an accessory building shall not be used as a dwelling.
- (c) A guest house shall be secondary to the principal residential use on the parcel.
- (d) Notwithstanding any other provision of this Bylaw to the contrary, existing dwelling units in garages or other accessory buildings that comply with the setback requirements of this Bylaw shall be allowed and shall be considered to conform to this Bylaw.

SECTION 33 is to be retitled HOME OCCUPATIONS

- 4. Amend and update existing Land Use District Map

AND WHEREAS this Bylaw comes into full force and effect upon third reading.

READ A FIRST TIME this 21st day of August, 2015.

READ A SECOND TIME this 2nd day of October, 2015

READ A THIRD AND FINAL TIME this 6th day of November, 2015

SIGNED BY THE MAYOR AND CHIEF ADMINISTRATIVE OFFICER this

6th day of November, AD 2015.

Mayor _____

Chief Administrative Officer _____

SEAL