

SUMMER VILLAGE OF SILVER BEACH

BYLAW 216/2007

**BEING A BYLAW OF THE SUMMER VILLAGE
OF SILVER BEACH, IN THE PROVINCE OF
ALBERTA TO AMEND BYLAW NO 192/2002 -
THE LAND USE BYLAW OF THE SUMMER
VILLAGE OF SILVER BEACH**

Pursuant to Section 15 of Land Use Bylaw 192/2002, and Part 17 of the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, as amended;

the Council of the Summer Village of Silver Beach, in the Province of Alberta makes the following amendments to Land Use Bylaw No. 192/2002.

SECTION 2: INTERPRETATION

The definition for Boathouse is amended as follows:

Boathouse means a structure constructed in the front yard of a lake-front lot capable of being used for the storage of boats and associated equipment. ~~primarily for the storage of boats and associated equipment.~~

The definition for Grade is amended as follows:

Grade (as applying to the determination of *Building* and deck height) means the ~~lowest of the~~ average levels of *Finished Grade* adjoining at the midpoint of each exterior wall of a *Building*, except that localized depressions such as for vehicle or pedestrian entrances or walk-out basements need are not to be considered in the determination of average levels of *Grade*. *Grade* for determining boathouse height means the lowest of the average levels of the *Finished Grade* adjoining the side and rear walls.

SCHEDULE B: Regulations for all Land Use Districts

Section B2.1 is amended as follows:

B2.1 A person making application to move an existing *Building* ~~into the Municipality~~ onto a lot shall:

SCHEDULE C: Regulations for Specific Land Use Districts

Section C1.4.8 *Location of Garages* is amended as follows:

A *Garage* ~~may be located with~~ shall have a set back of at least one (1) metre of the from the *Rear* property line if the main (vehicle entry) doors do not face the

Road. A *Garage* on a *rear* lot shall be located at least 3 m (10 feet) from the *front* property line if the main (vehicle entry) doors do not face the *Road*. Where the main doors of a *Garage* face a *Road* or a lane, the *Garage* shall be located at least 6.1 metres (20 feet) from the *Road* or a lane.

Section C1.4.13 is amended as follows:

Additions: A *Building* or structure which does not share footings with the main *Building* on a *Lot* and is not of the same occupancy (purpose) as the main building is deemed to be an *Accessory Building* even if it is connected to the *Main Building* by a roof, breezeway, deck, patio, or other at-grade or above-grade connection. A garage separated by a breezeway will be considered an accessory building, however an addition to a main building, which is essentially an extension of the main building will not be considered an accessory building even if it is constructed on separate footings.

Section C1.7 *Height of Buildings* is removed and replaced with the following:

Section C1.7 *Height of Buildings*

Where the lot width is 15.24 metres (50 feet) and 21.34 metres (70 feet), *Main Buildings* shall not exceed 9.144 metres (30 feet) in height, measured from the average *Grade* surrounding the *Building* to the roof peak, excluding chimneys and aerials.

Where the lot width is greater than 21.34 metres (70 feet), *Main Buildings* shall not exceed 10.67 metres (35 feet) in height measured from the average *Grade* surrounding the *Building* to the roof peak, excluding chimneys and aerials.

No *Guest House* including guest houses built above garages shall exceed 8.53 metres (28 feet) in height, as measured from average *Grade* surrounding the *Guest House* to the roof peak, excluding chimneys and aerials.

No *Boat House* shall exceed 4.27 metres (14 feet) measured from the average *Grade* surrounding the *boat house* to the roof peak excluding aerials.

No *Garage* in the front yard of a rear lot shall exceed 5.49 metres (18 feet) measured from the average *Grade* surrounding the *Building* to the roof peak excluding chimneys and aerials.

Section C1.10 *Guest Houses* is amended by deleting

~~C1.10.7 A *Guest House* shall not contain cooking facilities.~~

Section C1.10.8 shall be added as follows:

A *Boathouse* may have a walk-out basement, and a single storey above, and may include a guest-house, provided it does not exceed the height limitations for *boathouses*. A boathouse with a walk-out basement and a single storey above is considered to be a single storey building.

This bylaw shall take effect on the date of the third and final reading.

Read a first time this 26th of July, 2007;

Date of Public Hearing: July 28th, 2007;

Read a second time this 3rd of August, 2007.

Read a third time and passed this 3rd day of August, 2007.

Municipal Secretary

Mayor