

Summer Village of Grandview

Helpful Specifications from Land Use Bylaw & Provincial Regulations

Setbacks	Lake	Road	Side	Other Guidelines
Main Building	10 m from *Legal Bank but not closer to Legal Bank than average setback of adjacent residences.	6 m from property line	1.5 m from property line	Maximum height: 8.5 m from Building Height Baseline (BHB). BHB is the average of the pre-development grade at the two highest corners of the building foundation <u>before</u> any grade changes have occurred.
Boat House (not permitted in lake yard)	Not Applicable	0.6 m from property line	0.6 m from property line	Maximum 5.5 m above Building Height Baseline. Please check the Alberta Building Code as it may require a separation of 3 m between buildings unless fire rated materials are added to those walls.
Other Accessory Buildings	3 m from *Legal Bank	0.6 m from property line	0.6 m from property line	Accessory buildings in lake yard limited in area to 9 square m and in height to 3.5 m above Building Height Baseline. In other yards, maximum height is 5.5 m above Building Height Baseline.
Garages	Not Applicable	6 m from property line (see LUB for exceptions)	0.6 m from property line	Maximum 5.5 m above Building Height Baseline except garage with guest house above, which can have a maximum height of 7.5 m above Building Height Baseline.
Definition: * <i>Legal Bank</i> is the demarcation line between the bed and shore of the lake and the upland as determined by an Alberta Land Surveyor.				
The following two developments are under Provincial jurisdiction and are therefore subject to change.				
Wastewater (watertight holding tank)	1 m from property line	1 m from property line	1 m from property line	Must follow provincial guidelines. Minimum 10 m from any water source/course.
Water Well	1 m from property line	1 m from property line	1 m from property line	Must follow provincial guidelines. Minimum 10 m from septic tank.

“Note: All requirements as detailed in the Land Use Bylaw must be followed unless specific exemption or relaxation is given by the Development Authority.”