

Summary of Proposed Changes to the Land Use Bylaw:

Attention: Landowners within the Summer Village of Itaska Beach,

The Summer Village is undertaking a review and update of the current Land Use Bylaw. The current Land Use Bylaw was last updated in 2005. In 2014, the Pigeon Lake Watershed created a Model Land Use Bylaw to act as a guide for municipalities within the Pigeon Lake Watershed. The proposed changes have been modeled off of this Model Land Use Bylaw.

What is a Land Use Bylaw (LUB)?

The Land Use Bylaw is a legislative requirement of the Government of Alberta. It establishes the building and development regulations that affect a parcel of land. Regulations include the use of the land for a specific purpose (residential, commercial, industrial), the type of use that can occur (e.g. a single family home versus an apartment building), and how the parcel can be developed (height maximums, parcel coverage, building setbacks from the property line, etc).

Completed:

- Revisions to the initial draft of the Land Use Bylaw to reflect feedback received from residents, administration and consultation with West Central Planning Agency
- Presentation to Council for First Reading was passed on June 15, 2016

Next Steps

- The notice will be mailed out with the property tax notice to all of the landowners within Itaska Beach
- WCPA will refer the revised Land Use Bylaw to adjacent municipalities and other external agencies for comments
- A Public Hearing on the proposed changes to the Land Use Bylaw (scheduled for July 23, 2016)
- Anticipated Second and Third Reading by Council (with amendments if required)

Residents of the Summer Village of Itaska Beach are encouraged to get involved in the review process, and can provide comments and suggestions by phone, email or mail. The public may also submit comments directly to the Summer Village office or West Central Planning Agency. A Public Hearing is scheduled at 2PM for Saturday, July 23, 2016 at the Annual Information Meeting. The location is: **Sandholm Community Hall Pigeon Lake, Alberta Canada T0C2P0**

If you would like to comment, or have any questions regarding the proposed changes, please contact either Jason Tran at West Central Planning Agency (jtran@westcentralplanning.ca, 780-352-2215) or Imai Thomas Welch (development@itaska.ca, 403-819-8352).

For more information, please go to the Summer Village of Itaska Beach website: <http://www.itaska.ca>. The website has further information regarding the proposed changes and the actual wording of the proposed bylaw. The proposed amendments may change slightly depending on the feedback that is received. Any updates will be posted on the Summer Village of Itaska Beach website.