

BYLAW #1359/2005
OF THE
TOWN OF SYLVAN LAKE

BEING A BYLAW TO AMEND THE LAND USE BYLAW #1307/2003.

WHEREAS it is deemed necessary and expedient to amend Bylaw #1307/2003 in the manner hereinafter appearing:

NOW THEREFORE, the Council of the Town of Sylvan Lake, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, RSA 2000, Chapter M-26, and amendments there to, enacts as follows:

1. THAT Section 1.3 Definitions of Part One: General be amended by the ADDITION of the following definition:

“tourist home” means a commercial use wherein a dwelling unit is offered for rent to guests for a period of less than 28 days;

2. THAT Section 6 Miscellaneous of Schedule B: Supplementary Regulations be amended by the ADDITION of the following:

6(12) Tourist Homes

- (a) A development permit is required to operate a tourist home. The initial development permit will be issued for two (2) years after which the applicant may reapply for a development permit that does not have a set time limit.
- (b) A valid business licence issued by the Town is required to operate a tourist home.
- (c) Tourist homes shall be contained within the principal building.
- (d) Notwithstanding section 2(2)(b) of Schedule B, no recreation vehicle shall be used as accommodation for tourist home guests.
- (e) The maximum number of guests (or ‘pillows’) allowed in a tourist home shall be determined by the parcel’s ability to meet:
 - i. The off-street parking requirements, and
 - ii. The minimum parcel coverage standard for the applicable land use district.

Notwithstanding the above criteria, the maximum number of guests ('pillows') per tourist home shall not exceed twelve (12) at any time.

- (f) The operator of a tourist home shall provide the Town with the name and phone number(s) of at least one local person (adult) that is authorized to act on the owner/operator's behalf in the owner/operator's absence. The owner/operator is responsible for informing the Town of any changes in this information.
- (g) In residential districts tourist homes shall not display any sign other than one (1) unilluminated facia or window sign not exceeding 0.2 m² (2.15 sq. ft.) advertising the tourist home.
- (h) Off-street parking shall be provided according to the following:
 - i. A maximum of 50% of the front yard may be used for driveways and parking stalls.
 - ii. Parking stalls for tourist homes that existed prior to the adoption of Bylaw #1359 / 2005 shall have, as a minimum, a gravelled surface satisfactory to the development authority. All parking stalls provided for new tourist homes (i.e. did not exist prior adoption of Bylaw #1359 / 2005) shall be constructed in accordance with Section 3(1) of Schedule B.
 - iii. In all cases parking stalls shall be clearly delineated on the ground to the satisfaction of the development authority.
 - iv. Parking stalls shall be provided at the following rate:
 - 1. A minimum of two (2) stalls per dwelling unit for the first one (1) to six (6) 'pillows', plus one (1) stall for each additional three (3) 'pillows'.
 - 2. Notwithstanding section 3(1)(a) of Schedule B, any calculation of the minimum number of parking stalls that produces a fraction shall be rounded up to the next highest whole number.
- (i) Approval of a development permit does not exempt the owner/operator of a tourist home from complying with any federal, provincial, or other municipal legislation.

3. THAT Schedule C: Land Use District Regulations be amended by the ADDITION of “tourist homes” as a discretionary use in the following land use districts:

R1	Low Density Residential District
R1MB	Marina Bay Residential District
R1A	Medium Lot Residential District
R2	General Residential District
R3	High Density Residential District
R4	Manufactured Home District
R5	Narrow Lot General Residential District
R5MB	Marina Bay Narrow Lot Residential District
C	Central Commercial District
LC	Lakeshore Commercial District
RCS-DC	Retail and Commercial Service Direct Control District
L-DC	Lakeshore Direct Control District

READ a First time in Council assembled this 11th day of July, 2005.

READ a Second time in Council assembled this 26th day of September, 2005.

READ a Third time in Council assembled and passed this 26th day of September, 2005.

Mayor Bryan G. Lambertson

Chief Administrative Officer H. Dietz