

**BYLAW No. 1517/2009**  
**OF THE**  
**TOWN OF SYLVAN LAKE**

Being a Bylaw to Amend the Land Use Bylaw No. 1307/2003.

WHEREAS it is deemed necessary and expedient to amend Bylaw No. 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 Schedule “C”, being the Land Use District Regulations of the Land Use Bylaw, be amended by adding the following new text to the bylaw:

**50<sup>th</sup> STREET DIRECT CONTROL DISTRICT (DC-50)**

General Purpose: To establish a special purpose district to encourage appropriate development and redevelopment in the area subject to the 50<sup>th</sup> Street Area Redevelopment Plan.

Development Authority: The development authority for all development permits shall be Council.

Development Regulations: New development within this District shall be to the satisfaction of the Development Authority having regard to the Supplementary Regulations contained in Schedule B of the Town Land Use Bylaw and the 50<sup>th</sup> Street Urban Design Guidelines for the Town of Sylvan Lake. Where a conflict exists between the Supplementary Regulations and the 50<sup>th</sup> Street Urban Design Guidelines, the 50<sup>th</sup> Street Urban Design Guidelines shall prevail.

Structural alterations and additions to existing buildings in the District shall be developed to the satisfaction of the Development Authority.

A change of use of land or a building or a change in the intensity of use of land of a building the District shall be to the satisfaction of the Development Authority.

Notwithstanding the provisions of the Sign regulations, Schedule G of the Land Use Bylaw, all signage in the District shall be to the satisfaction of the Development Authority having regard to the 50<sup>th</sup> Street Urban Design Guidelines.

The Development Authority may require that a Visual Impact Assessment be conducted by a qualified professional(s) to its satisfaction where the Authority is of the view that a

proposed development may affect view corridors either from or to the Lake.

Development Permits: The Development Authority may require comprehensive plans including plans that illustrate the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking, and access prior to considering any application for a development permit.

2. THAT Part One: General, section 1.8 Establishment of Districts, be amended by adding a new direct control district as follows:

DC-50            50<sup>th</sup> Street Direct Control District

3. THAT the first paragraph of Section 6(14)(a) of Schedule B: Supplementary Regulations be repealed and replaced with the following new text:

(a)     Location/Siting of Drinking Establishments

No development application for the construction or renovation of a drinking establishment in the Central Commercial District, Waterfront Direct Control District, *50<sup>th</sup> Street Direct Control District*, or the Lakeshore Direct Control District may be approved unless it meets the following requirements:

4. THAT Schedule “A”, being the Land Use District Map of the Land Use Bylaw, be amended as shown on the sketch that is attached to and forms part of this bylaw, by redesignating the properties highlighted to 50<sup>th</sup> Street Direct Control District (DC-50).
5. THAT Schedule G: Sign Regulations be amended by repealing Section 2.1.1 (n) (v) and replacing with the following:

*In the Waterfront Direct Control District and 50<sup>th</sup> Street Direct Control District;*

6. THAT Schedule G: Sign Regulations be amended by repealing Section 4.5.9 and replacing with the following:

*In addition to 4.5.1-8, fascia signs located in the Waterfront Direct Control District and the 50<sup>th</sup> Street Direct Control District shall:*

- (a) *be no more than 3.65m (12ft) above the sidewalk height;*
- (b) *not have a height itself greater than 0.5m (1.64ft); and*
- (c) *not be internally lit. Instead gooseneck lighting where the light shines downward onto the sign shall be used.*

7. THAT Schedule G: Sign Regulations be amended by repealing Section 4.6.1 and replacing with the following:

*Subject to the provisions of this part, freestanding signs shall be permitted in all commercial, industrial, residential, public facility, urban reserve, and direct control districts, with the exception of the following:*

- (a) Waterfront Direct Control District (W-DC)*
- (b) Lakeshore Direct Control District (L-DC)*
- (c) 50<sup>th</sup> Street Direct Control District (DC-50)*

8. THAT Schedule G: Sign Regulations be amended by adding the following text to Section 4.8.1:

*(d) 50<sup>th</sup> Street Direct Control District*

9. THAT Schedule G: Sign Regulations be amended by repealing Section 4.9.5 and replacing with the following:

*The maximum area of a projecting sign in the W-DC district and the 50<sup>th</sup> Street Direct Control District shall be 0.6m<sup>2</sup> (9 ft<sup>2</sup>).*

