



Town of Sylvan Lake
Municipal Government Building
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Sylvan Lake, AB T4S 1G6

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TAVISTOCK PROPERTIES INC.
4440 49 AVENUE
RED DEER AB T4N 3W6

December 23, 2024

Dear Landowner,

RE: Public Hearing Notification

Bylaw 1908-2024 Land Use Bylaw Amendment-Direct Control Redistricting

The Town is undertaking the process to replace the Waterfront Direct Control and the Lakeshore Direct Control districts with more standardized land use districts as recommended in the Sustainable Waterfront Area Redevelopment Plan (SWARP) that was approved by Council in 2019.

Bylaw 1908-2024 will amend the Land Use Bylaw by replacing the direct control districts noted above with new districts that will provide clear development regulations supporting a more streamlined approval process. The new districts will specify the types of permitted and discretionary uses considered on a parcel and provide detailed regulations including building heights, setbacks, site coverage and more. This will provide more certainty for landowners on what can be developed on a parcel of land and clarity on how an area is expected to redevelop over time.

The bylaw received first reading on November 25, 2024 and a Public Hearing has been set for **January 13, 2024 at 6:00pm** in the Council Chambers of the Municipal Government Building at 5012 48 Avenue, Sylvan Lake, Alberta. Included in this letter, as attachment 1, is a map showing the proposed new districts for your reference. You may view the full Bylaw 1908-2024 on our Public Hearing page at <https://www.sylvanlake.ca/en/your-government/public-hearings.aspx?mid=27998>

Bylaw 1909-2024 Sustainable Waterfront Area Redevelopment Plan Amendment

To support the redistricting proposed in Bylaw 1908-2024 noted above, the SWARP requires an amendment to update three maps in the document. These mapping amendments are required to ensure alignment with the boundaries of the proposed new land use districts. Specifically, the amendment affects the area north of 50 Avenue between 50 Street and 46 Street.

Bylaw 1909-2024 received first reading on November 25, 2024 and a Public Hearing has been set for **January 13, 2024 at 6:00pm** in the Council Chambers of the Municipal Government Building at 5012 48 Avenue, Sylvan Lake, Alberta. You may view the full

Bylaw 1909-2024 on our Public Hearing page at https://www.sylvanlake.ca/en/your-government/public-hearings.aspx?_mid =27998

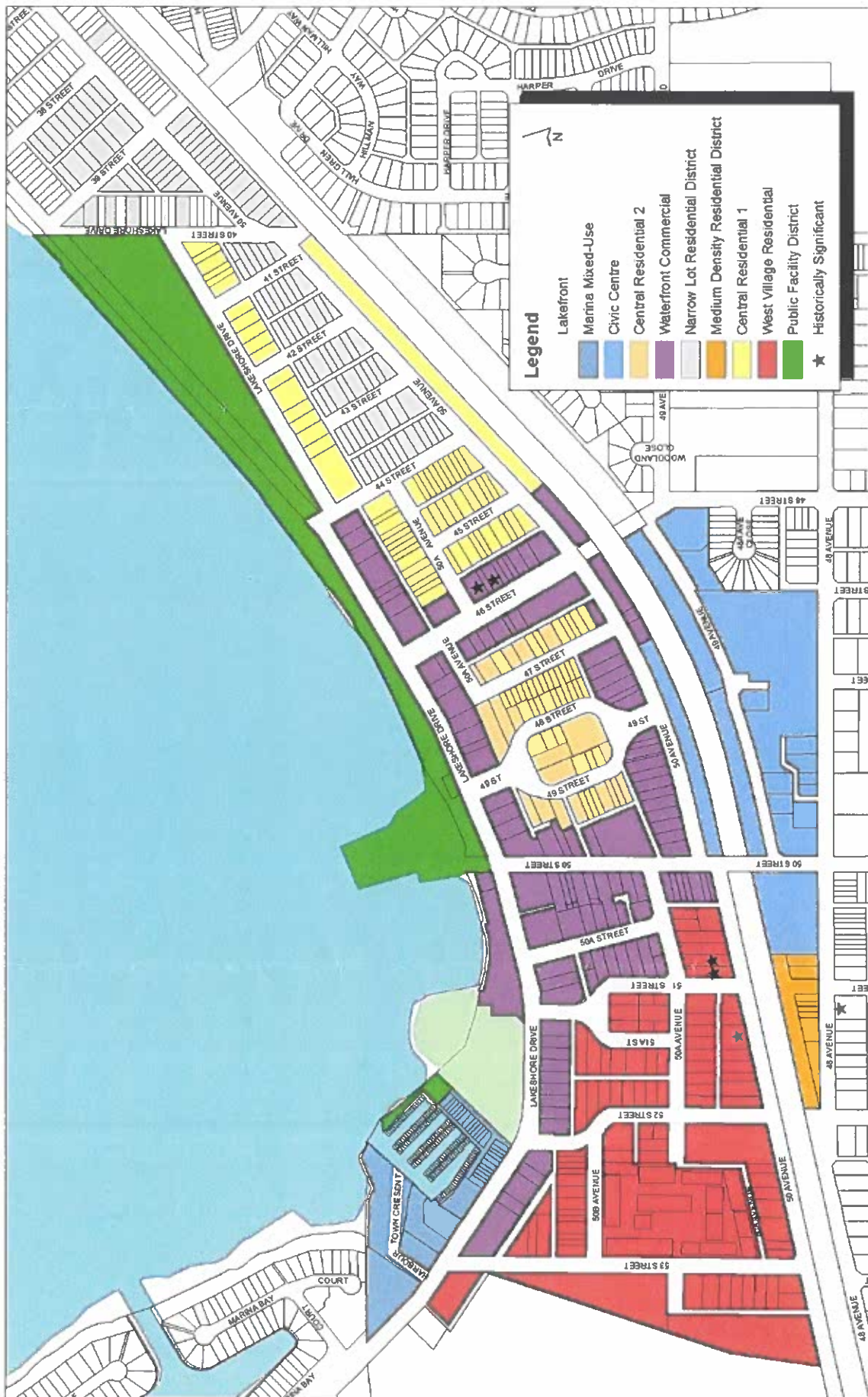
Included with this letter is a copy of the notice of Public Hearing for proposed Bylaws 1908-2024 and 1909-2024. If you wish to provide any comments regarding the proposed bylaws you may email them or drop them off at the Town office in advance of the Public Hearing. Please see the attached notice for more details.

Should you have any questions regarding either bylaw please feel free to contact me.

Kind regards,

Trina Lamanes
Senior Planner
tlamanes@sylvanlake.ca
403-887-1185 ext 243

Attachment 1: Proposed New Districts



Notice of Public Hearing for Bylaw 1908/2024 and 1909/2024

The Town is proposing to replace the Waterfront Direct Control and the Lakeshore Direct Control districts with new land use districts. Unlike the current direct control districts, the new districts will provide clear development regulations including the types of uses for each district, building heights, site coverage, landscaping requirements and more. This will streamline the approval process for development applications in the waterfront and help residents in the area understand how their neighbourhoods are expected to redevelop into the future. These new districts align with the policies of the Sustainable Waterfront Area Redevelopment Plan that was approved by Council in 2019. An open house for the new districts was held on October 10, 2024 and the information that was presented can be viewed on the Town's Engage webpage at <https://engage.sylvanlake.ca/housing-accelerator-fund>



To support the redistricting noted above the Town is proposing to amend the Sustainable Waterfront Area Redevelopment Plan (SWARP) which was approved by Council in 2019. The amendments include an update to three maps contained in the document to ensure alignment with the boundaries of the new land use districts that are being proposed. You may view the full bylaw on the Town's website as noted below.

How to Attend

- Monday, January 13, 2025 at 6:00 PM
- Council Chambers, Municipal Government Building
- 5012 48 Avenue, Sylvan Lake, AB

How to Make Comments

All submissions become public information.

- Attend the meeting in person or
- Provide a written submission by 12:00 PM, Monday, January 13, 2025:
 - By email to: tlamanes@sylvanlake.ca OR
 - By dropping off a copy to at the Municipal Government Building at 5012 48th Avenue, Sylvan Lake
- Written submissions must include:
 - Your full name and address
 - The bylaw number (1908/2024 or 1909/2024) in the subject line of your email or letter

View the Bylaw

- Visit: www.sylvanlake.ca/public-hearings
- View a copy at the Municipal Government Building

More information or questions?

- Contact Trina Lamanes, Senior Planner
- 403 887 1185 Ext 243 | tlamanes@sylvanlake.ca