

BYLAW NO. 13-164

**SUMMER VILLAGE OF POINT ALISON
IN THE PROVINCE OF ALBERTA**

BEING a bylaw of the Summer Village of Point Alison in the Province of Alberta, to amend Bylaw No. 10-157, being the Summer Village of Point Alison Land Use Bylaw.

WHEREAS, the Municipal Government Act, R.S.A. 2000, as amended (“the Act”) provides that a Municipal Council may amend its Land Use Bylaw.

WHEREAS, the Council of the Summer Village of Point Alison wishes to amend its Land Use Bylaw.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Summer Village of Point Alison, in the Province of Alberta, duly assembled enacts as follows.

1. Bylaw No. 10-157, the Land Use Bylaw of the Summer Village of Point Alison, as amended, is hereby further amended as follows:
 - a. **SCHEDULE B, PART 1 – GENERAL PROVISIONS is amended by inserting the following:**

1.23 Design Standards

- (1) In all developments, the quality of building appearance and finishes, signs, landscaping and site development shall be to the satisfaction of the Development Authority who shall ensure, as far as practical, that materials will be used which ensure that the standard of the development will be similar to, or better than, the standard of surrounding development. The Development Authority may require that the appearance of walls exposed to public view from beyond the site be improved where the appearance of such walls is inconsistent with the finishing standards of surrounding development and the requirements of this Section.
- (2) In order to ensure that building are consistent with the preferred cottage aesthetic quality of the of the Summer Village, all new developments, and all major renovations affecting those parts of the building exterior visible from the road, shall conform, to the satisfaction of the Development Authority, to the following design guidelines:

(a) Scale and Massing

Elements of building massing should be consistent with existing developments within the Summer Village. Where larger buildings are proposed, developers shall be required to design and construct the buildings so as to minimize the impact by offsetting walls, shifting rooflines to vary height, and articulating building elevations, especially for those parts of the building nearest the public road.

(b) Building Design

Dwellings shall be designed in a manner so as to be consistent with the preferred cottage aesthetic quality of the community. Buildings shall incorporate elements of those architectural features which are consistent with the preferred cottage aesthetic, such as:

- (i) front and side porches;
- (ii) moderate sloping roof pitches between 6 in 12 and 12 in 12;
- (iii) gable or hip roofs
- (iv) roof dormers;
- (v) exposed rafter details;
- (vi) strong chimney elements; and
- (vii) log or timber pillars and beams.



Figure: Examples of building design elements: Front porch (1); moderate sloping roof pitch (2); Dormer (3); Exposed rafters (4); Strong chimney element (5); and log pillars and beams (6).

(c) **Materials**

The exterior of buildings shall be constructed with materials which are consistent with, or of higher quality, than existing development within the Summer Village, and which are consistent with the preferred cottage aesthetic quality of the community. Buildings shall incorporate materials which are consistent with the preferred cottage aesthetic, such as:

- (i) stone or brick accents;
- (ii) natural wood siding and/or trim;
- (iii) log or timber;
- (iv) cedar shakes and/or shingles;
- (v) metal roofing; and
- (vi) stucco.

Where stucco is used, it must be combined with other materials and must be carefully detailed to avoid a “flat” appearance. Large, unbroken areas of stucco are not acceptable. Stucco shall be limited to approximately 60% of the non-glazed exterior envelope.

Vinyl siding is discouraged in all new buildings and on major renovations affecting those parts of the building exterior visible from the road.



Figure: Examples of acceptable materials: Stone accents (1); natural wood trim (2); Log walls (3); Cedar shingles (4); Metal roof (5); and Stucco combined with other materials (6).

(d) Colours

Colours should be carefully selected giving consideration to the style of building, the character of community and the surrounding natural environment. Muted colours are encouraged for the main body of the building. Trim, windows and doors may incorporate bright colours.

The overall colour scheme should be in balance; neither too bland and monotonous nor too jarring and bright. Strong colours should be used sparingly and counterbalanced with neutral colours and natural materials.



Figure: Examples of muted colour palettes with strong colours used for accents or in combination with natural materials.

(3) No single family dwellings of identical or, in the opinion of the Development Officer, similar roof or front elevations shall be located within five lots of each other.

2. That this By-Law shall come into force and effect on the date of the passing of the third and final reading.

READ a first time in Council this 8th day of August, 2013

[Signature]
Mayor

[Signature]
Administrator

READ a second time in Council this 24 day of August, 2013

[Signature]
Mayor

[Signature]
Administrator

READ a third time in Council and passed this 24th day of August, 2013


Mayor


Administrator