



Summer Village of Silver Sands

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Email: administration@wildwillowenterprises.com

Date of Mailing: August 24, 2018 / Date of Notice: August 31, 2018

TO: SUMMER VILLAGE OF SILVER SANDS PROPERTY OWNERS / ADJACENT LANDOWNERS

Dear Sir/Madam:

RE: PROPOSED LAND USE BYLAW AMENDMENT – BYLAW 281-2018
Pts. N ½ & SW 3-54-5-W5
Summer Village of Silver Sands

An application to amend Bylaw 256-2015, the Summer Village of Silver Sands Land Use Bylaw, has been made affecting the above-referenced property. Council gave first reading to the proposed amending Bylaw 281-2018 on April 13, 2018 which can be viewed on the Summer Village's website: <http://www.summervillageofsilversands.com/notices--public-hearing-.html>.

For your information, the proposed amendment would create a new District in the Summer Village's Land Use Bylaw, add new special use regulations for Park Model Trailers within the new District, add new **definitions (attached)**, and redistrict lands within the Summer Village, as per the **attached Schedule (1)**. The proposed amendment would also redistrict parts of Pts. SW & N ½ 3-54-5-W5 from DC – Direct Control to CREC – Condominium Recreation, **attached as Schedule (2)**.

A Public Hearing for Bylaw 281-2018 will be held on Saturday, September 15, 2018 at 10:30 a.m. at the Fallis Hall, which is located at 53303 Range Road 52, Parkland County, Alberta.

Anyone wishing to make verbal or written representation may do so at this time. As a property owner in the Summer Village of Silver Sands, or an adjacent landowner, you may also make a written submission to Council for their consideration regarding the proposed Land Use Bylaw Amendment.

Any written submission must be provided within fourteen (14) days of the date of notice (by September 14, 2018). If you wish to make a submission, your submission should contain:

1. your name and address;
2. the location of your land; and
3. your comments.

Submissions can be provided to:

Administration Office, Summer Village of Silver Sands Mail: Box 8, Alberta Beach AB T0E 0A0
Fax: 780-967-0431 or Email: administration@wildwillowenterprises.com.

Questions can be directed to Kyle Miller or Jane Dauphinee,
Municipal Planning Services Ltd., at 780-486-1991, please reference File No. 17-SVSILVER-167.

If you would like a paper copy of any of the documents or have any difficulty accessing the documents on-line, please contact the Administration Office at 587-873-5765.

Yours truly,

Wendy Wildman,
Chief Administrative Officer

Enclosures

DEFINITIONS

- a. **PART 1.9 DEFINITIONS OR MEANINGS** is revised to insert the following definitions in alphabetical order:

- (i) **“PARK MODEL TRAILER”** – means a recreational vehicle (RV) designed to be transportable and primarily designed for long term or permanent placement at a destination where an RV or mobile home is permitted. When set up, park model trailers are connected to the utilities necessary to operate home style fixtures and appliances. Park Model Trailers must be manufactured in accordance with CSA Z-241 standards or a current equivalent industry standard;
- (ii) **“RECREATIONAL VEHICLE”** – means a vehicle which provides temporary accommodation for recreational, vacation, or travel purposes and includes, but is not limited to:
 - a) Motor homes;
 - b) Travel trailers;
 - c) Fifth wheel trailers;
 but does not include park models, truck campers or tent trailers;
- (iii) **“RECREATIONAL VEHICLE STORAGE”** – Recreational vehicle storage facility means a principal or accessory use where recreational vehicles as well as boats and all off-highway vehicles are stored outdoors on a parcel when they are not in use; normally on a commercial basis or on common property within a bareland condominium development. This use does not include a campground or outdoor storage;
- (iv) **“TELECOMMUNICATIONS TOWER”** – means any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, and wireless data. Examples include: cell phone towers and wireless internet towers;

- b. **PART 1.9** is further revised by:

- (i) deleting the definition for **“SINGLE DETACHED DWELLING”** and replacing it with the following

“SINGLE DETACHED DWELLING” – means a complete building intended to be used as a permanent residence not separated from direct access to the outside by another separate or self-contained portion of a building and has a length to width ratio of no more than 2.0:1. Does not include a mobile home, manufactured home, *park model or modular home* as defined under this Bylaw;

- c. **PART 1.9** is further revised by inserting the following sentence as the last sentence in the definition for **“MANUFACTURED HOME”**:

- (i) “This use does not include park models, mobile homes or modular homes”.

- d. **PART 1.9** is further revised by deleting the definition of “Mobile Home” and replacing it with the following:

“MOBILE HOME” - means a dwelling which was constructed prior to January 1, 1996, does not meet the National Building Code of Canada CAN/CSA A277 standard, with a chassis or related assembly that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A mobile home does not include a modular home, manufactured home, *park model*, temporary living accommodation or single detached dwelling as described in this Bylaw. A mobile home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling;”

Schedule (1)

5.13 CREC – CONDOMINIUM RECREATION DISTRICT

(1) General Purpose

The purpose of the Condominium Recreation (CREC) District is to provide fully serviced recreational resort use on a seasonal basis, with each recreational lot being a separate titled lot within a bareland condominium in association with the Silver Sands Golf Resort.

(2) Permitted Uses

- Park Model Trailer
- Parks and playgrounds
- Recreational Vehicles
- Buildings and uses accessory to permitted uses

Discretionary Uses

- Recreational Vehicle Storage
- Telecommunications tower
- Buildings and uses accessory to discretionary uses

(3) Parcel Coverage

The maximum parcel coverage for a lot designed for a recreational vehicle or park model trailer is 30%.

(4) Minimum Floor Area

(a) Park Model Trailers

The minimum floor area for a Park Model Trailer is:

33.4 m² (360.0 ft²) in accordance with CSA Z-241 or subsequent equivalent industry and building code standards.

(b) Recreational Vehicles

The minimum floor area for recreational vehicles shall be 16.7 m² (180.0 ft.²).

(5) Maximum Height

(a) Residential Lots

The height of all structures located within the condominium titled lots shall not exceed 1.0 story or 4.5 m (15.0 ft.).

(b) Common Property

The height of all structures located on the Common Property shall not exceed 9.0 m (29.5 ft.).

(6) Minimum Parcel Width and Depth

(a) All new parcels which are created by subdivision shall have a:

Minimum width of 13.7 m (45.0 ft.) and a minimum depth of 25.6 m (84.0 ft.).

(7) Minimum Lot Area

(a) The minimum lot area shall be 300.0 m² (3229.2 ft.²).

(8) Minimum Building Pocket

(a) The minimum building pocket on each residential use lot shall be 75.0 m² (807.3 ft²).

(9) Minimum Front Yard Setback

(a) From internal road: 6.0 m (19.7 ft.)

(b) From County Road : 25.0 m (82.0 ft.)

(10) Minimum Side Yard Setback

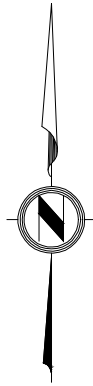
- (a) Minimum of: 1.5 m (5.0 ft.) on one side and 4.0 m (13.1 ft.) on the other side to allow for a treed buffer between lots and an easement for drainage between the lots.

(11) Minimum Rear Yard Setback

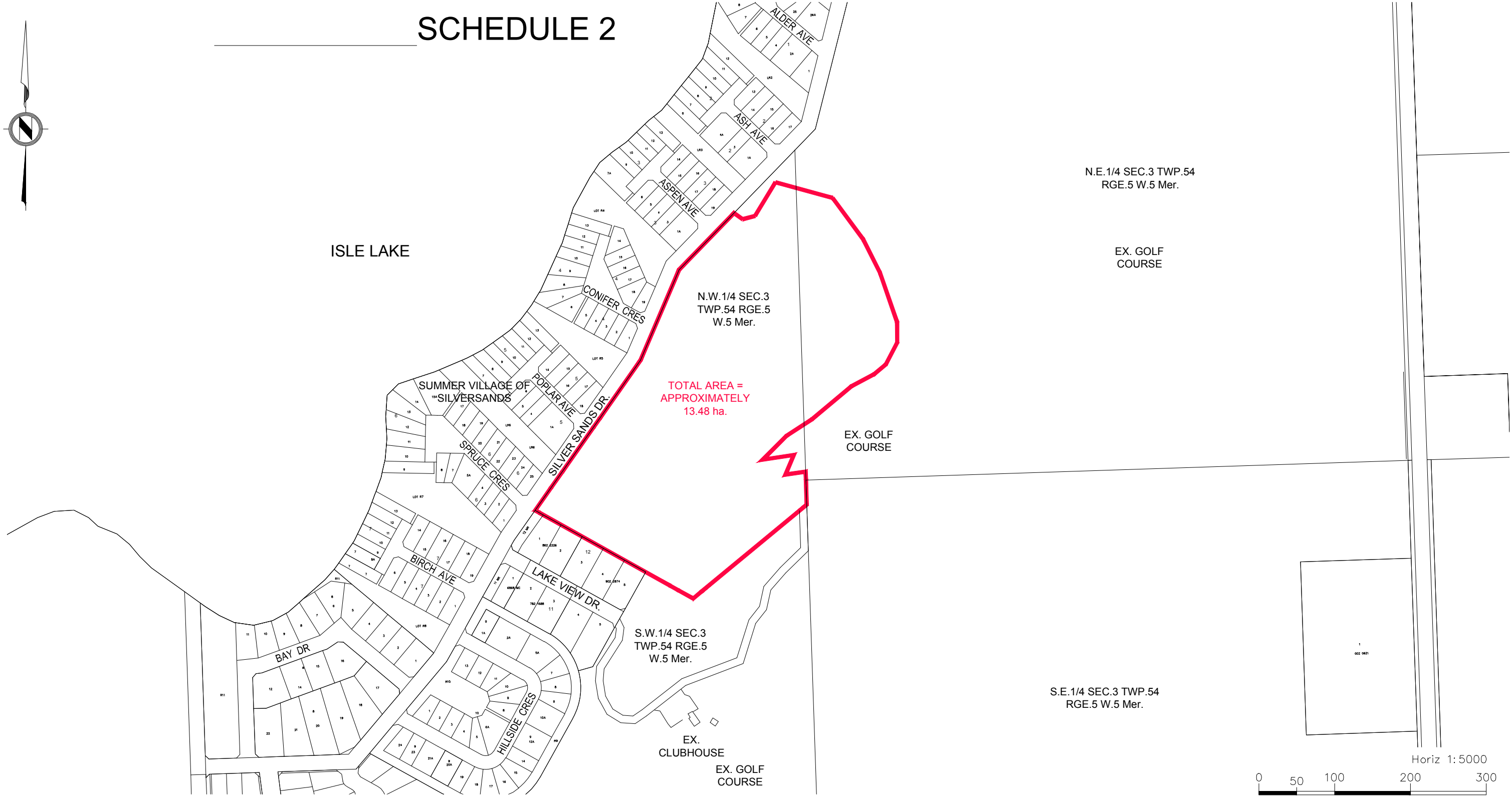
- (a) Minimum of: 6.0 m (19.7 ft.)
(b) From County Road : 25.0 m (82.0 ft.)

(12) Additional Regulations

- (a) All CREC District developments shall be registered as a bareland condominium.
- (b) Developments and subdivisions within the CREC District shall include a recreational feature such as lake access, golf course, or other resort amenity.
- (c) All lots within a CREC District shall be serviced with water, sewer, electrical services, roadway access, and pedestrian access to the satisfaction of the Summer Village.
- (d) Water and sewage services shall be piped communal and privately owned, connected to municipal or regional services if they exist, and compliant with all municipal and provincial requirements.
- (e) All Park Model Trailer and Recreational Vehicle units must be located on the lot such that the towing axle is perpendicular to the front line of the lot.
- (f) Equipment used for transportation of Park Model Trailers shall be removed from the dwelling and finishing installed within 30 days of placement on the lot.
- (g) Notwithstanding **Part 4.8** of this Bylaw:
- i. in addition to a single enclosed porch or Arizona room, accessory buildings within a bareland condominium unit (lot) shall be limited to a single structure of less than or equal to 18.6 m² (200 ft.²), and
 - ii. all attached or accessory structures such as room additions (Arizona rooms), porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre- finished or painted so that the design and construction complements the principal building.
- (h) The outer boundary of any CREC District shall be fenced and landscaped in a manner that minimizes visual and noise impacts on neighboring districts.
- (i) Permanent occupancy of any lot other than the manager's residence is prohibited.
- (j) A Development Permit shall not be issued for a Park Model Trailer which was manufactured more than ten (10) years prior to the date of a Development Permit application.
- (k) A minimum of 5% of the gross condominium area shall be dedicated for open space and/or park purposes, not including the golf course facility.
- (l) All development permit applications shall not be deemed complete unless it is signed and approved by a designated person authorized by the Condominium Association Board.



SCHEDULE 2



0	2017-11-20	ISSUED FOR REVIEW	PN	LT	
REV	DATE	DESCRIPTION	BY	APP	



APLIN

MARTIN

Aplin & Martin Consultants Ltd.

606 - 10117 Jasper Ave, Edmonton, A.B. T5J 1W8

Tel: (780) 670-2644 www.aplinmartin.com

PROJECT	SILVERSANDS PHASE 1 LAC STE. ANNE, ALBERTA
DRAWING	PROPOSED REDISTRICTING AREA

DESIGN LT	DATE 2017-11-20	SCALE 1:5000	
DRAWN PN	PROJECT NO. 16-761		
CHECKED JW	DRAWING NO	REV	
APPROVED LT	SCH-A		
		0	

Summer Village of Silver Sands

Public Hearing - September 15, 2018

This sheet is being shared with you to provide additional information about the Public Hearing being held on Saturday September 15th, 2018 for Bylaw 281-2018.

Frequently Asked Questions

What is the purpose of the Public Hearing?

The public hearing is being held to provide community members with the opportunity to share comments directly regarding the proposed Bylaw with the Council of the Summer Village of Silver Sands.

What is the process to speak at a Public Hearing?

Public Hearings are more formal than Public Open Houses. During a Hearing, speakers are normally allocated a maximum of 5 minutes to present their comments to Council. Comments can also be provided in a written format. This enables people who are unable to speak (or those who do not wish to present their comments verbally) the opportunity to also provide comments in support of or against the proposed Bylaw. It also enables speakers to provide Council with additional information that cannot be conveyed orally within five minutes.

Can I ask a question at a Public Hearing?

The purpose of a Public Hearing is for you to provide comments directly to Council and as such, questions are not normally permitted. We strongly recommend that if you have questions about the proposed Bylaw that you contact Municipal Planning Services or the Summer Village office. We would be happy to provide you with information and answer your questions prior to the hearing.

What is the relationship between this proposed Bylaw and the approved Silver Sands Golf Resort Area Structure Plan (ASP)?



Source - Municipal Affairs - Government of Alberta

An ASP is a statutory document approved by Council that outlines future land uses, pattern of development, as well as servicing and development considerations within a specific area.

The Silver Sands Golf Resort ASP was approved in June 2017. This Bylaw has been prepared and submitted to the Summer Village to enable the developer to proceed with the development as proposed and approved in the ASP.

Is the proposed Bylaw consistent with the ASP?

Yes, this Bylaw is consistent with the general pattern of development and servicing plans in ASP. As a result, Council will be guided by the ASP in their consideration of the proposed Bylaw .



Public Hearing - September 15, 2018

Does consistency between the proposed Bylaw with the ASP mean that Council will not consider comments or objectives raised at the public hearing?

Although the proposed Bylaw is consistent with the ASP, it does not mean that Council will not consider comments brought forward at the Public Hearing. Council will carefully consider comments provided at the hearing and based on those comments Council can:

- Request additional information; and/or
- Request changes to the bylaw to address concerns that are raised

However, Council must also, in making decisions, have due regard for approved statutory plans and should follow the policy direction in these documents.

What happens when the Public Hearing is closed?

After the Hearing is closed, Council cannot consider additional matters relating to the bylaw. Council can request changes to the bylaw or additional information to be provided resulting from the information presented at the hearing but they cannot hear new information that was not part of the record of the hearing. **Therefore, it is very important that you provide your comments prior to or at the hearing if you want them to be considered by Council.**

The ASP and FAQ sheet for the ASP are available upon request.

If you have any questions about the Public Hearing process, the proposed Bylaw, or the approved ASP please contact Municipal Planning Services or the Summer Village of Silver Sands. The contact information is below.

Contact Information

Municipal Planning Services

Kyle Miller - Planner

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780-486-1991

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mpsabca@munplan.ab.ca

Office Location:

#206, 17511-107 Ave NW, Edmonton AB

Summer Village of Silver Sands

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