

Municipal Government Act RSA 2000 Chapter M-26
Part 17 Division 5 Land Use

A Bylaw of the Summer Village of Silver Sands, in the Province of Alberta for the purpose of amending Bylaw 256-2015, the Land Use Bylaw for the Summer Village of Silver Sands.

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, (the *Act*) provides that a municipality may amend its Land Use Bylaw; and

WHEREAS the Council of the Summer Village of Silver Sands wishes to amend its Land Use Bylaw as it affects certain lands;

NOW THEREFORE, the Council of the Summer Village of Silver Sands, duly assembled, and pursuant to the authority conferred upon it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. **Bylaw No. 256-2015**, the Land Use Bylaw of the Summer Village of Silver Sands, as amended, is hereby further amended as follows:

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

(1)

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:

- ① 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**”:

- ① “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;”

d. **PART 4 – GENERAL DEVELOPMENT REGULATIONS** is amended as follows:

- (i) **PART 4.8 GARAGES AND ACCESSORY BUILDINGS** is revised to insert the following after **PART 4.8(3)**:

“(4) Notwithstanding **PART 4.8(1)** accessory buildings in the CREC District shall be per the regulations of that District, except as noted below:

- (a) accessory buildings in the CREC District shall be situated so that the exterior wall is a minimum of 1.5 m (5.0 ft.) from the side and rear property lines,

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- (b) be no closer to the front yard than the closest portion of the principal building,
- (c) be a minimum of 2.0 m (6.6 ft.) from the principal building,
- (d) an accessory building shall not be more than 4.5 m (10.0 ft.) in height, and shall not exceed the height of the principle building,
- (e) eaves on an accessory building shall project no more than 0.3 m (1.0 ft.) into a required side or rear yard,
- (f) accessory buildings shall not contain a secondary suite,
- (g) an accessory building shall be located in such a manner that it does not encroach upon easements or rights-of-way.”

(ii) **PART 4.18 RECREATIONAL VEHICLES AND TEMPORARY LIVING ACCOMMODATIONS** is revised to insert the following after **PART 4.18(1)(b)**:

“(c) Notwithstanding any other provision to the contrary, Part 4.18(1)(b) does not apply in the CREC District.”

(iii) **PART 4.18 RECREATIONAL VEHICLES AND TEMPORARY LIVING ACCOMMODATIONS** is revised to insert the following after **PART 4.18(4)**, and the subsequent sections are renumbered accordingly:

“(5) Part 4.18(4) does not apply to lots within the CREC District, which permits a maximum of one (1) recreational vehicle per lot.”

(iv) The following section is inserted as **Section 4.24** as “**RECREATIONAL VEHICLE STORAGE**”

“4.23 RECREATIONAL VEHICLE STORAGE

- (1) Recreational vehicle storage shall require a development permit in accordance with the appropriate district regulations and shall comply with the following to the satisfaction of the Development Authority:
 - (a) access and egress to the facility should be provided via a local or collector road. Access and egress via a highway or an arterial road is discouraged;
 - (b) the facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction;
 - (c) vehicular access to the parcel and internal vehicular circulation shall be hard surfaced or a gravel mixture to the satisfaction of the Development Authority;

- (d) upgrades to accesses or roads shall be in accordance with municipalities Servicing Standards; and
 - (e) perimeter fencing and landscaping to screen storage areas from the abutting road and adjacent parcels shall be provided.
- (2) A development permit application for recreational vehicle storage shall include a detailed proposed plan for the development area that includes but is not limited to:
 - (a) parcel layout, including the location and dimensions of storage areas and drive aisles;
 - (b) the number of recreational vehicles and storage equipment to be stored on-site;
 - (c) security and lighting;
 - (d) location, dimensions and surfacing of parcel access and egress;
 - (e) proposed hours of operation; and
 - (f) site drainage demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
 - (3) A security deposit as determined by the Development Authority shall be required and held by the Summer Village until such time that the applicant completes the conditions of approval.
 - (4) An as-built grading plan shall be provided within three months of completion of final grading to ensure that the development was constructed in accordance with the approved plans for which the development permit was issued.”

e. **PART 5 – LAND USE DISTRICTS AND REGULATIONS** is amended as follows:

- (i) Section 5.1(1) by adding the following new district to the Land Use District Chart”

CREC	Condominium Recreation
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- f. **PART 5 – LAND USE DISTRICTS AND REGULATIONS** is further amended by inserting the attached Schedule (1) as Part 5.13 CRED - Condominium Recreation District.
- g. That Schedule A of the Land Use Bylaw be amended to redistrict:
 - (a) Pt. of NE 3-54-5-W5; and
 - (b) Pt. of NW 3-54-5-W5; and
 - (c) Pt. of SW 3-54-5-W5

As shown on the attached Schedule (2) from DC- Direct Control to CREC – Condominium Recreation.

(4)

This Bylaw comes into effect upon the date of the final reading thereof.

READ A FIRST TIME this 13th day of April, A.D., 2018

MAYOR, Bernie Poulin

CHIEF ADMINISTRATIVE OFFICER, Wendy Wildman

READ A SECOND TIME this _____ day of _____, A.D., 2018

MAYOR, Bernie Poulin

CHIEF ADMINISTRATIVE OFFICER, Wendy Wildman

READ A THIRD TIME THIS _____ day of _____, A.D., 2018

MAYOR, Bernie Poulin

CHIEF ADMINISTRATIVE OFFICER, Wendy Wildman

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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 ft.²).

(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.)

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(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.

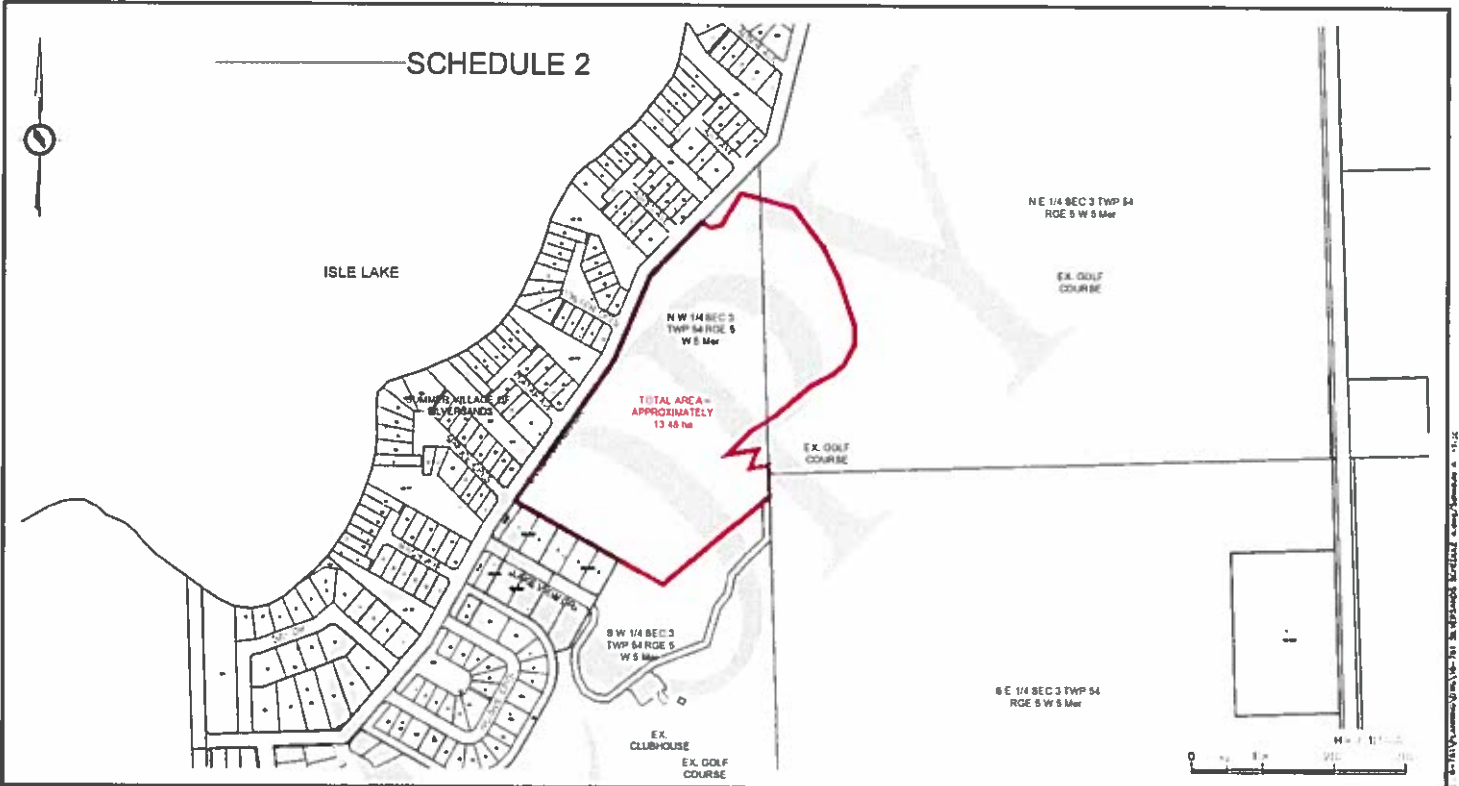
(11) Minimum Rear Yard Setback

- (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.





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

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PROJECT	SILVERSANDS PHASE 1 LAC STE. ANNE, ALBERTA		DESIGN LT	DATE 2017-11-20	SCALE 1:5000
	DRAWING	PROPOSED REDISTRICTING AREA		DRAWN PN	PROJECT NO. 16-701
			CHECKED JW	DRAWING NO.	REV
		APPROVED LT	SCH-A	0	

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