

SUMMER VILLAGE OF SILVER SANDS

AGENDA

Friday, May 28th, 2021 commencing at 10:00 a.m.

Virtual – or Onoway Council Chambers

Due to COVID restrictions, the public may participate via zoom, call the office to arrange for same.

As per bylaw 286-2018 Council and/or Council Committee meetings may not be filmed or voice recorded.

1. Call to order
2. Agenda a) Friday, May 28th, 2021 Regular Council Meeting
3. Minutes: p 1-7 a) Friday, April 30th, 2021 Regular Council Meeting
4. Delegations: a) 10:15 a.m. Samatha Sooley and Megan Kuny of 18 Poppy Place. Back in 2020 the Development Officer issued a development permit for a recreational vehicle parking pad and placement of rv for both the purpose of storage and use. In the original DP the Development Officer had included a condition that all other structures needed to be moved. The property owner made an initial application to appeal the permit and in response the Development Officer revoked that permit and issued a new permit with that clause removed (attached as 20DP13-31A). In 2021 the Development Officer issued a STOP ORDER for the other structures on this property to be removed (attached issued April 23), and then subsequently withdrew this ORDER to allow the property owners an opportunity to make a presentation to Council (attached issued May 18). The Summer Village has undertaken a survey of the property which is attached which shows 3 structures remaining on the lands. Several emails between the property owners and administration are attached for reference. Development Officer Tony Sonnleitner will also be in attendance (*direction as given by Council at meeting time*)

b) 10:30 a.m. Shawn Waterman of 17 Poppy Place – please refer to his attached emails expressing inquiries/concerns with the Summer Village's current Land Use Bylaw and preparations with respect to potential changes to the Land Use Bylaw.

To remind Council back in 2020 Council had accepted a quote from Municipal Planning Services to conduct a Land Use Bylaw review, but when COVID hit this project ended up on a back burner. A Land Use Bylaw review will proceed and hopefully we can get this started later in 2021.

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(direction as given by Council at meeting time)

5. Bylaws: n/a
6. Business: a)
b)
7. Financial a) Income & Expense Statement – as of April 30th, 2021
8. Councillors' Reports
a) Mayor Poulin
b) Deputy Mayor Turnbull
c) Councillor Horne
9. Administration Reports
a) Development Officer's Report -n/a
b) Public Works Report n/a
c) AB Municipal Affairs – May 17th letter on MAP review
d) AB Municipal Affairs – May 10th letter on 2021 MSI capital allocation of \$113,677 and operating allocation of \$8,561
e) AB Municipal Affairs – May 12th email on doubling of Gas Tax Fund – for SS this means an additional \$14,580
f) AUMA Villages West May 8th email update from Angela Duncan
g) SS Golf Course Development Agreement update
h) Council Committee report for candidates
10. Information and Correspondence
a) Development Permit 21DP10-31 for construction of a recreational vehicle parking pad and placement of a recreational vehicle for both the purpose of storage and use at 16 Conifer Crescent
b) Community Peace Officer Reports for April 2021
c) Statement of Direct Deposit – May 6th 2021 for \$438.00 for May FCSS payment
d)
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11. Open Floor Discussion with Gallery (15 minute time limit)

12. Closed Meeting (if required) n/a

13. Adjournment

Next Meetings:

- June 5th, 2021 – SVLSACE Meeting
- June 12th, 2021 – Nomination Day
- June 25th, 2021 – Regular Council Meeting
- July 2nd, 2021 – Advance Vote
- July 10th, 2021 – Election Day
- July 30th, 2021 – Regular Council Meeting

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, APRIL 30, 2021
VIA TELECONFERENCE/ZOOM AND IN-PERSON
(IN-PERSON IS FOR COUNCIL & ADMINISTRATION ONLY)

	PRESENT	<p>Mayor: Bernie Poulin (in person) Deputy Mayor: Liz Turnbull (in person) Councillor: Graeme Horne (in person)</p> <p>Administration: Wendy Wildman, Chief Administrative Officer (CAO) (in person) Heather Luhtala, Assistant CAO (via zoom)</p> <p>Public Works: Dustin Uhlman (in person)</p> <p>Delegations: 9:05 a.m. Ryan & Darion Balfour – concern with inability to put in additional services to a vacant lot which has been granted a development permit for recreational parking pad and placement of a recreational vehicle for both the Purposes of Storage and Use</p> <p>9:20 a.m. Randy & Lorna Sather / Samantha Sooley & Megan Kuny – to discuss the proposed removal of the Poppy Place fence and to discuss potential replacement options</p> <p>9:35 a.m. Mike Seniuk of Seniuk & Company – to present and review the 2020 Draft Audited Financial Statements</p> <p>Public at Large: 0</p>
1.	CALL TO ORDER	Mayor Poulin called the meeting to order at 9:01 a.m.
2.	AGENDA 63-21	MOVED by Deputy Mayor Turnbull that the April 30, 2021 agenda be approved as presented. CARRIED
3.	MINUTES 64-21	MOVED by Councillor Horne that the minutes of the March 26, 2021 Regular Council Meeting be approved as presented. CARRIED



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4.	DELEGATIONS	<p>9:05 a.m. Ryan & Darion Balfour (exited the meeting at 9:21 a.m.) – concern with inability to put in additional services to a vacant lot which has been granted a development permit for recreational parking pad and placement of a recreational vehicle for both the Purposes of Storage and Use</p> <p>9:20 a.m. Randy & Lorna Sather / Samantha Sooley & Megan Kuny (exited the meeting at 10:07 a.m.) – to discuss the proposed removal of the Poppy Place fence and to discuss potential maintenance and/or replacement options</p> <p>9:35 a.m. Mike Seniuk of Seniuk & Company (exited the meeting at 10:03 a.m.) - to present and review the 2020 Draft Audited Financial Statements</p> <p>MOVED by Deputy Mayor Turnbull that Council approve the Draft 2020 Audited Financial Statements for the Summer Village of Silver Sands as presented by the Auditor, Mike Seniuk, of Seniuk & Co. with the addition of two notes regarding the Contingent Liability for the 2018 Cost-Share road project with Lac Ste. Anne County and the Contaminated Sites Liability for the old landfill site (notes to read the same as the 2019 Statements).</p> <p style="text-align: right;">CARRIED</p>
	5.	
	BYLAWS	<p>66-21 MOVED by Councillor Horne that Council approve the 2021 Draft Operating & Capital Budget as presented with a 1.5% increase in municipal tax dollars collected from the previous year, and that the minimum tax be set at \$850.00 per property.</p> <p style="text-align: right;">CARRIED</p> <p>67-21 MOVED by Deputy Mayor Turnbull that Bylaw 314-2021 being a bylaw for matters related to classification and assessment and establishment of assessment subclasses for the Summer Village of Silver Sands, be given 1st reading.</p> <p style="text-align: right;">CARRIED</p> <p>68-21 MOVED by Councillor Horne that Bylaw 314-2021 be given second reading.</p> <p style="text-align: right;">CARRIED</p> <p>69-21 MOVED by Mayor Poulin that Bylaw 314-2021 be considered for third reading.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>70-21 MOVED by Councillor Horne that Bylaw 314-2021 be given third and final reading.</p> <p style="text-align: right;">CARRIED</p>

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71-21	<p>MOVED by Councillor Horne that Bylaw 315-2021 being a bylaw to authorize the several rates of taxation imposed for all purposes for the 2021 tax year, be given 1st reading.</p> <p style="text-align: right;">CARRIED</p>
72-21	<p>MOVED by Deputy Mayor Turnbull that Bylaw 315-2021 be given second reading.</p> <p style="text-align: right;">CARRIED</p>
73-21	<p>MOVED by Mayor Poulin that Bylaw 315-2021 be considered for third reading.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
74-21	<p>MOVED by Councillor Horne that Bylaw 315-2021 be given third and final reading.</p> <p style="text-align: right;">CARRIED</p>
75-21	<p>MOVED by Deputy Mayor Turnbull that Bylaw 316-2021 being a bylaw to impose penalties on unpaid taxes in the Summer Village of Silver Sands, be given 1st reading.</p> <p style="text-align: right;">CARRIED</p>
76-21	<p>MOVED by Councillor Horne that Bylaw 316-2021 be given second reading.</p> <p style="text-align: right;">CARRIED</p>
77-21	<p>MOVED by Deputy Mayor Turnbull that Bylaw 316-2021 be considered for third reading.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
78-21	<p>MOVED by Councillor Horne that Bylaw 316-2021 be given third and final reading.</p> <p style="text-align: right;">CARRIED</p>
79-21	<p>MOVED by Deputy Mayor Turnbull that Bylaw 317-2021 being a Bylaw for the purpose of regulating the procedure and conduct of Council and Council Committee meetings (to include "Public Hearings" as part of the stated business of regular or special meeting agendas), be given 1st reading.</p> <p style="text-align: right;">CARRIED</p>
80-21	<p>MOVED by Councillor Horne that Bylaw 317-2021 be given second reading.</p> <p style="text-align: right;">CARRIED</p>
81-21	<p>MOVED by Deputy Mayor Turnbull that Bylaw 317-2021 be considered for third reading.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>

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	82-21		MOVED by Councillor Horne that Bylaw 317-2021 be given third and final reading. CARRIED
6.		BUSINESS	
	83-21		MOVED by Deputy Mayor Turnbull that the Summer Village of Silver Sands accept for information the March 23, 2021 letter from the Tri Village Regional Sewage Services Commission to the Darwell Lagoon Commission regarding their recent article in the newspaper about upcoming projects. CARRIED
	84-21		MOVED by Mayor Poulin that a regular Council meeting be scheduled for Friday, May 28, 2021 at 10:00 a.m. AND THAT Mike Yakemchuk of MyAlta Ventures, Project Manager for Phase One of the Darwell Regional Sewer Line, be invited to present (via zoom) the Darwell Lagoon Commission Regional Wastewater Extension to Isle Lake Feasibility Study and Conceptual Design information. CARRIED
	85-21		MOVED by Deputy Mayor Turnbull that Council accept the Municipal Accountability Program review report for information AND THAT the Summer Village work to address each of the outstanding legislative gaps identified. CARRIED
	86-21		MOVED by Councillor Horne that Family Day be scheduled for Saturday, July 24, 2021 and that a \$200.00 budget be set for children's activities subject to any covid restrictions in place. CARRIED
	87-21		MOVED by Deputy Mayor Turnbull that a "History" tab be set up on the Summer Village's website which will include various documents and/or pictures that showcase the history of the Summer Village of Silver Sands. CARRIED
	88-21		MOVED by Deputy Mayor Turnbull that the large bin cleanup be scheduled for Friday, August 20, 2021 from 1:00 p.m. to 5:00 p.m. and Saturday, August 21, 2021 from 9:00 a.m. to 3:00 p.m. to include 5 large bins for the following items: -metal; clean wood; mixed household waste to include stained, treated or painted wood; white metal (washer/dryers); mattresses (which will be a chargeable item at \$20.00 each.) CARRIED

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	89-21	MOVED by Deputy Mayor Turnbull that Council accept for information the Alberta Government disturbance standard for temporary seasonal docks and other mooring structures for personal recreational purposes and user guide for dock authorizations documentation as of April 2021 AND THAT this information be posted on the Summer Village's website. CARRIED
7.	FINANCIAL 90-21	MOVED by Mayor Poulin that the income and expense report as of March 31, 2021 be accepted for information as presented. CARRIED
8.	COUNCIL REPORTS 91-21	MOVED by Councillor Horne that administration send a letter to MLA, Shayne Getson, with respect to expediting the environmental requirements for the Silver Sands Golf Course, and specifically the wetland assessment report, in accordance with the government's red tape reduction initiative and in the essence of stimulating growth and the economy. CARRIED
	92-21	MOVED by Deputy Mayor Turnbull that the Summer Village of Silver Sands send a letter to the Minister of Municipal Affairs in support of the RCMP and opposing the proposed Alberta Provincial Police Service. CARRIED
	93-21	MOVED by Councillor Horne that administration draft a bylaw in consultation with the Summer Village's Bylaw Officer with respect to the speed limits throughout the Summer Village, the draft bylaw is to be brought back to Council for their consideration and is to replace the existing Traffic Regulation Bylaw 102-1987. CARRIED
	94-21	MOVED by Deputy Mayor Turnbull that the Council reports be accepted for information as presented. CARRIED
9.	ADMINISTRATION REPORTS 95-21	MOVED by Deputy Mayor Turnbull that the Administration and Public Works reports be accepted for information as presented. CARRIED

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10.	CORRESPONDENCE 96-21	<p>MOVED by Councillor Horne that the following correspondence be accepted for information:</p> <ul style="list-style-type: none"> a) Government of Alberta, Statement of Direct Deposit: <ul style="list-style-type: none"> i) March 30th, 2021 in the amount of \$438.00 for April FCSS b) Development Permit 21DP09-31 for construction of a recreational vehicle parking pad and placement of a recreational vehicle for both the purpose of storage at use at 17 Conifer Crescent c) Community Peace Officer Reports for March 2021 d) Town of Morinville – April 16th, 2021 letter support the RCMP <p style="text-align: right;">CARRIED</p>
11.	OPEN GALLERY	n/a
12.	CLOSED MEETING 97-21	<p>MOVED by Mayor Poulin that pursuant to section 197(2) of the Municipal Government Act, Council go into a closed meeting session at 12:17 p.m. to discuss the following items:</p> <ul style="list-style-type: none"> -Municipal Planning Commission Deliberation (Municipal Government Act Section 197(2.1)) -Third party business interests (FOIPP Act Section 16) <p style="text-align: right;">CARRIED</p> <p>The meeting recessed at 12:18 p.m. The meeting reconvened at 12:20 p.m.</p> <p>The following individuals were present at the Closed Meeting: Bernie Poulin Liz Turnbull Graeme Horne Wendy Wildman Heather Luhtala Dustin Uhlman Tony Sonleitner (exited the closed meeting at 12:36 p.m)</p>
	98-21	<p>MOVED by Councillor Horne that Council return to an open meeting at 12:55 p.m.</p> <p style="text-align: right;">CARRIED</p> <p>The meeting recessed at 12:56 p.m. The meeting reconvened at 12:59 p.m.</p>

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	99-21	MOVED by Mayor Poulin that the current provisions of Land Use Bylaw 256-2015 be upheld with respect to 19 Birch Avenue, AND THAT the request from the residents to install the accessory use (electric service) be denied. <p style="text-align: right;">CARRIED</p>
	100-21	MOVED by Deputy Mayor Turnbull that given the input from the 4 Poppy Place residents at today's meeting, the Summer Village come up with a plan for the future of the fence and include all of the property owners of Poppy Place in future discussions. <p style="text-align: right;">CARRIED</p>
	101-21	MOVED by Councillor Horne that administration prepare a report based on the comments of Council to update the outstanding items in the Silver Sands Golf Resort development agreement. <p style="text-align: right;">CARRIED</p>
13.	NEXT MEETING(S)	The next Regular Council meeting has been scheduled for Friday, May 28, 2021 at 10:00 a.m.
14.	ADJOURNMENT	The meeting adjourned at 1:03 p.m.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman

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November 24, 2020

File: 20DP13-31A



**Re: Development Permit Application No. 20DP13-31A
Plan 074 0530, Block 6, Lot 18 : 18 Poppy Place (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

***CONSTRUCTION OF A RECREATIONAL VEHICLE PARKING
PAD AND PLACEMENT OF A RECREATIONAL VEHICLE FOR
BOTH THE PURPOSES OF STORAGE AND USE.***

has been **APPROVED** subject to the following conditions:

- 1- Development Permit 20DP13-31 is herein deemed null and void.
- 2- All municipal taxes must be paid.
- 3- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer
- 4- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 5- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 6- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 7- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.



Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

8- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:

PARKING PAD AND RECREATIONAL VEHICLE LOCATION

- **Front Yard setback shall be rear yard and rear half of the parcel;**
- **Side Yard setbacks shall be a minimum of 1.2 metres (or greater distance as required under the Alberta Safety Codes Act;**
- **Rear Yard setback shall be a minimum of 1.0 metre.**

PARKING PAD CONSTRUCTION

- **The Parking Pad shall have a width of a minimum of 5.5 metres and length of a minimum of 11.0 metres (or greater to accommodate the Recreational Vehicle to be parked thereon).**
- **The Parking Pad shall be constructed in a manner to provide a hard, mineral based, surface to accommodate a Recreational Vehicle parked upon it.**

9- All improvements shall be completed within twelve (12) months of the effective date of the permit.

10- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.

11- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.



Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **November 24, 2020**

Date of Decision **November 24, 2020**

Effective Date of Permit **December 23, 2020**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

Attachment: Schedule "A" – Site Plan

cc Wendy Wildman - Municipal Administrator, Summer Village of Silver Sands
Assessor - Mike Krim – Tanmar Consulting Inc. : mike@tanmarconsulting.com

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Summer Village of Silver Sands
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.

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Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

NOTE:

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.
2. Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.
3. This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.
4. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:





Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

The Inspections Group Inc.

Edmonton Office

12010 - 111 Avenue NW

Edmonton, Alberta T5G 0E6

E-mail: questions@inspectionsgroup.com

Phone: 780 454-5048

Fax: 780 454-5222

Toll Free Ph: 1 866 554-5048

Toll Free Fax: 1 866 454-5222

6. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
- (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.

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Public Notice

DEVELOPMENT APPLICATION NUMBER: 20DP13A-31

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 074 0530, Block 6, Lot 18 : 18 Poppy Place, with regard to the following:

CONSTRUCTION OF A RECREATIONAL VEHICLE PARKING PAD AND PLACEMENT OF A RECREATIONAL VEHICLE FOR BOTH THE PURPOSES OF STORAGE AND USE.

has been **CONDITIONALLY APPROVED** by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:


1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on December 15, 2020.**

Statements of concern with regard to this development permit should be addressed to:

Summer Village of Silver Sands
Box 8
Alberta Beach, Alberta, T0E 0A0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	November 24, 2020
Date of Decision	November 24, 2020
Effective Date of Permit	December 23, 2020
Signature of Development Officer	

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT

(B)



Summer Village of Silver Sands

STOP ORDER

April 23, 2021

- Registered Mail
- On site

**SAMANTHA DAWN SOOLEY
AND
MEGAN KATHERINE ROSE KUNY
BOTH OF:**
[REDACTED]

Dear Madams:

RE: PLAN 074 0530, BLOCK 6, LOT 18 : 18 Poppy Place (the "Lands")

In my capacity as Development Officer I hereby issue this Stop Order pursuant to Section 645 of the Municipal Government Act, and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015, with respect to the aforementioned lands.

The Municipality's Land Use Bylaw 256-2015 states:

1. SECTION 3.1 CONTROL OF DEVELOPMENT

No development other than that designated in Section 3.2 of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

2. SECTION 1.9 DEFINITIONS OR MEANINGS

"ACCESSORY BUILDING" - means a building which is separate from the principal building on the parcel where both are located and which the Development Officer decides is incidental to that of the principal building, and includes garages, boathouses and guest houses.

"PRINCIPAL USE" - means the primary purpose, in the opinion of the Development Authority, for which a building or parcel is used. There shall be no more than one principal use on each parcel unless specifically permitted otherwise in the Bylaw.

Further, Part 17 of the Municipal Government Act and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015 allow a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, a development permit or a subdivision approval.

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Summer Village of Silver Sands

At present, given that:

- (a) The construction / placement of four (4) Accessory Buildings has been undertaken on the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands.

Photographs of the Four Accessory Buildings (Two wooden accessory buildings near the rear of the Lands, a tarped structure also in the rear yard, and a smaller accessory building located near the front of the Lands) are attached to, and form part of, the reason why the development is deemed to contravene the provisions of the Summer Village of Silver Sands Land Use Bylaw 256-2015, as amended.

Accordingly, you are hereby ordered to stop the unauthorized development on the aforementioned Lands, and the buildings thereon, and comply with the Land Use Bylaw by:

1. Removing the Four (4) Accessory Building as depicted in the attached photographs and restoring the property to its former condition by 4:30 pm on Friday May 23, 2021.

You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board. If you wish to exercise this right then written notice of appeal, accompanied by a statement of grounds for appeal and an appeal fee in the amount of \$150.00, must be received by the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days of your receipt of this letter. The Notice of Appeal should be directed to:

Clerk of the Subdivision & Development Appeal Board
Summer Village of Silver Sands
Box 8
Alberta Beach, Alberta T0E 0A0
(587) 873-5765

Please be advised that, should you fail to comply with this Stop Order the Municipality has the authority, pursuant to Section 646 of the Municipal Government Act, to enter onto the Lands and take any action necessary to carry out the terms of this Order. The authority granted to the Summer Village also includes the right to charge the costs and expenses incurred in carrying out this Stop Order to the tax roll for the Lands pursuant to Section 553(1)(h.1) of the Municipal Government Act.

YOURS TRULY,

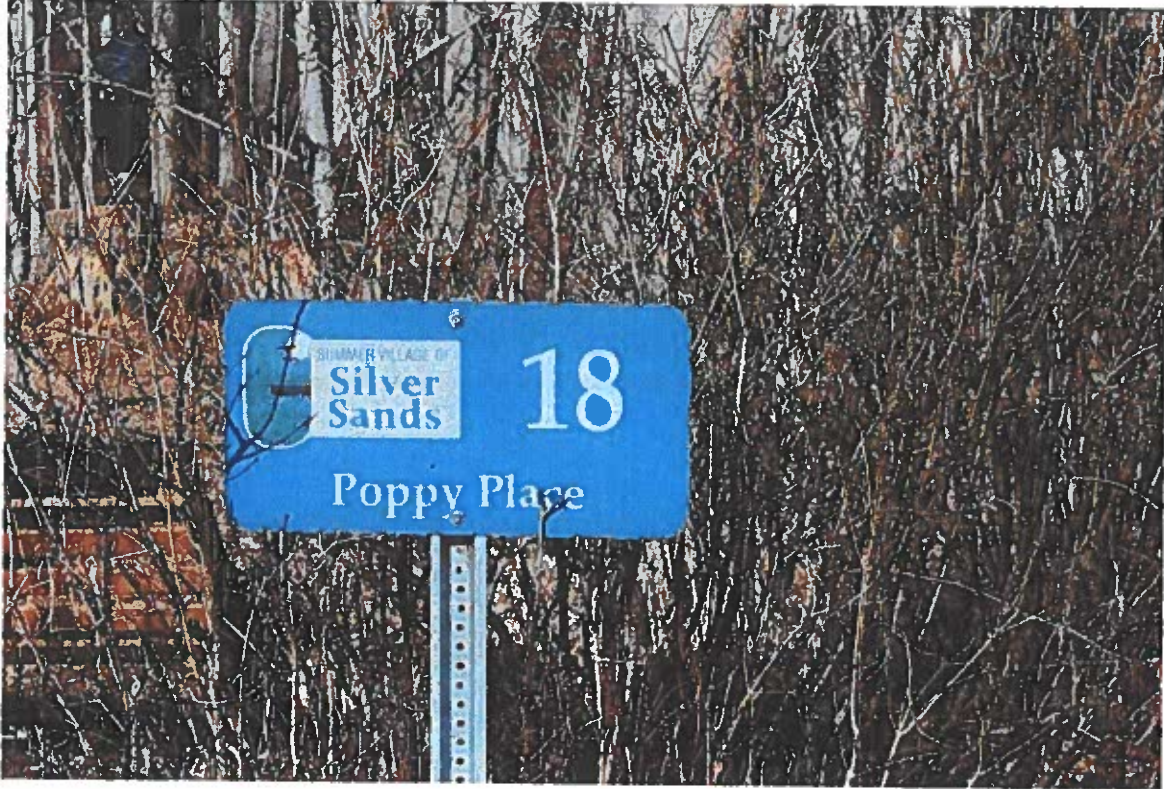
SUMMER VILLAGE OF SILVER SANDS
Per:

TONY SONNLEITNER, Development Officer
Attachments – Photograph of the referenced development



Summer Village of Silver Sands

Photographs of the subject Lands, taken by the Development Officer, Plan 074 0530, Block 6, Lot 18 : 18 Poppy Place, on April 13, 2021.



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Summer Village of Silver Sands

Photographs of the subject Lands, taken by the Development Officer, Plan 074 0530, Block 6, Lot 18 : 18 Poppy Place, on April 13, 2021, Cont.





Summer Village of Silver Sands

WITHDRAWAL OF STOP ORDER

May 18, 2021

**SAMANTHA DAWN SOOLEY
AND
MEGAN KATHERINE ROSE KUNY
BOTH OF:**

Dear Madams:

**RE: WITHDRAWL OF THE STOP ORDER ISSUED AGAINST PLAN 074 0530,
BLOCK 6, LOT 18 : 18 Poppy Place (the "Lands")**

The Council for the Summer Village of Silver Sands has expressed that they will hear your submission on the subject of Accessory Buildings, and Accessory Uses upon vacant parcels, at their meeting of May 28, 2021; prior to making a decision on the appropriateness of the subject enforcement document issued against the Lands on April 23, 2021.

Therefore, in my capacity as Development Officer I hereby **withdraw** the Stop Order issued pursuant to Section 645 of the Municipal Government Act, and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015, with respect to the aforementioned lands.

YOURS TRULY,

SUMMER VILLAGE OF SILVER SANDS

Per:

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

cc. Wendy Wildman, CAO, Summer Village of Silver Sands

cao@onoway.ca

From: administration@wildwillowenterprises.com
Sent: May 18, 2021 9:29 AM
To: Billie
Cc: Wendy Wildman
Subject: FWD: Silver Sands - Withdrawal of Stop Order against 18 Poppy Place
Attachments: 21STOP01-31 - Withdrawal - 18 Poppy Place - May 17, 2021.pdf

Billie, please print for land file - SS - 1376.

Thank you,

Heather Luhtala,
Asst. CAO

[S.V. of South View \(Sign Up for South View Connect Today!\)](#)

[S.V. of Silver Sands \(Sign Up for Silver Sands Connect Today!\)](#)

[S.V. of Yellowstone \(Sign Up for Yellowstone Connect Today!\)](#)

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Silver Sands - Withdrawal of Stop Order against 18 Poppy Place

From: "pcm1@telusplanet.net" <pcm1@telusplanet.net>

Date: 5/18/21 9:17 am

To: "Samantha Sooley" <sai@telusplanet.net>, "Megan Kuny" <megan.kuny@telusplanet.net>

Cc: "Summer Village Office" <administration@wildwillowenterprises.com>, "bernie Poulin"

<bpoulin@xplornet.com>, "lizturnbull@telusmail.net" <lizturnbull@telusmail.net>, "graemehorne@mail.com"

<graemehorne@mail.com>

May 18, 2021

SAMANTHA DAWN SOOLEY

AND

MEGAN KATHERINE ROSE KUNY

BOTH OF:

255 EVERGREEN PARK NW

EDMONTON, ALBERTA

19

T5Y 4M2

AS JOINT TENANTS

Dear Madams:

RE: WITHDRAWL OF THE STOP ORDER ISSUED AGAINST PLAN 074 0530, BLOCK 6, LOT 18 : 18 Poppy Place (the "Lands")

The Council for the Summer Village of Silver Sands has deemed it equitable to withdraw the Stop Order issued against the Lands to make allowance to hear your perspectives on the matter at the May 28, 2021 meeting of Council.

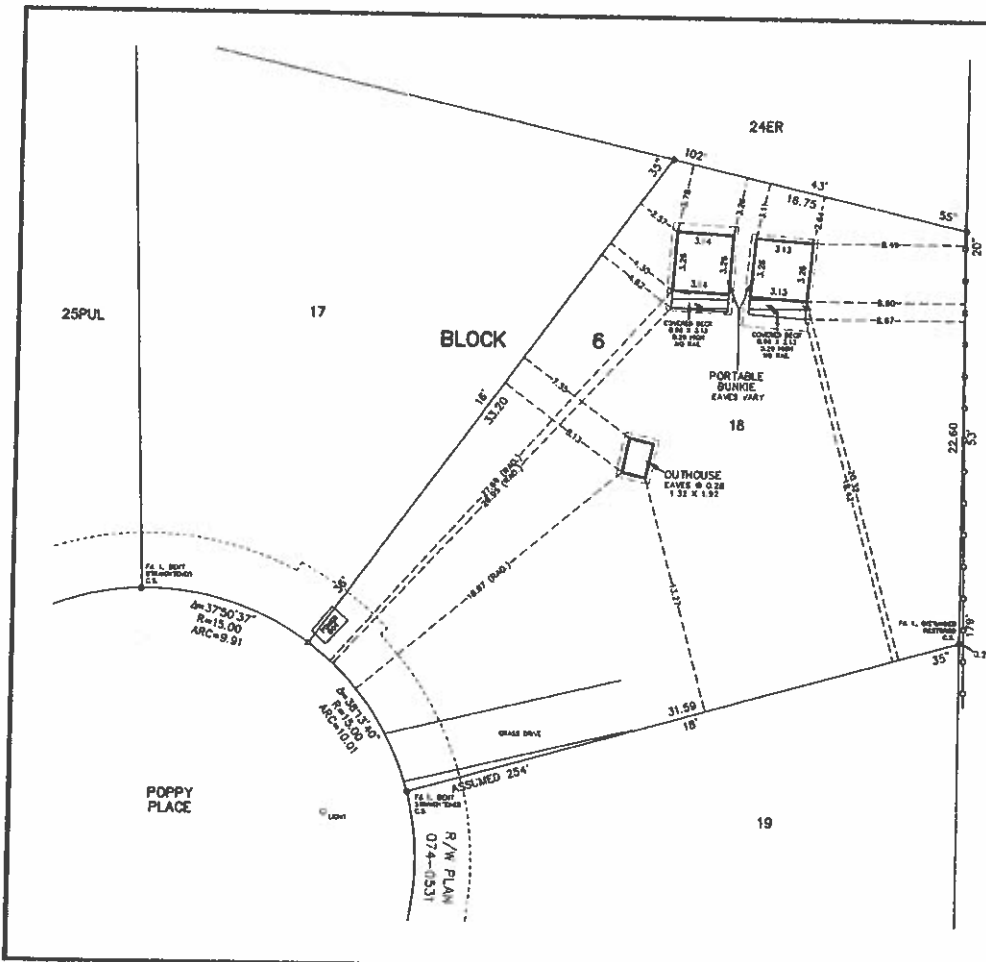
A copy of the withdrawal of the Order is attached, the hard copy is in the regular mail.

Regards,

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

(780) 718-5479

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**ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT**

LOT 18, BLOCK 6, PLAN 074-0530
18 POPPY PLACE
SUMMER VILLAGE OF SILVER SANDS

SURVEY COMPLETED: MAY 11th, 2021
TITLE SEARCHED: 06/05/2021 TITLE NO. 202 108 764

IDENTIFICATION: I HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE ATTACHED PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE AND SUPPLEMENTS THERETO, ACCORDINGLY, WITHIN THOSE STANDARDS AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

- THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS SHOWN IN PART D, SECTION 83 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE, AND REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF TITLE TO THE PROPERTY.
- THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY. (EXCEPT)
- NO MOBILE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY. (EXCEPT)
- NO MOBILE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF PROPERTY. (EXCEPT)
- NO EASEMENTS OR RIGHTS-OF-WAY EXIST. (EXCEPT) SEE 422 E.M.

PURPOSE: THIS REPORT HAS BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF A L.A.M. COMPLIANCE.

COPIING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES AND ONLY IF THE PLAN REMAINS ATTACHED. WHERE APPLICABLE, REGISTERED EASEMENTS AND UTILITY RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN ON THE ATTACHED PLAN, UNLESS SHOWN OTHERWISE. PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THE ATTACHED PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARIES BECAUSE OF THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER.

THE INFORMATION SHOWN ON THIS REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

DATED AT BARRHEAD, ALBERTA, MAY 13, 2021



NOTES:

- STATUTEARY IRON SURVEY POSTS FOUND SHOWN THIS
- PLANTED SPRUCE SHOWN THIS
- FENCE LINES SHOWN THIS
- DISTANCES ARE IN METRES AND DECIMALS THEREOF
- DISTANCES ARE TO THE FINISHED EXTERNAL WALLS
- ALL TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LINE
- STAGE OF CONSTRUCTION: COMPLETE
- PORTABLE BUILDINGS WILL NOT BE SHOWN UNLESS THEY ARE ENCROACHING
- BUILDINGS UNDER 100 FT² MAY NOT BE SHOWN
- FENCES ARE WITHIN 0.20m OF PROPERTY LINE UNLESS SHOWN OTHERWISE
- EASEMENTS SHOWN TO THE LINE OF THE FASDA
- FA. No. or DENOTES FOUND NO MARK
- MB. DENOTES MANDER POST
- OWNER'S NAME: SAMANTHA DAWN SOOLEY & MEGAN KATHERINE ROSE KUNY

CLIENT: SUMMER VILLAGE OF SILVER SANDS

DON WILSON SURVEYS LTD.
BOX 4120 BARRHEAD, ALBERTA T7N 1A1 PHONE: (780) 674-2287 FAX: (780) 674-5071
DATE: MAY 13/ 21 SCALE: 1:200 OUR FILE No. 21206

21

cao@onoway.ca

From: administration@wildwillowenterprises.com
Sent: May 25, 2021 2:20 PM
To: Megan Kuny; Samantha Sooley
Subject: RE: Re: Request to Discuss Accessory Building Bylaws - URGENT

Thank you, Megan, we will have you & Samantha scheduled in for 10:15 a.m., Friday, May 28, 2021.

Heather Luhtala,
Asst. CAO
[S.V. of South View \(Sign Up for South View Connect Today!\)](#)
[S.V. of Silver Sands \(Sign Up for Silver Sands Connect Today!\)](#)
[S.V. of Yellowstone \(Sign Up for Yellowstone Connect Today!\)](#)
Phone: 587-873-5765
Fax: 780-967-0431
Website: www.wildwillowenterprises.com
Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Re: Request to Discuss Accessory Building Bylaws - URGENT
From: "Megan Kuny"
Date: 5/25/21 2:17 pm
To: "administration@wildwillowenterprises.com" <administration@wildwillowenterprises.com>, "Samantha Sooley" <[redacted]@wildwillowenterprises.com>

Hi Heather,

Sure, 10:15 is no problem. Thanks so much,

Enjoy the rest of your day.

Megan.

From: administration@wildwillowenterprises.com <administration@wildwillowenterprises.com>
Sent: May 25, 2021 1:36 PM
To: Samantha Sooley
Cc: Megan Kuny
Subject: RE: Request to Discuss Accessory Building Bylaws - URGENT

Hello Samantha, would you be available for a 10:15 a.m. appointment with Council as opposed to the 11:00 a.m. that we originally had you scheduled for?

Please let me know either way if this change will work for you.

Thank you,

From: administration@wildwillowenterprises.com
Sent: May 17, 2021 5:52 PM
To: Samantha Sooley
Cc: Tony Sonnleitner; Megan Kuny; Liz Turnbull; Bernie Poulin; Graeme & Sherry Horne; Graeme Horne
Subject: RE: Request to Discuss Accessory Building Bylaws - URGENT

Hello Samantha, your appointment with Summer Village of Silver Sands Council has been scheduled for Friday, May 28, 2021 at 11:00 a.m.

I can advise that the Development Officer, who has been cc'd on this email, will be withdrawing the stop order on your property as currently issued in order to accommodate this discussion with Council as you have requested. The Development Officer will also follow up with you directly regarding this matter.

Thank you,

Heather Luhtala,
Asst. CAO
S.V. of South View ([Sign Up for South View Connect Today!](#))
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))
Phone: 587-873-5765
Fax: 780-967-0431
Website: www.wildwillowenterprises.com
Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Request to Discuss Accessory Building Bylaws - URGENT
From: "Samantha Sooley" <S...>
Date: 5/4/21 12:41 pm
To: "Silver Sands Administration" <administration@wildwillowenterprises.com>, "bpoulin@xplornet.com" <bpoulin@xplornet.com>, "lizturnbull@telusmail.net" <lizturnbull@telusmail.net>, "graemehorne@mail.com" <graemehorne@mail.com>
Cc: "Tony Sonnleitner" <pcm1@telusplanet.net>, "Megan Kuny" <megankuny21@hotmail.com>

Good Morning,

I am reaching out, with urgency, to the council members of the Summer Village of Silver Sands, as well as the Administration team, and the Development Officer. I would like to request an opportunity to discuss the current bylaws surrounding Accessory Buildings on a Vacant Lot, at the next regular council meeting (Friday, May 28, 2021 at 10:00 a.m.).

I became aware of the issue with the current bylaws when myself and Megan Kuny received a stop order last week, stating we would be expected to remove all Accessory buildings (including one not on our property) by May 23rd, at 4:30 PM. I have been in contact with the administration team for Silver

Sands, but feel this needs to be brought up and discussed with council to rectify in the future, not just for us and the current stop order, but any other land owners in Silver Sands in the future.

I would ask that we be given the chance to be heard, regarding the concerns and suggestions in the attached letter, directly related to the bylaws we have been advised we're in violation of in the Stop Order. I ask that we be allowed time, past the stop order, to bring our concerns to council next regular meeting (as it falls on May 28, and our Stop Order ends May 23rd.), as well as hear the outcome of this discussion, before the Stop Order is enforced and any action taken against us as owners, or property on the lot itself.

Please refer to the attached letter that outlines our concerns, asks, and suggestions regarding the bylaws.

Please let us know as soon as possible, if we will be given the opportunity to bring our concerns to council at the next council meeting, **without risk of our property being destroyed as of May 23rd 4:30 PM as the stop order states.** If we are not granted this ability, I will be submitting the Official Appeal as planned, but would much rather the opportunity to address and discuss our concerns with council. I'd like to see that conversation through to the end, before either party takes drastic action against our property. I feel a discussion would be more productive and lead to possible solutions that could appease all parties now, and in the future.

I would also ask that if this is on the agenda for the next council meeting, that other residents with the same concern over the Accessory Building bylaws be allowed to join in the discussion. We will be addressing the bylaws surrounding Accessory Buildings, so we are open to all and any parties interested to join us and council in the discussion.

Thank you for your time and consideration,

Samantha Sooley and Megan Kuny,

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From: administration@wildwillowenterprises.com
Sent: May 4, 2021 12:46 PM
To: Wendy Wildman
Subject: FWD: Request to Discuss Accessory Building Bylaws - URGENT
Attachments: Letter to Council to Review Accessory Building Bylaw.docx

Heather Luhtala,
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Request to Discuss Accessory Building Bylaws - URGENT

From: "Samantha Sooley" <[redacted]>

Date: 5/4/21 12:41 pm

To: "Silver Sands Administration" <administration@wildwillowenterprises.com>, "bpoulin@xplornet.com" <bpoulin@xplornet.com>, "lizturnbull@telusmail.net" <lizturnbull@telusmail.net>, "graemehorne@mail.com" <graemehorne@mail.com>

Cc: "Tony Sonnleitner" <pcm1@telusplanet.net>, "Megan Kuny" <[redacted]>

Good Morning,

I am reaching out, with urgency, to the council members of the Summer Village of Silver Sands, as well as the Administration team, and the Development Officer. I would like to request an opportunity to discuss the current bylaws surrounding Accessory Buildings on a Vacant Lot, at the next regular council meeting (Friday, May 28, 2021 at 10:00 a.m.).

I became aware of the issue with the current bylaws when myself and Megan Kuny received a stop order last week, stating we would be expected to remove all Accessory buildings (including one not on our property) by May 23rd, at 4:30 PM. I have been in contact with the administration team for Silver Sands, but feel this needs to be brought up and discussed with council to rectify in the future, not just for us and the current stop order, but any other land owners in Silver Sands in the future.

I would ask that we be given the chance to be heard, regarding the concerns and suggestions in the attached letter, directly related to the bylaws we have been advised we're in violation of in the Stop Order. I ask that we be allowed time, past the stop order, to bring our concerns to council next regular meeting (as it falls on May 28, and our Stop Order ends May 23rd.), as well as hear the outcome of this discussion, before the Stop Order is enforced and any action taken against us as owners, or property on the lot itself.

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Please refer to the attached letter that outlines our concerns, asks, and suggestions regarding the bylaws.

Please let us know as soon as possible, if we will be given the opportunity to bring our concerns to council at the next council meeting, **without risk of our property being destroyed as of May 23rd 4:30 PM as the stop order states**. If we are not granted this ability, I will be submitting the Official Appeal as planned, but would much rather the opportunity to address and discuss our concerns with council. I'd like to see that conversation through to the end, before either party takes drastic action against our property. I feel a discussion would be more productive and lead to possible solutions that could appease all parties now, and in the future.

I would also ask that if this is on the agenda for the next council meeting, that other residents with the same concern over the Accessory Building bylaws be allowed to join in the discussion. We will be addressing the bylaws surrounding Accessory Buildings, so we are open to all and any parties interested to join us and council in the discussion.

Thank you for your time and consideration,

Samantha Sooley and Megan Kuny,

-

2.6

cao@onoway.ca

LF

From: administration@wildwillowenterprises.com
Sent: May 3, 2021 11:20 AM
To: Wendy Wildman
Subject: FWD: Re: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

FYI

Heather Luhtala,
Asst. CAO
S.V. of South View ([Sign Up for South View Connect Today!](#))
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))
Phone: 587-873-5765
Fax: 780-967-0431
Website: www.wildwillowenterprises.com
Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Re: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A
From: "Samantha Sooley" <s.>
Date: 5/3/21 11:13 am
To: "administration@wildwillowenterprises.com" <administration@wildwillowenterprises.com>
Cc: "Emily HOUSE" <emily@milestonemunicipalservices.ca>, "Tony Sonnleitner" <pcm1@telusplanet.net>

Thanks for getting back to me,

To note, I only withdrew the appeal as per the guidance of the appeal board, as over the phone I was assured that this would not be pursued again. I will be again submitting an official appeal, as there is in my opinion, no bylaws being broken. As well as two of the structures were grandfathered in for past owners and such should be for us as the new owners. You cannot enforce bylaws on one owner but not another.

Thanks,

Samantha Sooley

From: administration@wildwillowenterprises.com <administration@wildwillowenterprises.com>
Sent: May 3, 2021 10:56 AM
To: Samantha Sooley
Cc: Emily HOUSE <emily@milestonemunicipalservices.ca>; Tony Sonnleitner <pcm1@telusplanet.net>
Subject: RE: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

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Hello Samantha, in reference to your April 30th email, and our phone conversation of April 29th, I have reviewed your land file and note that you withdrew your 2020 appeal of 20DP13-31 because the Summer Village cancelled this permit and issued a new permit as 20DP13-31A and that this new permit removed condition 7 (removal of non-conforming building) from the original permit.

20DP13-31A stands as issued on November 24th, 2020. The matters at hand are the structures on these lands which are in contravention of our current Land Use Bylaw. It is these structures to which the April 23rd, 2021 STOP ORDER was issued. On the phone you had advised that one of these structures is not on your property, to confirm (or deny) this the Summer Village will have a legal survey done and real property report generated.

As noted, there are two important timelines within your STOP ORDER. The first is the appeal deadline, and the second is the deadline to comply. Notwithstanding the date on which the legal survey is completed and real property report generated, both of these dates stand.

Thank you,

Wendy Wildman,
Chief Administrative Officer
S.V. of South View ([Sign Up for South View Connect Today!](#))
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))
Phone: 587-873-5765
Fax: 780-967-0431
Website: www.wildwillowenterprises.com
Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A
From: "Samantha Sooley"
Date: 4/30/21 10:25 am
To: "emily@milestonemunicipalservices.ca" <emily@milestonemunicipalservices.ca>, "Silver Sands Administration" <administration@wildwillowenterprises.com>

Good Morning,

We had a phone call yesterday regarding my concern below about this stop order. Silver Sands was going to dig into the information below as well as the stop order. I understand these things take time to review, but if I don't hear anything back by Monday end of day, I will be submitting an official appeal once again due to the time sensitive nature of this issue. If we could have all correspondence through email about this issue going forward, that would be greatly appreciated.

Thank you for your time,

Samantha Sooley
18 Poppy Place

From: Samantha Sooley
Sent: April 28, 2021 6:50 PM

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To: emily@milestonemunicipalservices.ca <emily@milestonemunicipalservices.ca>; Silver Sands Administration <administration@wildwillowenterprises.com>

Subject: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

Hello,

I am writing this with great concern relating to a stop order that was received April 27th, for 18 Poppy Place in the Summer Village of Silver Sands.

It is a stop order regarding 4 structures on our property. This stop order was already attempted last November, in conjunction with our "Recreational Parking Pad and Placement of a Recreational Vehicle for both the Purpose of Storage and Use" permit approval. I submitted an official appeal to the appeal board regarding the removal of the structures at that time, and the appeal was successful and permit amended on November 24th, 2020 (as can be seen below), to remove the stop order previously included regarding "sheds". Tony himself stated it was an error, and our permit was granted with the stop orders removed.

Now on April 27th, I have received yet ANOTHER stop order, stating the exact same verbiage, and referencing the exact same bylaw that my structures are supposedly breaking. I have already addressed these structures, with the appeal board, who must have addressed it with Tony the Development Officer, who in the end noted it was in error and the issue was resolved. Am I to expect the stop order, official appeal, and repeal of the stop order process to occur every 6 months? I am more than prepared to defend with supporting documentation, past correspondence, and vague bylaws that are stated on the stop order, the existence of these structures on my property. In fact, two of the structures that are referenced in the stop order are built to the bylaws:

"3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

(i) a portable garden or tool shed not on a fixed foundation on the residential parcel, such building not to exceed 9.3 m² (100.10 ft.²) in floor area and 2.5 m (8.2 ft.) in height; "

Furthermore, I had proved that the two larger structures on our property were built by the previous owners before the bylaws took affect (I have proof available to be sent in), as well as the fact that no further work or construction has been carried out by us since the purchase of the lot. I stated in my last official appeal that these structures were grandfathered in (confirmed with last owners of lot), and such should be grandfathered in with the purchase of the lot in 2020 by myself and Megan Kuny. Furthermore, if these sheds were permitted for the previous owners, and are now being contested while we are the owners, is there some sort of favouritism to the previous owners, or prejudice towards myself and my fiancé/co-owner. I hope that is not the case, but if it is, this sort of behaviour towards tax paying residents should not be tolerated.

Also, the "tarpred structure" that is referenced in the stop order as one of the 4 buildings, is not on my property. That is the neighboring lots "tarpred structure", which is a non-permanent structure which again follows the bylaw 3.2 outlined above. The owner has been made aware

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of the stop order against our property, and is more than willing to also have a chat in regards to it.

There have been no changes made to any of the three structures on my property, since the last stop order was successfully appealed and removed.

I am more than willing to submit an official appeal AGAIN, as the stop order instructs, but as far as I can see I have already appealed this successfully, and it is not only a waste of our time and money as owners, but a waste of the counties time, resources, and budget.

Please advise on why this stop order was again submitted, after an appeal was already successful in removing the exact same stop order, as well as if an official appeal is required.

Thank you,

Samantha Sooley
18 Poppy Place, The Summer Village of Silver Sands

From: emily@milestonemunicipalservices.ca <emily@milestonemunicipalservices.ca>
Sent: November 25, 2020 3:31 PM
To: 'Samantha Sooley' <sammmy_soolley@hotmail.com>
Subject: RE: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

Thank you, Samantha.

Have a wonderful day.

-Emily

*Emily House
Subdivison and Development Appeal Board Clerk*

Phone: 780.914.0997
Site 1, Box 157, RR 1, Onoway, AB T0E 1V0

This message, including attachments, is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient, dissemination of this communication is prohibited. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Samantha Sooley
Sent: November 25, 2020 1:30 PM
To: emily@milestonemunicipalservices.ca
Cc: administration@wildwillowenterprises.com; pcm1@telusplanet.net

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Subject: Re: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

Hi Emily,

As per our phone conversation, the Development Officer (Tony) has cancelled my original approved permit below that contained the condition I was appealing, and has issued a new approved permit that no longer has the condition (regarding accessory buildings). I have reviewed the new permit, and we are now aligned that the accessory buildings on my lot can stay, and the permit is approved.

Because the new permit is correct, I will be withdrawing my appeal. If at any point, Tony decides to add the condition back in, I will re-submit the appeal. At this time though, I am satisfied with our permit approval. In regards to the cheque for the \$150 appeal fee, could you please shred it there? That would be easier for everyone rather than sending it back.

If you need anything else from me, please let me know!

Thank you for your assistance in this matter,

Samantha Sooley

From: pcm1@telusplanet.net <pcm1@telusplanet.net>

Sent: November 24, 2020 11:29 AM

To:

Cc: emily@milestonemunicipalservices.ca <emily@milestonemunicipalservices.ca>;

administration@wildwillowenterprises.com <administration@wildwillowenterprises.com>

Subject: Silver Sands - Cancellation of Development Permit 20DP13-31 and Issuance of Development Permit 20DP13-31A

November 24, 2020

Samantha Sooley

Dear Ms. Sooley

**Re: Cancellation of Development Permit No. 20DP13-31
Plan 074 0530, Block 6, Lot 18 : 18 Poppy Place (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

The Development Authority has reviewed the conditions of approval of Development Permit 20DP13-31, and have deemed that the Development Permit was issued in error.

As a result, the Development Permit 20DP13-31 has been formally cancelled (Copy of the letter is attached). A new Development Permit 20DP13-31A has been issued as a replacement (Copy attached).

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Development Permit 20DP13-31A is the same as Development Permit 20DP13-31, save the requirements under Condition 7 requiring the removal of Accessory Buildings from the site.

The Clerk of the Subdivision & Development Appeal Board seeks your guidance as to what to do with the cheques submitted as payment for the appeal in this matter. Please contact Diane Wannamaker or Charlsie Moskalyk, Administration, at (780) 967-0271 to discuss the return of your cheque.

A note, addressed to the Clerk of the Subdivision and Development Appeal Board withdrawing the appeal of Development Permit 20DP13-31, would be in order at this time.

Hard copies of the Cancellation Letter and Development Permit 20DP13-31A are in the mail.

Regards,

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands
(780) 718-5479

30

cao@onoway.ca

From: administration@wildwillowenterprises.com
Sent: May 25, 2021 2:02 PM
To: Shawn waterman
Subject: RE: Re: Land Use Bylaws

Thank you, we will have you scheduled in for 10:30 a.m., Friday, May 28, 2021.

Heather Luhtala,
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))

S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))

S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Re: Land Use Bylaws

From: "Shawn waterman" <shawn@wildwillowenterprises.com>

Date: 5/25/21 1:45 pm

To: "administration@wildwillowenterprises.com" <administration@wildwillowenterprises.com>

Yes, I can make that work.

On Tue., May 25, 2021, 1:37 p.m. , <administration@wildwillowenterprises.com> wrote:

Hello Shawn, further to my email below, would you be available for a 10:30 a.m. appointment with Council as opposed to the originally scheduled 11:15 a.m. appointment.

Please advise either way if this change would work for you.

Thank you,

Heather Luhtala,
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))

S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))

S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: RE: Land Use Bylaws

From: "administration@wildwillowenterprises.com" <administration@wildwillowenterprises.com>

Date: 5/17/21 5:56 pm

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From: administration@wildwillowenterprises.com
Sent: May 17, 2021 5:56 PM
To: Shawn waterman
Cc: pcm1@telusplanet.net; bpoulin@xplornet.com; graemehorne@mail.com; lizturnbull@telusmail.net
Subject: RE: Land Use Bylaws

Hello Shawn, your appointment with Summer Village of Silver Sands Council has been scheduled for Friday, May 28, 2021 at 11:15 a.m. Our office will send you the zoom login information closer to the date of the meeting. The zoom information will also be available on the Summer Village's website.

If you have any questions, please let me know.

Thank you,

Heather Luhtala,
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))

S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))

S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

----- Original Message -----

Subject: Land Use Bylaws

From: "Shawn waterman"

Date: 5/4/21 3:25 pm

To: "administration@wildwillowenterprises.com" <administration@wildwillowenterprises.com>

Cc: "pcm1@telusplanet.net" <pcm1@telusplanet.net>, "bpoulin@xplornet.com" <bpoulin@xplornet.com>, "graemehorne@mail.com" <graemehorne@mail.com>, "lizturnbull@telusmail.net" <lizturnbull@telusmail.net>

Attn: Summer Village of Silver Sands Council Members,

I am writing to address the Land Use by-laws in The Summer Village of Silver Sands. (Referred as Section 3.1 below 3.2) in the Land Use Bylaw No. 256-2015. As a new owner of a lot in this community (17 Poppy Place purchased December 2020) I have read through the land-use bylaws and noticed that your current land-use bylaws do not address the use of Vacant land.

In speaking with other residents in the area it is my understanding that stop orders are placed if so much as a (Shed in a Box) type of shelter is placed on a vacant parcel which seems rather draconian in the enforcement however I understand that the by-laws are in place to reflect the vision of the community. However in my opinion, this is crippling anyone who owns a vacant lot from doing any of the work needed to maintain the property. (See Bylaw 228 Untidy & Unsightly Bylaw)

I would also like to address the issues of RV's on Vacant land but I see you have already surveyed the residents and an overwhelming 77% of those surveyed seem to want the use of Temporary and Permanent RVs on vacant land so I trust the council is making preparations to discuss amendments the bylaws to reflect the resident's views on this matter.

I understand what The Summer Village of Silver Sands is trying to go for as a community and I would propose some additional bylaws be written or amend the current ones to address vacant land use.

Some Ideas I have been thinking about for accessory use on vacant land. I am more than willing to work with The Summer Village of Silver Sands to help flesh these out.

- 1.) Allow one structure no larger than 10x15 (250sq ft) for storage (workshop) on a non-permanent foundation (all applicable permits, zoning, etc. apply)
 - a. This would allow for the keeping of lawnmowers, Garden Tractor, UTV's, and other tools and allow for a small working area that is safe for both the owner and other residents.
 - b. Add a provision that if a 10x15 structure is to be built construction of a principal building must begin within 3-5 years or the accessory buildings must be removed.
 - c. If the structure is to be kept after construction of a primary building suitable foundation must be in place for the structure.

- 2.) In addition, allow for one small shed 10x10 or smaller also on a non-permanent foundation (i.e. a shed in a box or the like.)
 - a. for incidental storage (Gas, oil, paint, ATVs, fishing gear, chairs, etc.)

I have full intentions of building on this piece of land however with the current Pandemic and the resulting consequences of it i.e. lumber prices. It is not financially feasible to look at construction in the next 1-2 years and although not an issue for The Summer Village of Silver Sands the Village should take this into account for owners and work with them to be able to do work necessary to keep the lots in pristine condition.

I would like to enjoy the property on weekends and vacations doing small projects to allow for future development. Rather than allow it to fall into the state many of the neighboring vacant lots have gone to.

If agreeable I would like time to bring this matter to the attention of the council at the next Council meeting Friday, May 28th, 2021. In my opinion, this discussion should be open to anyone who would like to express their view on the matter

Regards,

Shawn Waterman

Ema _____

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AR104895

May 17, 2021

Ms. Wendy Wildman
Chief Administrative Officer
Summer Village of Silver Sands
PO Box 8
Alberta Beach, AB T0E 0A0

Dear Ms. Wildman:

Thank you for your email of May 10, 2021, and accompanying action plan, in response to the 2021 Municipal Accountability Program (MAP) report for the Summer Village of Silver Sands.

I have reviewed the proposed actions within the plan, and I am satisfied with the actions and timeline proposed. Please provide a summary report by May 10, 2022, including a record of resolution(s) passed, any new or updated bylaws and any other documents changed to confirm the satisfactory completion of each remaining legislative gap identified in the report.

In order to ensure the MAP continues to be effective, and of value to Alberta municipalities, the ministry will request your feedback about the program in the near future. In the meantime, should you have any questions related to the MAP, please contact Desiree Kuori, Municipal Accountability Advisor, Municipal Capacity and Sustainability, toll-free at 310-0000, then 780-644-8528.

Yours truly,


Gary Sandberg
Assistant Deputy Minister

cc: Paul Wynnyck, Deputy Minister, Municipal Affairs
Desiree Kuori, Municipal Accountability Advisor, Municipal Affairs

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ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
Deputy Government House Leader
MLA, Calgary-Hays*

May 10, 2021

AR105124

His Worship Bernie Poulin
Mayor
Summer Village of Silver Sands
PO Box 8
Alberta Beach AB T0E 0A0

Dear Mayor Poulin:

The COVID-19 pandemic has created major fiscal challenges for governments all around the world. In Alberta, we are also dealing with an economic downturn caused by low world energy prices. Despite these difficulties, we remain committed to supporting Alberta's communities with significant capital investments.

As part of this commitment, I am pleased to confirm that \$1.226 billion will be allocated to municipalities and Metis Settlements in 2021 under the Municipal Sustainability Initiative (MSI). This amount front-loads MSI funding, to help you transition to more sustainable funding levels over the next few years. Funding amounts from 2021-23 will average \$722 million per year. This funding will allow local governments to sustain existing projects, continue stimulating the economy, and build the infrastructure Albertans rely on.

For the Summer Village of Silver Sands:

- The 2021 MSI capital allocation is \$113,677. This includes \$100,344 in MSI capital funding and \$13,333 in Basic Municipal Transportation Grant funding.
- The 2021 MSI operating allocation \$8,561.

MSI funding amounts for all municipalities and Metis Settlements are also posted on the Government of Alberta website at open.alberta.ca/publications.

I look forward to working together with you to help Alberta's communities get through these challenging times.

Sincerely,

Ric McIver
Minister

cc: Wendy Wildman, Chief Administrative Officer, Summer Village of Silver Sands

From: administration@wildwillowenterprises.com
Sent: May 13, 2021 1:35 PM
To: Wendy Wildman; Shelley Vaughn; Dwight Moskalyk; West Cove Admin; svsunrisebeach@wildwillowenterprises.com; Charlsie New Moskalyk; Kristie; Billie; Jason Madge
Cc: administration@wildwillowenterprises.com
Subject: Gas Tax Fund - Doubling this year

FYI All:

Doubling of the Gas Tax Fund to benefit all municipalities

May 12, 2021

AUMA is pleased with the Government of Canada's decision to double the Gas Tax Fund (GTF) this year as a one-time increase in municipal infrastructure funding. The announcement represents an additional \$2.2 billion for municipalities across Canada and \$244 million for Alberta municipalities.

How is GTF normally allocated?

In Alberta, GTF is allocated to municipalities on a per capita basis except if a municipality's per capita allocation is less than \$50,000, then it will receive a minimum amount of \$50,000, and allocations to summer villages are calculated as a base amount of \$5,000 plus a per capita amount.

When the Gas Tax Fund doubled in 2019, AUMA raised concerns that approximately one-third of Alberta's municipalities, primarily smaller communities, would see zero or little change in their funding due to the structure of the allocation formula. In response, the Government of Alberta treated the 2019 GTF increase as two separate payments, resulting in a doubling of funding for every municipality.

AUMA's past advocacy to pay off for small communities

With this year's GTF increase, AUMA proactively reached out to Alberta Municipal Affairs, who confirmed that they will once again treat the increase as two separate transfers. As a result, small municipalities that normally receive the \$50,000 minimum allocation will receive \$100,000, and all other municipalities will also see their funding double. Some municipalities may even see a slightly larger increase because the 2 per cent indexation of GTF saw Alberta's 2021-22 GTF amount increase by \$11 million over the 2020-21 year.

AUMA appreciates the increased investment from the Government of Canada as well as the support of Alberta Municipal Affairs to ensure funding formulas are adjusted when necessary, to meet the needs of all municipalities.

Heather Luhtala,
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))

S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))

S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

From: Angela Duncan <duncan.angela.ad@gmail.com>
Sent: May 8, 2021 2:33 PM
To: undisclosed-recipients:
Subject: AUMA Villages West Update

Hello Villages West Mayors, Councillors, and CAOs,

I hope that everyone is doing well and staying healthy and safe. Like most, I have been keeping very busy doing regular council and AUMA work while supporting my community as we navigate the unusual times that we are in. I would like to update you on some of the work that we are doing to advocate for Alberta's municipalities.

Local Government Fiscal Framework (LGFF)

As you are aware, AUMA has consistently advocated for a predictable, sustainable funding model that is enshrined in legislation. Owing to this, we were disappointed that the GoA reduced MSI funding to municipalities over three years and postponed the implementation of the LGFF. Based on a Request for Decision (RFD) submitted by the Village of Forestburg at our MLC, the AUMA will be advocating for an increase to the base LGFF funding amount, the removal of the 50% growth restriction, as well as to have LGFF implemented in the 2023/2024 fiscal year.

Bill 52 - Recall Act

The province has passed the Recall Act, Bill 52, which includes recall for Municipal Elected Officials. AUMA was not consulted before the bill was tabled in the legislature. To successfully recall a mayor or councillor, a valid petition signed by eligible voters in a number that is equal to at least 40% of the municipalities population must be submitted to the CAO. If the CAO deems the petition valid, the councillor/mayor is automatically removed, without a vote.

While the thresholds for recall are too high for them to be reasonably met in many municipalities, that is not true for small communities, where in some cases fewer than 50 signatures will be needed to remove a councillor from office. The process becomes even more convoluted and confusing for Summer Villages. With so few signatures needed, I feel that this legislation has the potential to cause governance and viability issues for small communities. AUMA is advocating that the recall threshold be set at 60% for small communities, instead of 40%. We also have concerns with the CAOs role in the process. Given that the CAO is the only employee of council, we feel that having them validate a petition that would remove a sitting councillor from office is a conflict of interest. Compounding this is the fact that a CAO, if they lived in the community, could actually initiate and then validate their own petition. We are recommending that any petitions be validated by a neutral third party. We are also concerned about the financial burden that this could place on municipalities.

Future of Municipal Government Project

Work is moving along nicely on our Future of Municipal Government project. In case you are not aware, the project is meant to ensure that municipalities remain in the drivers seat when it comes to any future changes to municipal government. What we do not want to see is top down solutions being imposed on Alberta's Municipalities, as we have seen in other jurisdictions. We have partnered with the University of Calgary's School of Public Policy to complete the project which will explore and assess options for government structures that will enable municipalities to build thriving communities into the future. We have chosen to partner with the School of Public Policy to keep the board from influencing the project and to ensure an unbiased approach. The project includes 2 phases of deliverables;

1. The initial deliverables are research papers on various aspects of municipal government and will be led by the School of Public Policy (SPP).
2. The results of these papers will inform the ultimate deliverable, which is a principle-based recommendations paper outlining options that will work in the Alberta context. While the School of

Public policy will play a supporting role in the final recommendations paper, AUMA and our members will lead the formulations of the recommendations.

Federal Gas Tax

I am happy that the federal government will be doubling the Gas Tax that Municipalities receive this year. Much like the last time this happened, AUMA wants to make sure that villages like ours also see a true doubling of the grant and has advocated for the increase to include a doubling of the base amount. To my understanding this will be happening.

Household Hazardous Waste (HHW)

With the impending closure of the Swan Hills Facility, changes have been made by Infrastructure Alberta to the HHW funding structure. Unfortunately, the changes will see costs downloaded onto municipalities and waste commissions. AUMA is working on figuring out the extent of changes and how they will impact municipalities. If you are impacted by this change, please reach out to me and we can chat about the impact that it will have for you so that I can get a better understanding on how we might advocate on this.

Economic Resiliency and Recovery Task Force

This task force has completed its' mandate and submitted its' final report which has been accepted by the Board. The report includes some fantastic recommendations that the board will work on implementing, including the formation of a new standing committee focusing on municipalities and economic development. The full report can be viewed [HERE](#).

Upcoming Events

- May 19 @ 9am; RhPAP is hosting Coffee with Verna Yui, President and CEO of AHS. Register at <https://www.eventbrite.ca/e/coffee-with-dr-verna-yiu-registration-148049617391>

There is so much more that I could include in here, but I will leave that for another day. As always please let give me a call, text, or email, if you want to talk more about the work that I, or the AUMA, am doing, or if you just want to chat about what is happening in your community. I truly enjoy hearing from you.

Sincerely,

Angela Duncan

Deputy Mayor, Alberta Beach
Vice President & Director, AUMA
780-868-5103
duncan.angela.ad@gmail.com

AUMA Boards and Committees that I sit on:

Small Communities Committee - Chair
AMSC (Alberta Municipal Services Corporation)
Alberta Interim Police Advisory Board
Rural Sustainability Primary Care Task Force
RMA Zone 3

The Summer Village of Silver Sands has 3 councillor positions elected by those eligible to vote within the Summer Village.

The Summer Village was incorporated as a municipality in the Province of Alberta in 1969. Currently we have 235 improved properties, 85 vacant properties, 2 farm properties, 2 commercial properties and 26 municipal properties within the Summer Village with a population as per the last federal census of 160 (intended to reflect full time permanent population). Total assessment for the Summer Village is \$54,582,500, of which \$48,591,500 represents improved properties, \$3,189,900 vacant properties, \$4,100 farm properties, \$756,400 commercial properties and \$2,040,600 exempt properties. The Summer Village has 235 hectares of area, 9 kilometers of roadway to maintain, a public works Quonset/yard, a playground and a boat launch. Also within the Summer Village boundary is the privately-owned 18-hole Golf Course and Club house, the Summer Village's only commercially assessed property.

Regular Council meeting are held on the last Friday of each month commencing at 9:00 a.m. Prior to COVID restrictions these meetings were held at the Fallis Hall, and during COVID they have been either in-person or held virtually or a combination thereof. The administration office for the Summer Village is located in the Town of Onoway and is open Monday to Friday from 8:30 a.m. to 4:00 p.m. The Summer Village employs 1 full-time public works person, 1 seasonal summer person and during the summer months may also employ student positions.

Committee Appointments – there are various committees in which Council members are expected to participate in. These committees are as follows:

Summer Villages of Lac Ste. Anne County East – there are 12 Summer Villages located within Lac Ste. Anne County boundaries. These 12 Summer Village representatives get together 4 times per year on a Saturday morning at 8:30 a.m. until noon, sometimes 2:00 p.m. depending on the meeting agenda. All Council members are expected to attend, but only one member can vote at this meeting. Meeting locations vary throughout the region as each Summer Village takes its turn being host and thereby selecting the meeting venue for that particular meeting. Additional committees to which members are appointed by this group include: East End Bus (2 reps), Highway 43 East Waste Commission (2 reps), Lac Ste. Anne Senior Foundation (2 reps), West Inter-Lake District Regional Water Services Commission (2 reps), Lake Quality Committees (2 reps), Summer Village Emergency Management (1 rep), Association of Summer Villages of Alberta (2 reps), Ste. Anne Regional Municipalities (2 reps). Meeting requirements for these committees vary from 2 to 12 per year, mostly weekday meetings.

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Emergency Management/Disaster Services (EM/DS) – this committee has been very active the last 3 years for all of the Summer Villages within the region. Silver Sands is a member of a regional EM/DS with its fellow Summer Villages and meetings are required (depending on matters at hand) 3 to 6 times per year (either weekdays or Saturdays). All Council members are required to take specific emergency management training, which would involve 4 days in a year to start. Currently, the Summer Village has a local Director of Emergency Management and a local Deputy Director of Emergency Management who are residents of the Summer Village. Council is involved directly with these individuals with respect to their roles within the municipality.

Darwell Lagoon Commission – Lac Ste. Anne County, the Summer Village of South View and the Summer Village of Silver Sands are the municipal members of this Commission. Previously, things were pretty quiet and meeting would take place 2 to 4 times a year, on a weekday morning, and involved the operation of the Darwell Lagoon itself. In the last 3 years there have been many more meetings and there are various regional sewer line projects proposed within region. Silver Sands has one representative appointed to the Lagoon, but all of Council are able to attend meeting if they wish however only the appointed member will vote. With these sewer line projects going on, there may be more like 12? weekday meetings per year, meetings are usually in Sangudo but may vary depending on participants. Currently, the Darwell Lagoon Commission has received approximately 25 million dollars to construct various sewer line projects within the region.

Highway 43 East Waste Commission – all the municipalities within Lac Ste. Anne County boundaries belong to this Commission which owns and operates the regional landfill site just west of Gunn (municipal members are 12 Summer Villages, 2 Towns, 1 Village and 1 County). The Summer Village appoints one representative to this committee who would attend one annual meeting per year and other meetings if required. This Commission is comprised of an executive board to which the Summer Village group of 12 will appoint 2 representatives from their 36 elected to sit on this board. These meetings are 4 to 6 times per year, weekday mornings, meetings are in Sangudo.

Lake Isle Aquatic Management Society (LIAMS) – involves representatives from Silver Sands, South View and Lac Ste. Anne County along with the public at large. This Society strives to protect the quality of Lake Isle, organizes the annual weed harvesting project, collaborates with other lake management groups around the province and meets with provincial representatives when required.

Lake Isle Lake Ste. Anne (LILSA) – is another lake management group that formed a few years back to oversee the management and quality of both Lake Isle and Lac Ste. Anne. Members of this group include municipalities along both lakes, along with the public at large. This group has monthly meetings in the evening.

Capital Region Assessment Services Commission – the Summer Village is a member of this Commission as they provide the assessment services to the Summer Village. Silver Sands appoints one member to this Commission which involves 1 or 2 weekday meetings per year, meetings are in Edmonton.

Family and Community Support Services – the Summer Village is part of the Provincial FCSS initiative. The Town of Onoway was asked by several Summer Villages, including Silver Sands, to administer their FCSS funds appropriately throughout the region. Silver Sands does appoint a representative to this committee, but actual municipal meetings rarely take place.

Yellowhead Regional Library – Silver Sands is a member of the YRL group of municipalities and a Council member is appointed to this group. **Weekday meetings take place in Spruce Grove? 2 to 4 times per year?** The YRL supports all local libraries within its boundaries.

Darwell Library – Silver Sands appoints a rep to the local library, and meetings take place **(I really don't know much about this)**

Fallis Community Association – as the Summer Village uses the Fallis Hall as their meeting place we have also participated in their respective Association. The Association holds monthly meetings in the evening.

Flowering Rush Abatement Project - this is a project which Silver Sands was instrumental in initiating. Silver Sands is the manager of grant funding and summer staff which includes project meetings twice a week during the summer. 2021 is the last year of this 3 year initiative, if additional funding is obtained it would continue.

Annual Family Day Event – **Council organizes this event on behalf of the community which includes golfing, horseshoe tournament, supper ???**

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Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

May 18, 2021

File: 21DP10-31

Joseph & Esther van Beek

**Re: Development Permit Application No. 21DP10-31
Plan 223 MC, Block 4, Lot 16 : 16 Conifer Crescent (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF A RECREATIONAL VEHICLE PARKING PAD AND PLACEMENT OF A RECREATIONAL VEHICLE FOR BOTH THE PURPOSES OF STORAGE AND USE.

has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer
- 3- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 4- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 5- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 6- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.

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Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

7- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:

PARKING PAD AND RECREATIONAL VEHICLE LOCATION

- Front Yard setback shall be rear yard and rear half of the parcel, with the closest point of the parking pad to the boundary with the Municipal Roadway (Conifer Crescent) being 7.6 metres (25.0 feet);
- Side Yard setbacks shall be a minimum of 1.2 metres (or greater distance as required under the Alberta Safety Codes Act; and
- Rear Yard setback shall be a minimum of 1.0 metre.

PARKING PAD CONSTRUCTION

- The Parking Pad shall have a width of a minimum of 5.5 metres and length of a minimum of 11.0 metres (or greater to accommodate the Recreational Vehicle to be parked thereon).
- The Parking Pad shall be constructed in a manner to provide a hard, mineral based, surface to accommodate a Recreational Vehicle parked upon it.

- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 10- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

Note: No other accessory buildings or uses are permitted upon the Lands in conjunction with this approval. No additional development is permitted prior to the construction / placement of a Single Detached Dwelling upon the Lands.

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Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete **May 18, 2021**

Date of Decision **May 18, 2021**

Effective Date of Permit **June 16, 2021**

Signature of Development Officer

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Wendy Wildman - Municipal Administrator, Summer Village of Silver Sands
Assessor - Mike Krim – Tanmar Consulting Inc. : mike@tanmarconsulting.com

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

Summer Village of Silver Sands
Box 8
Alberta Beach, AB T0E 0A0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.



Development Services
for the
Summer Village of Silver Sands
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

NOTE:

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.
2. Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.
3. This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.
4. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:

4.8



Development Services
for the

Summer Village of Silver Sands

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

The Inspections Group Inc. Edmonton Office

12010 - 111 Avenue NW

Edmonton, Alberta T5G 0E6

E-mail: questions@inspectionsgroup.com

Phone: 780 454-5048

Fax: 780 454-5222

Toll Free Ph: 1 866 554-5048

Toll Free Fax: 1 866 454-5222

6. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
 - (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.

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Public Notice

DEVELOPMENT APPLICATION NUMBER: 21DP10-31

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 4, Lot 16 : 16 Conifer Crescent, with regard to the following:

CONSTRUCTION OF A RECREATIONAL VEHICLE PARKING PAD AND PLACEMENT OF A RECREATIONAL VEHICLE FOR BOTH THE PURPOSES OF STORAGE AND USE.

has been **CONDITIONALLY APPROVED** by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

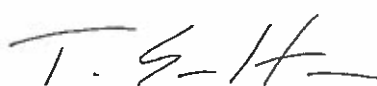
1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than 4:30 pm on June 8, 2021.

Statements of concern with regard to this development permit should be addressed to:

Summer Village of Silver Sands
Box 8
Alberta Beach, Alberta, T0E 0A0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	May 18, 2021
Date of Decision	May 18, 2021
Effective Date of Permit	June 16, 2021
Signature of Development Officer	

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT

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Town of Mayerthorpe

Report Title : SILVER SANDS DAILY EVENTS
Report Range 4/1/2021 12:00 am to 4/30/2021 11:59 pm



Daily Event Log Report

Date: 2021/04/06

Group: TOWN OF MAYERTHORPE

Officer: DAWN, DWIGHT
Backup Officer:
Group: TOWN OF MAYERTHORPE
Event Start: 2021/04/06 0930 Event End: 2021/04/06 1100
Event: UNSIGHTLY
Location: SILVER SANDS
Specific Location:

Notes: HAD EMAILED LANDOWNER LAST WEEK AFTER A PATROL ON THE 27TH MARCH AND TAKING PICS AGAIN BECAUSE REALLY VERY LITTLE WAS DONE AS I REQUESTED WITH THE RENTER. EXPLAINED THAT RENTER HAS DONE VERY LITTLE AND NO MORE FORGIVENESS IS GOING TO BE GIVEN. ARRANGED WITH HIM SAME DAY AS EMAIL TO MEET TODAY AT THE PROPERTY. RENTER WAS THERE ALSO, QUITE A BIT HAD BEEN DONE, BUT THERE WAS STILL ABOUT 2, 8 HR DAYS WORTH OF WORK FOR 2 PEOPLE. I MADE IT VERY CLEAR TO RENTER AND OWNER WHAT NEEDED TO BE COMPLETED, THEN TO LANDOWNER ASIDE MUCH TO THE DISLIKE OF THE RENTER. BUT I NEEDED TO EXPLAIN SOME OF MY CONCERNS WITH STUFF THAT I SAW WAS APPEARING THAT RENTER WAS NOT GOING TO THROW OUT, AND SO I EXPLAINED WHAT HAD TO BE DONE TO SATISFY MY CONCERNS, RENTER AGAIN TRIED TO GET IN ON THE CONVERSATION AND I EXPLAINED THAT WAS NOT GOING TO HAPPEN. I GOT FULL UNDERSTANDING AND COOPERATION FROM LANDOWNER, I TOLD HIM THE VILLAGE AND MYSELF WANT IT DONE MID APRIL AS A DESIRABLE CONCLUSION BUT UNDERSTAND SPRING WEATHER CAN BE A LITTLE UNSTABLE SO I WOULD UNDERSTAND A FEW EXTRA DAYS IF THATS THE CASE. I FEEL CONFIDENT WITH THE LANDOWNER THAT THE MESSAGE WAS CLEAR.

Total Group Events: 1 Total Time on Events: 0 Days 2 Hours 30 Minutes

Total Events By Date: 1

Date: 2021/04/10



Group: TOWN OF MAYERTHORPE

Officer: DAWN, DWIGHT

Backup Officer:

Group: TOWN OF MAYERTHORPE

Event Start: 2021/04/10 1745 Event End: 2021/04/10 1900

Event: GENERAL PATROL

Location: SILVER SANDS

Specific Location: SUMMER VILLAGE

Notes: PATROLLED SUMMER VILLAGE ROADWAYS CHECKING SECURITY OF HOMES. WAS A VERY MISERABLE DAY, COLD, AND HEAVY BLOWING SNOW SO LITTLE ACTIVITY. DROVE BY DRIVE AND IT SEEMS MY MEETING WITH LANDOWNER ON THE 6TH FINALLY HELPED WITH THE PROGRESS OF CLEANUP ON THE PROPERTY. STILL SOME TO GO BUT A HUGE IMPROVEMENT SINCE LAST MEETING.

Total Group Events: 1 Total Time on Events: 0 Days 2 Hours 15 Minutes

Total Events By Date: 1

Date: 2021/04/15

Group: TOWN OF MAYERTHORPE

Officer: DAWN, DWIGHT

Backup Officer:

Group: TOWN OF MAYERTHORPE

Event Start: 2021/04/15 2145 Event End: 2021/04/15 2300

Event: GENERAL PATROL

Location: SILVER SANDS

Specific Location: SUMMER VILLAGE

Notes: PATROLLED VILLAGE IN THE EVENING CHECKING RESIDENCES, SWITCHED THINGS UP, I HAVE GOTTEN LATE NIGHT NOISE COMPLAINTS FROM OTHER SUMMER VILLAGES, COVID PEOPLE NOT WORKING. QUIET EVENING THOUGH, NO PARTIES

Total Group Events: 1 Total Time on Events: 0 Days 2 Hours 15 Minutes

Total Events By Date: 1

Date: 2021/04/24

Group:

TOWN OF MAYERTHORPE

Officer: DAWN, DWIGHT

Backup Officer:

Group: TOWN OF MAYERTHORPE

Event Start: 2021/04/24 1530

Event End: 2021/04/24 1645

Event: GENERAL PATROL

Location: SILVER SANDS

Specific Location: SUMMER VILLAGE

Notes: PATROLLED SUMMER VILLAGE, CHECKING SECURITY OF RESIDENCES CHECKED PROGRESS OF 15 AND IT SEEMS THE ITEMS THAT WERE STILL NOT COMPLETED AFTER MEETING WITH LANDOWNER ON APRIL 6TH ARE STILL SITTING THERE IN GARBAGE CANS, A FEW HRS WORK AND IT'S DONE. HAD TEXT WITH TONY AND WENDY TODAY ON GOLF COURSE ROAD AND WE WILL DISCUSS FURTHER IN THE COMING WEEK.

Total Group Events: 1

Total Time on Events: 0 Days 2 Hours 15 Minutes

Total Events By Date: 1

Total Report Events: 4

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VENDOR		VENDOR ID	DATE ISSUED	
SUMMER VILLAGE OF SILVER SANDS		0070000551	06-May-2021	
DEPOSITED AT BANK:		DEPOSIT NO	DATE	AMOUNT
BRANCH:	ACCOUNT:	2000291126	06-May-2021	\$438.00
TOTAL				\$438.00

DEPOSIT NO: 2000291126		DEPOSIT DATE: 06-May-2021		
VOUCHER	DESCRIPTION/REASON FOR PAYMENT	INVOICE/CREDIT NOTE	AMOUNT	SUB-TOTAL
1900354280	FCSS MAY PAYMENT	095261304FCS0521	\$438.00	
	Total Payment From C&SS For Inquiries Call 826 468 4314			\$438.00
DEPOSIT TOTAL			\$438.00	

RECEIVED

MAY 11 2021



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02434

SUMMER VILLAGE OF SILVER SANDS
PO BOX 8
ALBERTA BEACH, AB
T0E 0A0



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