

THE NORCAN GROUP INC.

SILVER SANDS GOLF RESORT

AREA STRUCTURE PLAN

APRIL 2017

SILVER SANDS GOLF RESORT AREA STRUCTURE PLAN

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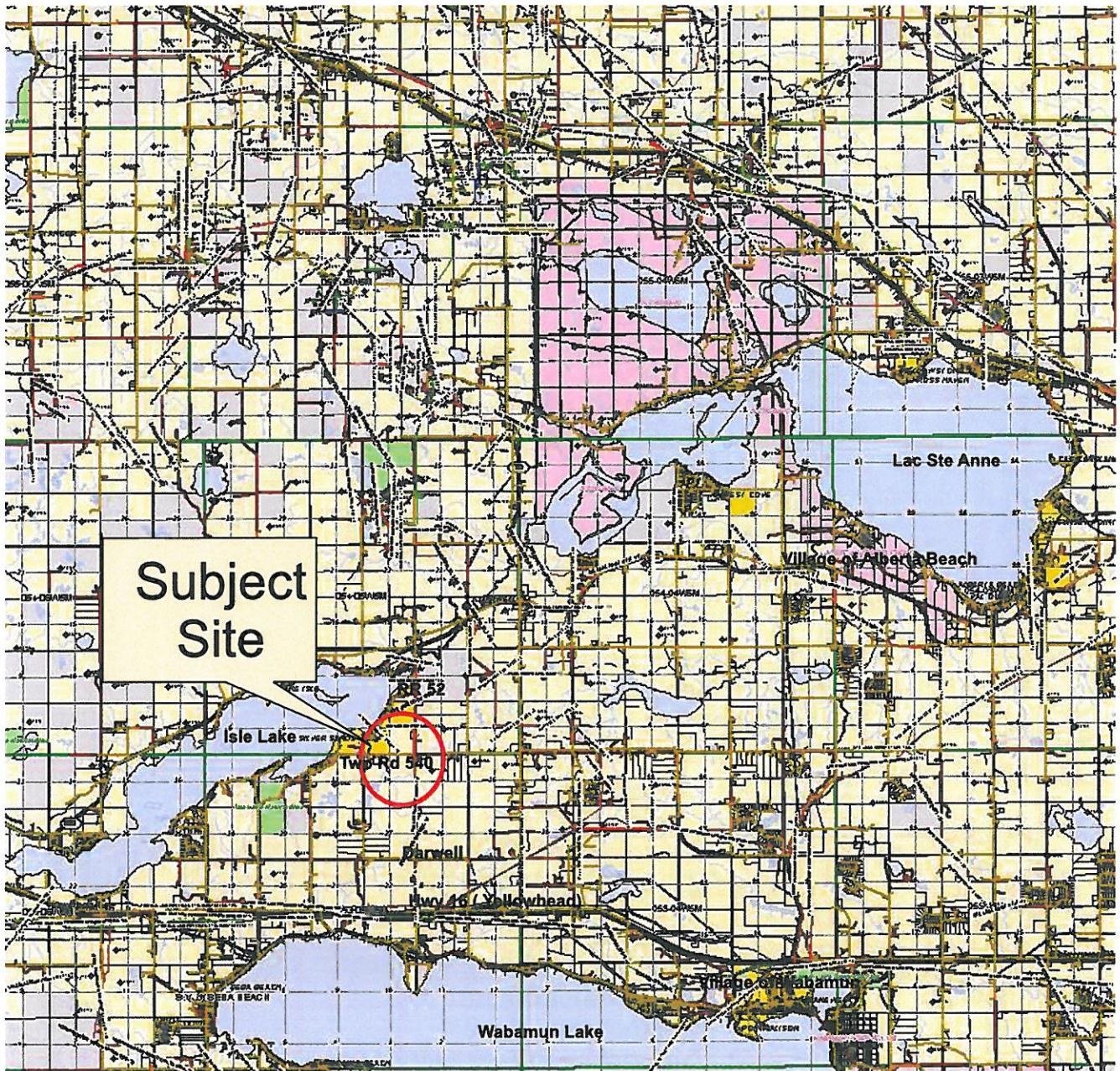
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SUPPORTING DOCUMENTS

(may be in separate document)

Geotechnical Report
Groundwater Feasibility Assessment
Preliminary Servicing Brief
Traffic Impact Assessment
Wetland Assessment
Community Consultation Report

LOCATION MAP



Summer Village of Silver Sands

PART I: INTRODUCTION

1.1) PREAMBLE

This Area Structure Plan is to be known as the Silver Sands Golf Resort Area Structure Plan. The document may also be referred to as "the Plan", "ASP" or "Silver Sands Golf Resort" while the land within the Plan Area may be known as "the lands", "the parcel" or "the property".

The property subject to this plan is legally known as pt. of the SW3 and N1/2 of 3, Township 54, Range 4 West of the Fifth Meridian, located by road 9.9 km (6.1 miles) southwest of the Hamlet of Darwell and 5.6 km (3.5 miles) north of the Fallis Store.

This Area Structure Plan will provide a framework for a recreational residential¹ community that will integrate into the golf course and the Silver Sands community. This community will be within a seasonally serviced condominium. Full time residency will be restricted through condominium bylaw restrictions and a sharply reduced level of services through the winter months.

A long term commercial area consisting of a gas bar, convenience store and storage area is planned for the northwest portion of the property.

References to full time residential areas within this document and associated engineering reports are intended for conceptual purposes only. The full time residential area is so far into the future that this area should be solely regarded as a conceptual proposal.

¹ "Residential Recreational" refers to the seasonal recreation condominium that is comprised of R.V.'s and park models.

1.2) PURPOSE & SCOPE

The purpose of the Silver Sands Golf Resort Area Structure Plan is to establish policy and objectives that will form the basis for future development of the Planning Area. This ASP includes clear policy directions to guide on-going development within the subject parcel and to minimize potential impacts on surrounding lands.

(Part I) Part I of this Plan will introduce Silver Sands Golf Resort and describe the current land use criteria that exists on the subject lands. This will include a review of relevant provisions of the S.V. of Silver Sands Municipal Development Plan and Land Use Bylaw.

(Part II) Part II of this Plan describes the physical characteristics of the subject property and adjoining land uses and ownership, subdivision and development history, highway and local road access, topography and vegetation characteristics, geotechnical and groundwater analysis and a summary of environmental issues that are present on the parcel.

(Part III) Part III of this Plan describes the land use concept for Silver Sands Golf Resort and includes a description of:

- The Silver Sands Golf Resort design concept, both graphically and with detailed written description,
- The ecological and design principles that are to be applied at Silver Sands Golf Resort,
- Environmental sustainability standards that are to be employed,
- Open space and recreational opportunities for residents,

- Links between the golf course and recreational land uses,
- Utility and transportation networks,
- Storm-water management and solid waste disposal, and
- Potable water supply.

(Part IV) Part IV of this Plan will describe steps to be taken to fully implement this Plan, including the adoption and amendment process; and the consultation process used as part of the overall planning initiative.

1.3) LEGISLATION, BYLAWS AND SUPPORTING DOCUMENTS

(Land Stewardship Act) This Plan has been prepared with regard to the Land Stewardship Act.

It is noted that the Act is now under review and that the review may lead to further issues in the future. Should implementation strategies for this legislation be in force prior to formal bylaw consideration of this ASP, the Plan will be updated to incorporate any necessary amendments.

(Land Use Framework) To date, the land use framework regional plan for the Upper Athabasca region has not been completed. It is unable to be certain at this stage if this ASP will comply with the future land use plan that will eventually be prepared. However, examination of the draft Lower Athabasca Plan shows that it would be reasonable to anticipate little impact on future development within identified future development areas in the municipality.

(Municipal Government Act & Land Use Policy)

This ASP has been prepared in accordance with the provisions of the Municipal Government Act ("the Act"). The Act enables municipalities to adopt area structure plans to provide a framework for future subdivision and development. Section 633, 636, 638 and 692 of the Act relate specifically to area structure plans.

This plan has been prepared in accordance with the Province of Alberta Minister's Land Use Policy.

The Act also allows municipalities to require other matters to be addressed in the ASP besides those specified in the Act. Accordingly, the Summer Village has adopted its own land use development policies and guidelines. Where possible and applicable, these guidelines have been implemented within Silver Sands Golf Resort.

(Municipal Development Plan)

This Area Structure Plan has been prepared in accordance with the policies of the Summer Village of Silver Sands Municipal Development Plan Bylaw 253-2014, as amended. Specific regard has been to the policy directions for future land use and servicing requirements.

Objective 3.1.1:

- That future development does not negatively impact the existing residential or environmental amenities of the municipality or Isle Lake, and
- Ensure that new developments support interconnectivity within the Summer Village.

Policy 3.1.2:

- That all development will conform to the policies and future land use plan, and
- That options for waster supply and wastewater collection and disposal can be explored, subject to municipal cost considerations.

The provisions for piped water and sewer systems is expanded on in Section 3.7.2 where it is stated that the systems shall not be provided by the municipality.

These requirements have been implemented as part of this Plan. Details on how the implementation has been carried out are provided in Part III.

(Land Use Bylaw) This Area Structure Plan has been prepared in accordance with the provisions of the draft Summer Village of Silver Sands Land Use Bylaw. It is anticipated that the Silver Sands Golf Resort will be developed within one or more specialized land use districts.

(Transportation Requirements) A formal Traffic Impact Assessment will be prepared to determine the nature of any transportation improvements that may be required to accommodate the Silver Sands Golf Resort Plan.

(Alberta Environment) Storm water ponds and water/ waste water utilities are subject to licensing from Alberta Environment. These licenses will be obtained as part of the subdivision and development process.

(Alberta Culture) Historical Resources are regulated and governed under the Historical Resources Act. A reference to Alberta Culture has been undertaken as part of this project and is in Part II of this Plan.

1.4) INTERPRETATION OF PLAN POLICIES

It is not intended that the policies of this Plan be “fixed in stone” or inflexible. As changing conditions dictate, this Plan will be reviewed and amended as required by Summer Village of Silver Sands. In addition, minor variances to criteria including” lot area, lot width and depth,

SILVER SANDS GOLF RESORT AREA STRUCTURE PLAN

setback criteria, floor area, etc. may be considered where determined reasonable in the opinion of the approving authority.

Note: Lot lines shown on this Plan are for illustration purposes only. The creation of lots within Silver Sands Golf Resort shall be in accordance with the provided general block structure and in accordance with the respective land use district.

PART II: PHYSICAL CHARACTERISTICS

2.1) PREAMBLE

This part of the Silver Sands Golf Resort ASP describes the physical characteristics of the property, including, but not limited to:

- contextual description of the location of the site within the Summer Village of Silver Sands,
- Land Ownership and existing land use,
- adjoining land uses,
- historical subdivision activity,
- historical resources,
- topography, soil conditions, water table,
- potable water supply sources,
- bio-physical evaluation,
- storm-water assessment, and
- community infrastructure.

2.2) LOCATION AND CONTEXT

The Summer Village of Silver Sands is accessed off of Township Road 540 west of Highway 765, with the nearest urban community being the Hamlet of Darwell within Lac Ste. Anne County.

Silver Sands Golf Resort is within a reasonable distance to a number of area locations:

Community	Distance (km/mi)
Darwell	10/6.2
Wabamun	21/13
Stony Plain	52/32
Edmonton	88/55

Silver Sands Golf Resort is currently only accessible from the internal road system of the Summer Village.

2.3) CURRENT LAND OWNERSHIP

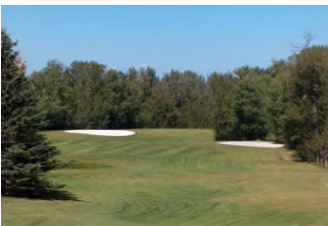
The parcel is currently owned by 1847371 Alberta Ltd. of Fallis, Alberta. Major Holdings Ltd. was the owner of the Silver Sands Golf Course since 1960. Title transfer took place in late 2014.

2.4) EXISTING LAND USE



The existing land use is a commercial golf course that has been in operation since the mid 1960's. The course includes portions of the SW, NW and NE 03-54-5-5 for a total of 114.5 ha. (283.04 acres). The remaining area within each quarter-section includes forested lands, lake environments and residential housing areas.

The south portion (SW of Sec. 3) includes the clubhouse facility, maintenance equipment shop and the first nine (9) holes of the course.



The north portion (N 1/2 of Sec. 3) includes the final nine (9) holes of the golf course.

The Golf course facility is self serviced currently with on-site water supply and an on-site waste water system.

2.5) ADJOINING LAND USES

The predominant land use surrounding the Silver Sands Golf Resort golf course is residential and

agriculture.

The land to the east and south of the golf course is primarily agricultural lands within Lac Ste. Anne County. A single farmstead is located to the south of Silver Sands Road. An abandoned landfill is located to the south as well, and is discussed further in Part II of this Plan. Range Road 52 and Township Road 540 border the parcel on the south and east.

Land to the north of the parcel includes undeveloped agricultural lands and the Baybridge community within Lac Ste. Anne County. Each of these lands access onto Range Road 52 without any transportation requirements from the Summer Village or the golf course lands.

Land to the west of the Golf Course is primarily residential, featuring self serviced single detached homes as the principal land use. Silver Sands Road and Silver Sands Drive provide the primary access to the property. Lake View Drive connects the golf course clubhouse to the main portion of Lake View Drive. Further to the west is another agricultural quarter-section within Lac Ste. Anne County.

2.6) HISTORICAL SUBDIVISION & REGISTRATIONS

Each of the quarter-sections that comprise the Silver Sands Golf Course has been historically subdivided for the creation of the east portion of the Summer Village.

The SW quarter of Section 3 has been subdivided a total of 7 times for residential subdivision purposes. The last subdivisions took place in 1978, 1986 & 1990. The remaining title is bisected by a Silver Sands Road which runs north/south from Township Road 540 to

Silver Sands Drive.

SW3 features a deferred reserve caveat from 1990 (902-303-604) in the amount of 2.39 ha. (5.92 ac.). Physical registrations include an agreement for Ste. Anne Natural Gas Co-op. No other utility agreements are registered on the certificate of title.

The NW and NE quarters of Section 3 have been consolidated to a single title. This property is not subject to a deferred reserve agreement. Ste. Anne Natural Gas Co-op is the only utility with an agreement registered on the C. of T.

Current areas of the respective certificates of title are as follows:

SW3: 44.5 ha. (110 ac.)
N 1/2 Sec. 3: 70.0 ha. (173 ac.)

The total area on title is approximately 114.5 ha. (283 ac.).

The previous land owner had applied for subdivision of the golf course lands in 2014; an application that has since been transferred to the new landowner. This subdivision has not been registered, but if so would result in the golf course lands being separated from land that would potentially be used for non-golf course use.

A search of the historical title for the parcel shows no historical registrations for any petroleum related infrastructure.

2.7) TOPOGRAPHY AND VEGETATION

The overall vegetative pattern on the parcel is an aspen-poplar forest with well drained soils. Certain areas of the parcel also feature evergreen forest cover and low lying shrubs. As described in the geotechnical evaluation, some



marshland is also found within the site.

Overall, the relief of undeveloped portions of the site is dominated by rolling topography. As expected, the overall drainage pattern is towards Lake Isle or into drainage areas that feature no surface drainage outlet.

Within the site, it is not uncommon to find rolling areas with a relief of several metres.

The southwestern portion of the property is dominated by a ridge that extends in an eastward direction, then flattens out towards the golf course clubhouse. The highest point in this area is more than 32 metres above the elevation of the shoreline of Lake Isle.

The northern portion of the site does not have a single dominant feature. This area features a number of hills without any general pattern.

Map 2: Topographic Grid Model and Map 2A: Contour Elevation Model provides an overview of the topography and sloped areas within the Plan Area.

2.8) GEO-PHYSICAL EVALUATION



A geotechnical evaluation was prepared as part of the Area Structure Plan process by Parkland Geo-Environmental in the winter of 2015². The following is a summary only; for detailed analysis please refer directly to the report.

As part of the investigation, the report split the parcel into three distinct zones.

Zone 1 is the southwest portion of the property and included three bore holes (1-3). Slopes

² *Silver Sands Residential Development, Geotechnical Investigation Report*, Parkland Geo-Environmental, File ED1618, February 4, 2015.

were found to be as much as 40 degrees (44%). The soil profile was up to 2 metres of sand followed by about 9 metres of glacial clay till. In the case of borehole 3, deposits of sand and gravel were found below a depth of 4 metres.

It was noted that water soluble sulphate found at borehole 3 has a severe potential for chemical attack on subsurface concrete.

Groundwater elevations were found to be dry in each borehole with the highest near surface groundwater elevation at 6.52 metres at borehole 2.

Zone 2 is the approximate centre of the property and included boreholes (4-6). The general soil profile had a layer of surficial sand, underlain by clay till and another layer of sand to a depth of 5.4 metres.

Borehole 6 indicated a moderate potential for chemical attack on subsurface concrete at a depth of up to 1 metre, and a lower potential near 2.3 metres; again due to soluble sulphate concentration found there.

Near surface groundwater elevations were found to range from dry to a depth of 1.2 metres (borehole 5).

Zone 3 is the northeast portion of the property and included boreholes (7-9). All boreholes showed a layer of sand, sand fill or peat for the top 15 cm. Clay till was found to extend from that point to the depth of the drilling rig at 9 metres.

At 0.5 metres the soil around borehole 7 indicated a severe potential for chemical attack on subsurface concrete.

MAP NO. 2

SILVER SANDS CONCEPT DEVELOPMENT PLAN

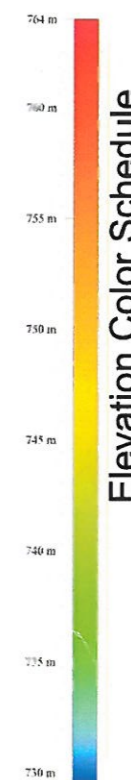
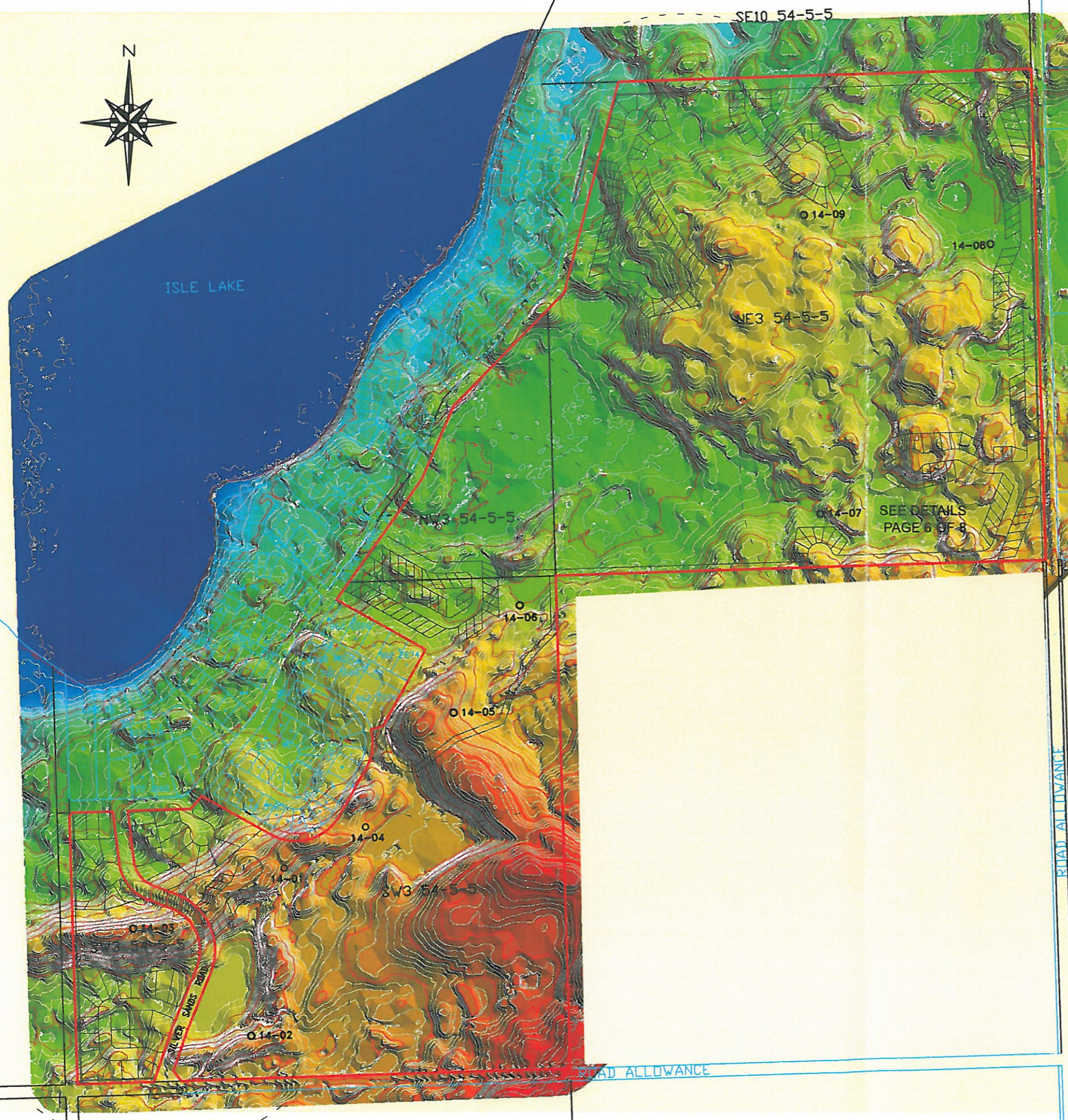
FOR

Parts of NW, NE & SW of Sec. 3 - Twp. 54
- Rge. 5 - W5M

SUMMER VILLAGE OF SILVER SANDS

October 2016

Topographic Grid Model



Elevation Color Schedule



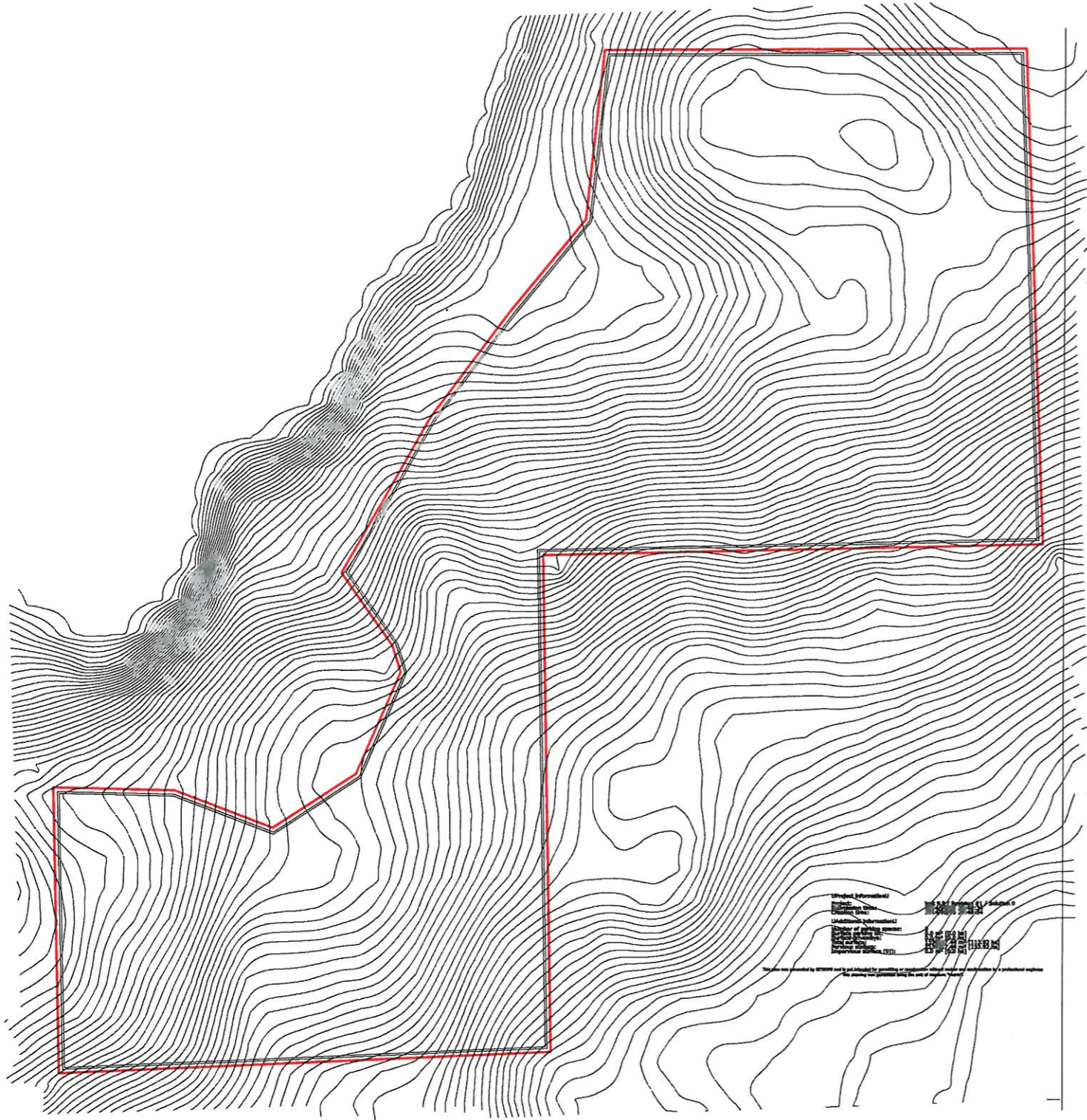
A Corporation and Affiliation of Professional
Planners, Engineers, Project Managers, Surveyors
Environmental Scientists & Architects, Development Consultants

Project no.	Name/Site	Client	Planner	Design/Drafting Tech	Engineers
NC-323	Silver Sands	Major Invest	RN, FF	FF, DC	RA, DP
Design/Draft Date	4.4.15	Revisions		Reviewed/Approved By	

NW 34 53-5-5

Contour Elevation Model

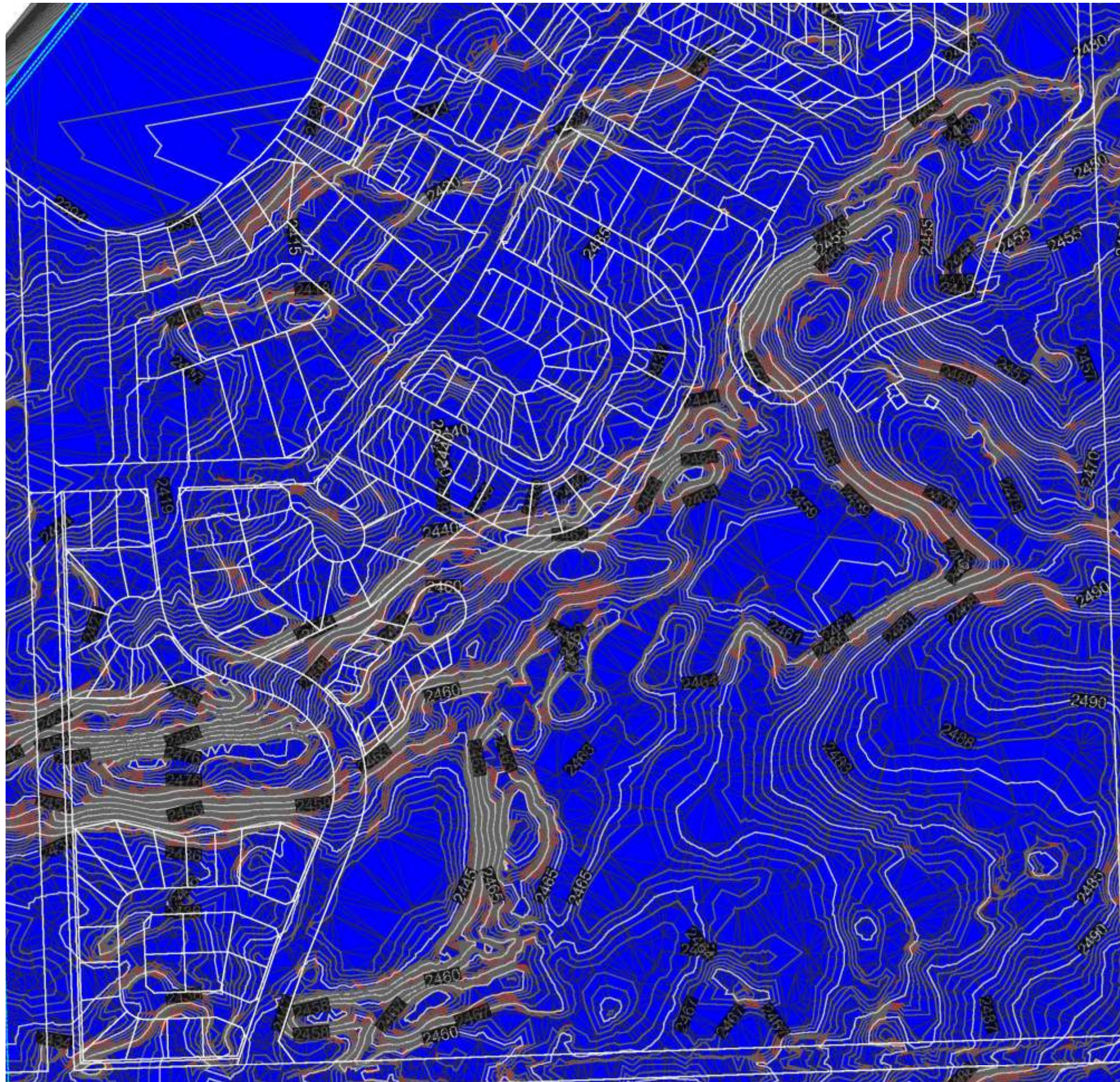
MAP 2A



2009 Site Ortho Photo

Silver Sands - Topographical Mapping

1 M interval interpolated only



Map 2B



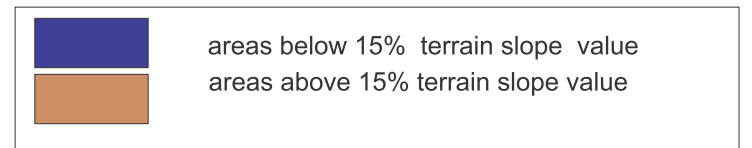
SILVER SANDS

Pts Sec 3, Twp -54-5-W5

Summer Village of Silver Sands

Slope Analysis Map

SW-3-54-5-W5



NOTES TO SITE

This site has had considerable disturbance to the natural terrain some time ago when the golf course was constructed. The excavated areas for water hazzards and borrow areas for fill on the course were not re-contoured or reclaimed, thus leaving several sharp abrupt depressions and mounds over the non playing area of the golf course.

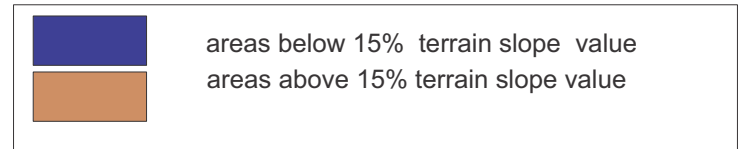
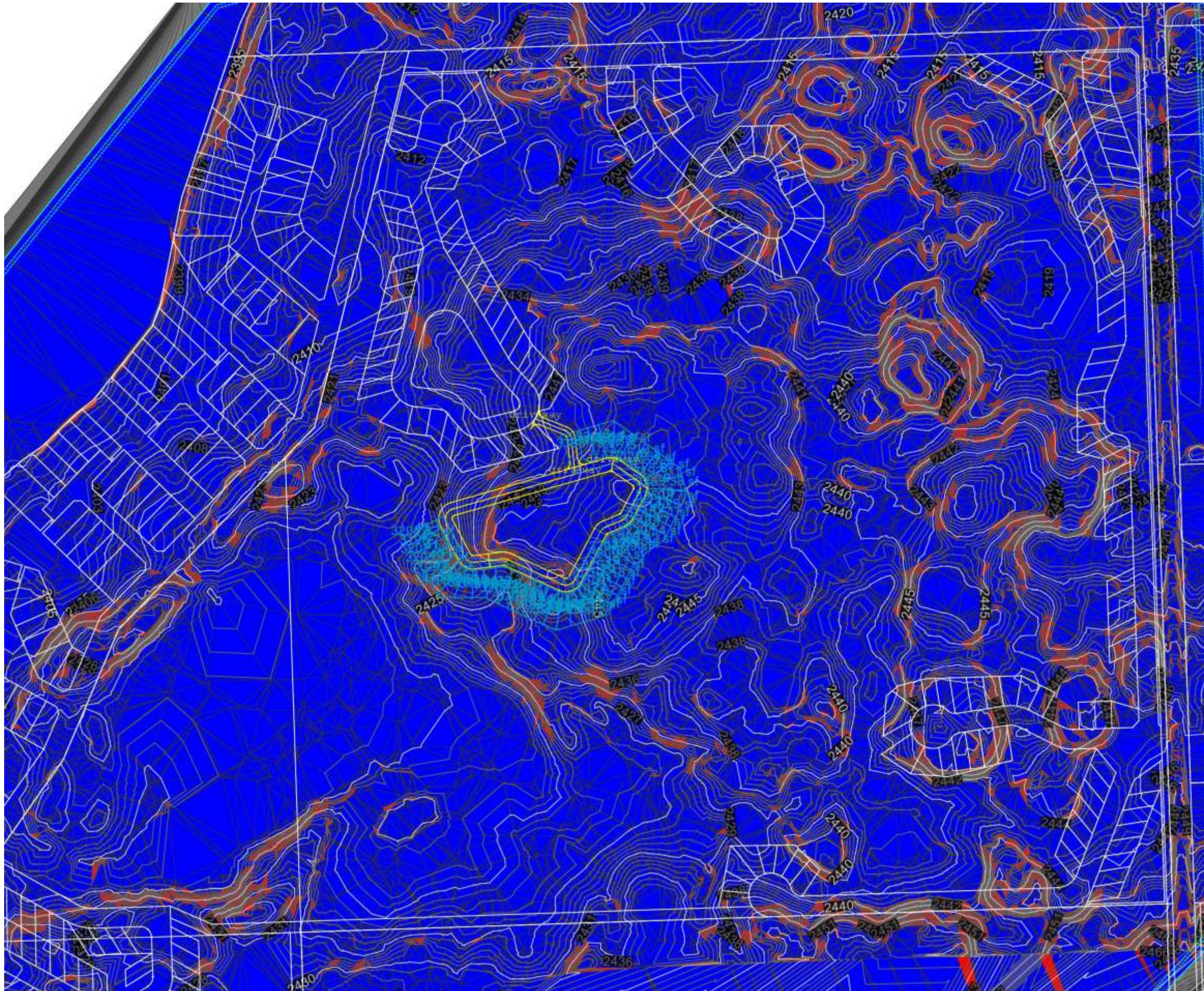


SILVER SANDS

Pts Sec 3, Twp -54-5-W5

Summer Village of Silver Sands

Slope Analysis Map NE-3-54-5-W5



NOTES TO SITE

This site has had considerable disturbance to the natural terrain some time ago when the golf course was constructed. The excavated areas for water hazards and borrow areas for fill on the course were not re-contoured or reclaimed, thus leaving several sharp abrupt depressions and mounds over the non playing area of the golf course.

Near surface groundwater was determined to be shallow, except for borehole 8 which showed a depth of 1.87 metres on the second reading (December 9)

(Recommendations) The authors of the report generally found the "site soil conditions are favourable to the proposed development."³ In addition, it is recommended that:

- a site specific geotechnical investigation be undertaken in zones 1 and 2 for buildings that include a deep foundation or basements.
- additional examination should be undertaken prior to road construction within the NE 1/4 of Section 3 and for the four proposed cul de sacs in that area (Phase 2/5).
- Groundwater seepage may be a concern for work areas near boreholes 5 and 8 (land near the clubhouse and near Range Road 52).
- Sub grades of roadways will have to be carefully prepared due to the presence of sand and silt in various areas of the site.

(Septic) The Parkland Geo report also concludes that a septic holding tank or mound is an appropriate sewage system for the site.

(Other) The report also includes criteria for the building of roads, placement of foundations and other construction suggestions.

(Comment) Not all bore holes that were originally planned for the site were dug, however, it is the view of the proponent that sufficient information has been provided through the existing report to support the proposed development. As part of Appendix "B" to this Plan a professional engineer has provided a letter supporting the existing

³ IBID, pg 8, par 1.

report as being sufficient for the purpose of this area structure plan with appropriate safeguards.

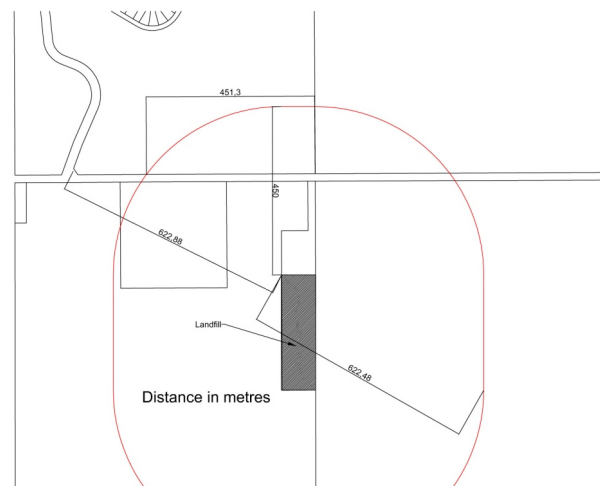
(Final Design) As part of the final design phase for each phase of the condominium portion of the development plan, detailed design will be required to determine the ultimate lot density and configuration. Final lot density may be reduced from what is proposed in this Plan should a portion of the land be determined to be unsuitable for the development of roads, infrastructure and/or building pockets.

Maps 2B: Slope Analysis and 2C: Slope Analysis provide an indication of slopes in excess of 15% with warmer colours showing the steepest grades.

2.9) RECLAIMED LANDFILL

A reclaimed landfill is located to the southeast of the property. An inquiry was sent to Alberta Health Services in September, 2014 as to any requirements they may have. To date, no response has been received.

Figure 1: Landfill Setback



It is noted that Alberta Health assumes jurisdiction for the placement of a water well within a distance of 450 metres from a landfill.

No water well as part of our piped water system will be placed within that distance of the abandoned landfill.

Further, no residence will be placed within the setback distance for dwellings as regulated by Alberta Environment.

2.10) SHALLOW WATER TABLE

As highlighted in the Parkland Geo-Environmental Report, near surface groundwater should not be an issue with the proposed development scheme in this Plan.

It was determined that higher near surface groundwater levels were present at boreholes 5 and 8.

Land near borehole 8 will be developed as a recreational residential area and will not require basements or deep foundations for any development.

Land around borehole 5 may include golf course related buildings and as such, it may be required to evaluate near surface groundwater within a proposed building footprint should the proposed building include a basement.

2.11) STORMWATER & WETLANDS

River Engineering on behalf of the proponent and The Norcan Group prepared both a wetland assessment and a preliminary stormwater management plan.

(Wetlands)

In terms of wetlands, Section 3.2 of the Wetland Assessment shows that no wetlands are impacted by the proposed development⁴

⁴ As a clarification, wetlands no. 12 & 13 are located within an area that is planned for very long term development. Those wetlands may have to be re-evaluated when that

other than existing wetlands located within the existing golf course lands.

Wetland No. 5, the only identified wetland within the development area that is not part of the operating golf course and is within the development area. The boundary of this wetland will be determined as part of the subdivision process and include all lands within the wetland, any wetland discharge area towards the lake, and a 15 metre buffer as an Environmental Reserve Lot.

(Stormwater)

The preliminary stormwater analysis identified a large number of small drainage basins, due to the topography of the parcel. In total, nine (9) drainage basins have been identified. Of those, two are identified as being within the operating golf course. A detailed description is provided in Table One of the report.

For the remaining basins, six are to be serviced by new ponds of various sizes with the largest being approximately 800 sq. metres in area with a depth of one metre. Each of these ponds are to be located within developed condominium lands of the parcel.

Basin no. 6 is an identified marsh land that could have the existing water level increased by 20 cm. As stated in Section 8.0 of the report, the identified increase is small and is not expected to increase the outflow from the what is naturally occurring.

2.12) HISTORICAL RESOURCES

An application for clearance from Alberta Culture was made on March 11, 2015. Clearance for

land is formally earmarked for development. Several locations with the future condominium area were also examined for the presence of wetlands, but were found to not contain any.

development was granted on April 16, 2015 with no further historical resource requirements. A copy of the clearance letter is provided as an appendix to this Plan.

2.13) SOILS (CANADA LAND INVENTORY)


The south portion of the SW3 is classified as CLI- II and is regarded as good quality land for development under the Canada Land Inventory Index for development.


The remainder of parcel is Class IV, which is developable with some restrictions. Detailed soil analysis is provided in the geotechnical report that forms part of this Plan.


SILVER SANDS Pts. SW, NE & NW -3-54-5.

Storm Water Retention Areas & Wetland designations









Wetlands

Municipal Reserve

Storm Water Retention

NOTES TO PAGE

Indicated storm Retention ponds and wetland areas are described in detail in attached supporting documents;

- Wetland Assessment
- Preliminary Servicing Brief



A Corporation and Affiliation of Professional
Planners, Engineers, Project Managers, Surveyors
Environmental Scientists & Architects, Development Consultants

Project no.	Name/Site	Client	Planner	Design/Drafting Tech	Engineers
323	Silver Sands GC	RR	RN, FF	FE, DC, RA	RA, DP
Design/Draft Date	6/18/15	Revisions	8/15, 2/16, 9/16, 4/17	Reviewed/Approved By	

2.14) POTABLE WATER

The Norcan Group Inc., prepared a "Preliminary Groundwater Assessment" for the site in April, 2015. The evaluation was performed with the following densities in mind:

- 372 serviced R.V. lots, and
- 60 serviced single detached dwellings.

Using the various water flow requirements as described in Table 1: Expected Water Demand⁵, a total of 148.56 m³/day is required to service the proposed land use plan, over and above existing uses during peak weekend flow. It is suggested in the report that on-site storage can be used to expand the water supply for peak periods should desired yield not be available.

Two aquifers are generally considered for wells in this area, a surficial aquifer and the Horseshoe Canyon formation.

The surficial aquifer can yield up to 21 igmp, (95.5 litres/min) using nearby wells as a guide. Depths range from 35 to 40 metres. Water quality is generally good with low chlorides, sulphates and suspended materials.

The Horseshoe Canyon Formation features well yields between 5-15 igpm (22.7 to 68 litres/min) at a depth of 48 to 61 metres. The highest yields are in the upper part of the formation. Water quality is also generally good, with chlorides and suspended solids being less than what is found in the surficial aquifer.

Within a distance of 1.6 kilometres of the site, 121 wells were on record. Most of the wells range from 10-45 metres in depth, using both aquifers for water supply purposes. Yields range from 5 to 25 igmp (2.7 - 113.6 litres/min).

⁵ Preliminary Groundwater Feasibility Assessment, Silver Sands, SD Consulting Group Canada Inc., Table 1, Pg. 2, 2015.

As stated above, from a demand perspective the entire development including existing land uses will require approximately 103 l/m (22.7 ipgm) for peak flows. Additional water storage and pumping through the week will reduce the peak demand to accommodate the demands of the development.

As a communal system is proposed the next step will be to install a test well will be required to assess a safe sustainable yield.

2.15) COMMUNITY INFRASTRUCTURE

The nearest urban communities are the Hamlet of Darwell within Lac Ste. Anne County to the northwest and the Village of Wabamun to the south.

The Hamlet of Darwell provides postal, school, elderly care, library, fire, retail commercial and is the recreational hub for the area. Just outside of the Hamlet of Darwell is a waste transfer station and the area municipal sewage lagoon.

Additional consumer services are located in Wabamun and in various communities within the Edmonton Metropolitan area.

2.16) ABANDONED WELLS

A search for abandoned wells was conducted through the ERCB web-site search engine on September 17, 2014. The results of the search showed that no abandoned wells are located within or adjoining the Plan Area. A map showing the search is provided as an appendix to this Plan.

PART III: DEVELOPMENT CONCEPT

3.1) OVERVIEW

This part of the Silver Sands Golf Resort Area Structure Plan describes the development concept intended for Silver Sands Golf Resort over the coming years. This includes:

- Traffic Patterns,
- Education Opportunities,
- Servicing Standards,
- Land Use,
- Community Impacts,
- Financial Contributions,
- Conservation Measures, and
- Phasing.

The objective of this section of this Plan is to provide the reader with a clear understanding of the manner in which Silver Sands Golf Resort will be developed. Map No. 4: Development Characteristics & Vision Map and Map No. 5: Development Plan, provides an overview of the design and amenities for the project.

3.2) EDUCATIONAL RESOURCES

Education resource demands will be minimal in Silver Sands Golf Resort as the main objective of the residential component is to provide seasonal housing. Additional full time schooling may be required in conjunction with the full time residences that are planned for the area over the long term.

Where education resources are required,

elementary school are provided in Darwell and Alberta Beach. Secondary school services are provided in Onoway and Sangudo.

Northern Gateway Regional School Division was contacted by e-mail on September 19, 2014 regarding this development plan, but has yet to respond. Should they respond prior to consideration of Bylaw readings this Plan will be updated accordingly.

It is recommended that due to the extended time prior to the residential area being developed that further in-depth consultation take place with the school authorities at that time.

3.3) TRAFFIC PATTERNS

This section of the Silver Sands Golf Resort Area Structure Plan describes both the internal and external traffic patterns that would be expected as the lands develop.

(External) Silver Sands Golf Resort will be serviced through internal road networks with the exception of a few lots in the southern portion of the project area near Bay Drive. The following is a detailed description of the external road network planned for the parcel.

Some single detached lots in the northwest portion of the Plan Area will be accessible through direct access onto Silver Sands Drive and Silver Sands Road. A proposed gas bar/convenience store and mini-storage area will also utilize access off of Silver Sands Drive.

Recreational neighbourhoods will be established near the existing clubhouse off of Golf Course Road and off an extension to the north and east on Golf Course Road.

The northeast area will have its primary access onto Range Road 52, with the main roadway

The Silver Sands Golf Resort

DEVELOPMENT CHARACTERISTICS & VISION



Typical Park Model RV



Future Club House Expansion



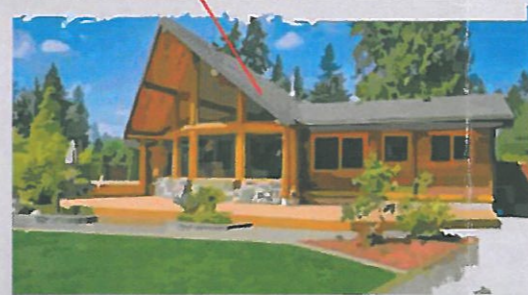
Single Family Residential Cluster Design



Existing Fairway



Typical Seniors Duplex



Typical Resort Permanent Home



Trail Amenities



RV Lots Flanking Fairways and Topographical Features



Central RV Pod Amenities



On Site Storage



Typical RV Lot



1 of 4 Playgrounds



A Division of Norcan Group Inc.
Planners, Engineers, Project Managers, Surveyors,
Environmental Scientists & Architects, Development Consultants

Project no.	Name/Title	Client	Phase	Design/Drawings Task	Engineer
NC-322	Silver Sands	R. Roberts	FE, RN	FF, RA	RA, DP
Design/Draw Date	08.14	Revised		Revised/Approved By	

CONCEPT DEVELOPMENT PLAN

FOR

Silver Sands Golf & RV BLC Parts SW-3-54-5-W5 Parts NE & NW 3-54-5-W5.

SUMMER VILLAGE OF SILVER SANDS

September 2016
Amended 2017



DEVELOPMENT STATS

Development Title Area	283.03 ac	115.54 ha
Development Unit Foot Print RV & BLC	67.83 ac	27.45 ha
Roads & Dedication	5.01 ac	2.38 ha
MR	12.48 ac	5.05 ha
ER (including Wetlands)	5.06 ac	2.05 ha
Golf Course (incl, ER, WL and SW Ponds)	194.25 ac	78.61 ha

Projected Units/Lots RV (18.29 ha)	308 of	
Commercial C		6.67 ac 2.70 ha
Future Development		12.45 ac 5.50 ha

NOTES TO ABOVE

The final areas of the Wetlands and MR will be determined as part of the subdivision process



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Project no.	Name/Site	Client	Planner	Design/Drafting Tech	Engineers
NC-323	Silver Sands	Major Invest	RN, FF	FF, DC	RA, DP
Design/Draft Date 2.6.15		Revisions: 9.3.15, 9.6.16, 4.06.17		Reviewed/Approved By RNFF	

extending along the north quarter-section boundary of NE3-54-5-5. It is anticipated that once completed, this road will also serve as an alternate exit from the existing Silver Sands community. To maintain a separation of uses and a vegetated buffer, the road allowance will be offset by a minimum of 1.0 metres from the property boundary.

(Internal) Internal Roads will be constructed with a combination of one way and link streets on a 10 (32 ft.) and 18 metre (59 ft.) road allowance. The respective driving surfaces will be 4.0 metres (13 ft.) for RV/Park Models one way roads and 6.0 metres (20 ft.) for cabins and link roads. Residential roadways will be constructed to an approved Silver Sands municipal standard.

Roads with the 4.0 metre top will be constructed to accommodate hard surfacing, ditchless with a centre swale for drainage. The wider 6.0 metre top link and cabin roads will have side ditching on both sides of the hard surfaced roadway. Hard surfacing may be delayed on these roads until the individual pod is near fully developed and it is economically feasible to do so.

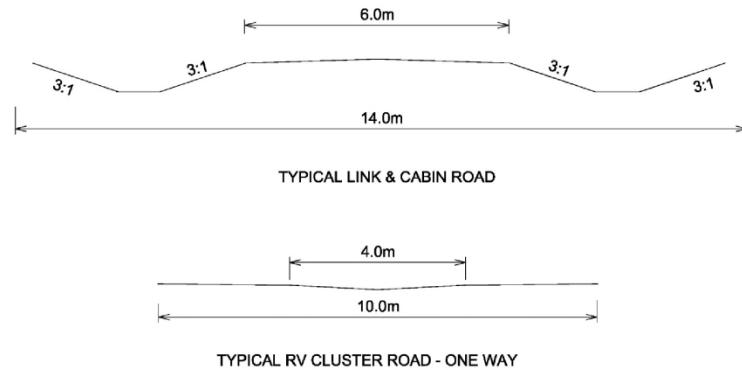
(General Standards) As discussed above, all roads within Silver Sands Golf Resort will be satisfactory for the proposed use. Narrower right of ways along with single direction traffic will allow for a more park like atmosphere and promote lower driving speeds.

All roads will be constructed to accommodate EMS vehicles including ambulance and fire.

Roads within the residential area will be constructed to accommodate school services.

Access to the residential, RV and Cabin areas will be controlled through a gate which will require a coded right of entry or an electronic device. EMS and the Summer Village will be provided with entry keys by the Condominium Association.

FIGURE NO. 2, ROAD CROSS - SECTIONS



(Traffic Volumes) A Traffic Impact Assessment was prepared as part of Summer Village of Silver Sands and Lac Ste. Anne County requirements. As part of that study, the following conclusions were made:

It should be noted that the nature of the proposed development (private ownership and usage) will greatly restrict the volume of "drop-in" traffic to the R.V. portion of the Plan Area. Also, the nature of the development will encourage people to locate at the property for more extended periods than a traditional country residential home, thus reducing overall traffic volumes.

A Traffic Impact Assessment was prepared as part of Summer Village of Silver Sands requirements. As part of that report, the following conclusions were made:

- Highway illumination or signalization is not required at any of the intersections for the next 20 years.
- The Range Road 52 intersections with Highways No. 16 and 633 are also at an acceptable design standard to accommodate the traffic generated by the project.

- The local roadway system is sufficient to handle the additional development.

Each of the above concluding statements are provided in Section 10.1 of the report.

3.4) SERVICING CONCEPT

This section of the Silver Sands Golf Resort Area Structure Plan describes the various servicing standards that will be implemented as part of the development. This includes: the manner in which stormwater is collected and reused, a piped system for the collection and treatment of wastewater, provision for potable water, franchise utility services, solid waste disposal, fire protection and roadway construction.

(Stormwater) Stormwater management will be based upon the following principles:

- promotion of infiltration, existing wetlands and existing ponds to the greatest extent possible,
- the use of stormwater ponds on a wet and/or dry pond model as applicable,
- minimization of natural surface drainage patterns, and
- irrigation on the golf course during the operating season.

Water will be directed to ponds through the use of roadside ditches and swales. As per Alberta Environment specifications the entire development will be designed to accommodate a 1 in 100 year storm event with all discharge from the site occurring at pre-development rates.

A single pond should be sufficient to accommodate the additional storm water that is not already serviced by existing ponds.

(Waste-water) Waste-water within Silver Sands Golf Resort will be collected through a communal low pressure

system, then treated and dispersed through an on-site treatment and irrigation system once sufficient volumes are generated to support it.

Collection will be through a shallow service line connection to each residence, R.V., cabin or golf course facility. Solid waste will be separately collected as required on-site. In some cases a central tank may be used to collect sewage from multiple locations at once.

Wash and shower buildings will be serviced for year round use.

A treatment plant is planned to be located near the existing clubhouse. The treatment plant may consist of a modular unit AdvanTex system with the capability to treat the effluent on a daily basis. The treated effluent will then be disinfected with an ultraviolet light treatment prior to being pumped to a pond with a minimum two month storage capacity.

Treated effluent will be dispersed using an irrigation system on the golf course and other lands within the Plan Area (see Map No. 6: Sewage Collection Plan). It should be noted that as per Alberta Environment regulations irrigation will only take place when the golf course is closed, typically in the middle of the night and several hours before morning opening.

The treatment system specifications described in the Altime Engineering report include capacity for the existing clubhouse, restaurant and all recreational lots.

It should be noted that some of the water used by the clubhouse will be off-set by a corresponding drop in water usage at individual recreational residential sites.

Over the long term, once the system is operational, it will be possible to extend the sewerage line into the greater community and to

the proposed single detached housing area. This will depend on cost of infrastructure and the availability of suitable irrigation lands. The treatment facilities can be easily expanded as required.

Though the long term plan is to have a piped system installed throughout the parcel, this component will be subject to economic and operational feasibility.

(Water Supply) Potable water will be obtained on-site through water wells and then distributed to all sites through a low pressure system.

Water will be sourced on-site through an Alberta Environment issued license. The water will then be treated for iron and will then be disinfected prior to distribution through a piped system.

Distribution will be through a shallow trickle system with consisting of pvc pipes with risers at each lot. Wash and shower buildings will be constructed for year round operation.

All sites will have to maintain an adequate on-site storage either within the Park Model or RV.

Water distribution is described on Map No. 7: Water Distribution Plan.

Though the long term plan is to have a piped system installed throughout the parcel, this component will be subject to economic and operational feasibility.



(Franchise Utilities) Gas, phone and electrical services will be installed within the Silver Sands Golf Resort condominium as required.

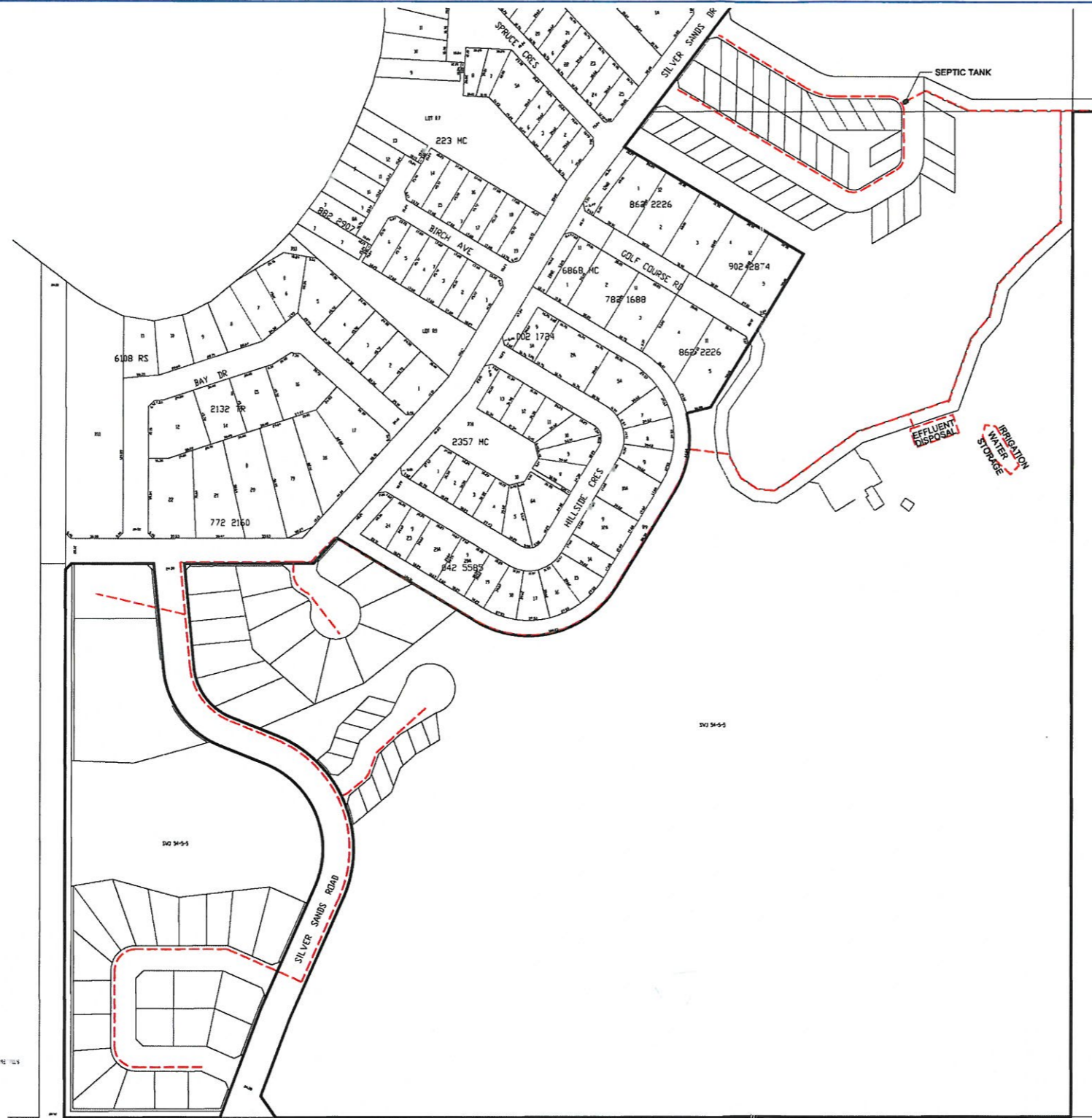
(Solid Waste) Solid waste will be collected by the condominium association and transported to the Darwell location for the regional waste system.



LEGEND

MAP 6

-  LOW PRESSURE SEWAGE COLLECTION MAIN
-  SEPTIC TANK




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 WEB SITE: www.Altime.ab.ca
 An ASSOCIATE OF THE NORCAN GROUP INC.

REV	DATE	REVISIONS	BY
7			
6			
5			
4			
3			
2	AUG 11, 2015	ISSUED FOR REVIEW, ADDED GAS BAR & STORAGE	SRA
1	MAY 5, 2015	ISSUED FOR REVIEW	SRA

PERMIT

PERMIT TO PRACTICE
 ALTIME ENGINEERING LTD.
 Signature: *DR. Andrew*
 Date: _____
 PERMIT NUMBER: P 3479
By Association of Professional Engineers, Geologists and Geophysicists of Alberta

DATE: MAY 5, 2015

DRAWING

ENGINEER

DR. Andrew
 PROFESSIONAL ENGINEER
 CIVIL
 REG. NO. 10000

DATE: MAY 5, 2015

DRAWN: SRA

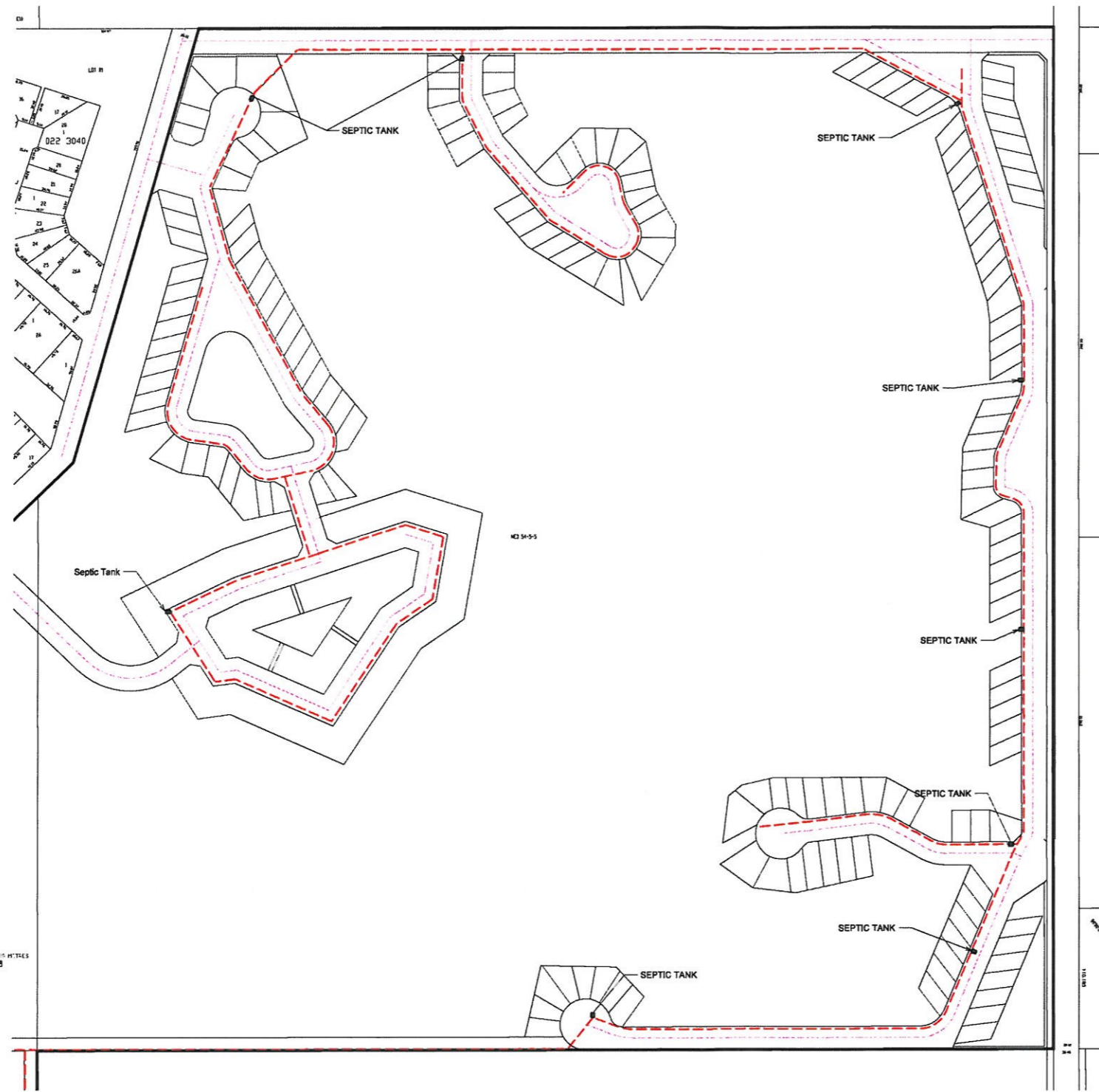
DATE: MAY 2015

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SILVER SANDS RESORTS
 SILVER SANDS GOLF RESORT

**SEWAGE COLLECTION
 PLAN**
 SW3-54-5-W5

LOCATION	SCALE	SHEET	CLIENT FILE & DRAWING
NW & SW3-54-5-W5	AS SHOWN		NC-323 SS SEWAGE COLLECTION.DGN



LEGEND

- SEWAGE COLLECTION MAIN
GRAVITY & LOW PRESSURE
- SEPTIC TANK

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REV	DATE	REVISIONS	BY
7			
6			
5			
4			
3			
2	Aug 11, 2015	ISSUED FOR REVIEW, ADDED RV LOTS	SRA
1	MAY 5, 2015	ISSUED FOR REVIEW	SRA

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 Date:
 PERMIT NUMBER: P 3473
The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta.

DATE: MAY 5, 2015

ENGINEER

J.R. Andrew

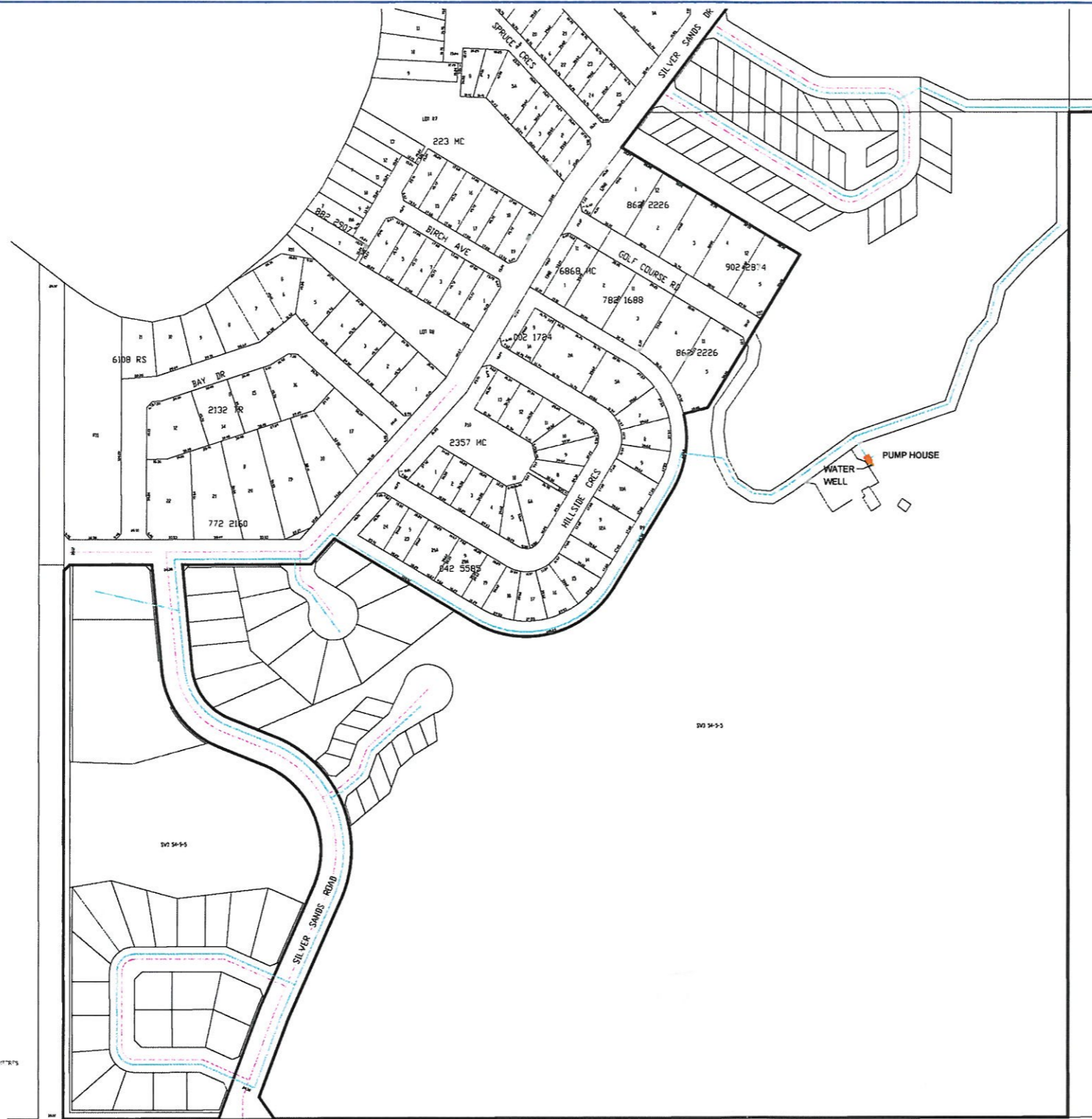
 DATE: MAY 5, 2015

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SILVER SANDS RESORTS
 SILVER SANDS GOLF RESORT

**SEWAGE COLLECTION
 PLAN**
 NE3-54-5-W5

DRAWING	DRAWN	DATE	LOCATION	SCALE	SHEET	CLIENT FILE & DRAWING
	SRA	MAY 2015	NW & SW3-54-5-W5	AS SHOWN		NC-323 SS SEWAGE COLLECTION B.DGN



LEGEND

MAP 7

- WATER DISTRIBUTION MAIN
- WATER PUMP HOUSE



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REV	DATE	REVISIONS	BY
7			
6			
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3			
2	AUG 11, 2015	ISSUED FOR REVIEW. ADDED STORAGE & GAS BAR	SRA
1	MAY 5, 2015	ISSUED FOR REVIEW	SRA

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 PERMIT NUMBER: P 3479
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

DATE MAY 5, 2015

ENGINEER

DATE MAY 5, 2015

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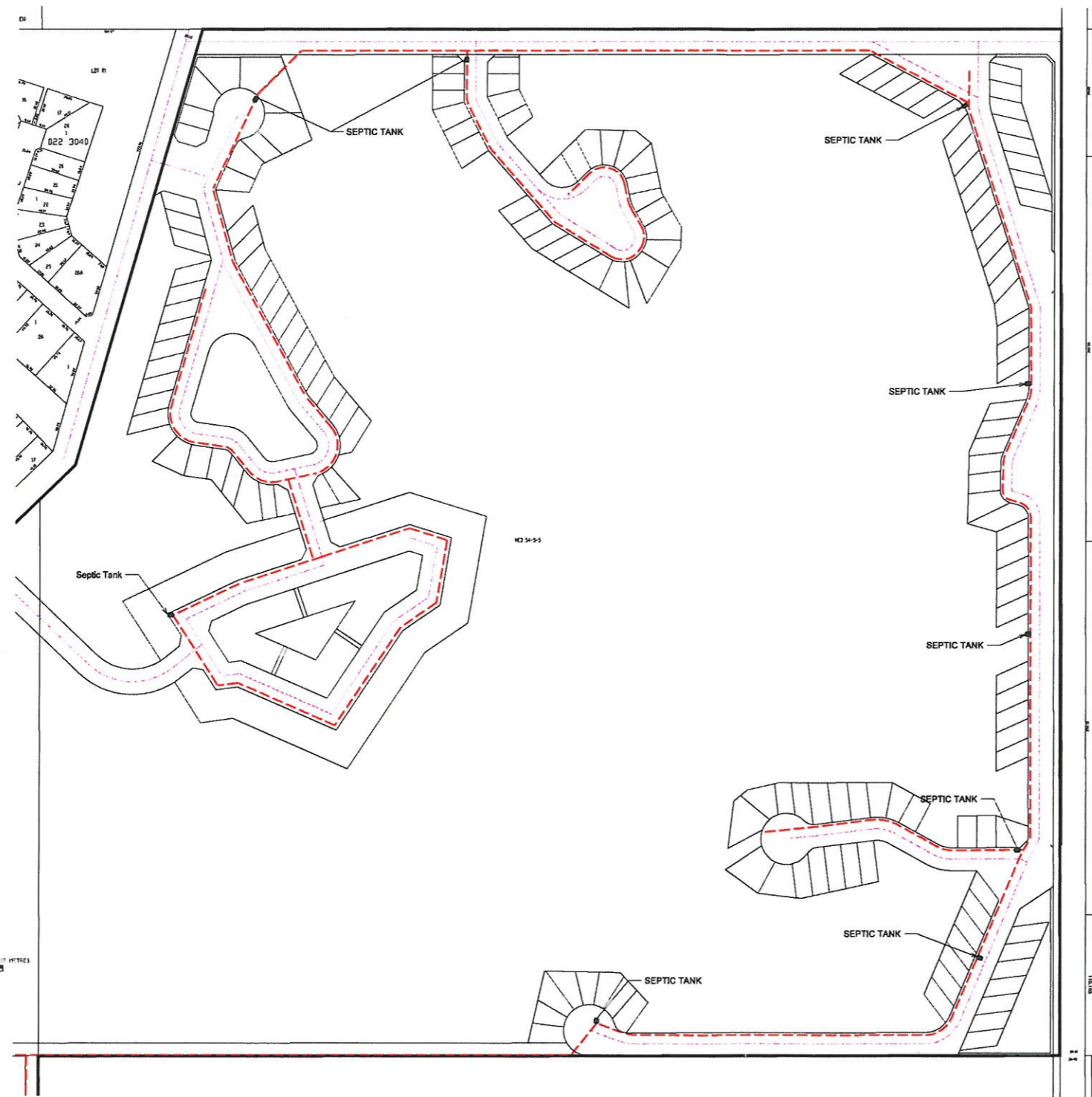
SILVER SANDS RESORTS
 SILVER SANDS GOLF RESORT

WATER DISTRIBUTION PLAN
 SW3-54-5-W5

DRAWING	DRAWN	DATE	LOCATION	SCALE	SHEET	CLIENT FILE & DRAWING
	SRA	MAY 2015	NW & SW3-54-5-W5	AS SHOWN		NC-323 SS WATER DIST.DGN

LEGEND

-  SEWAGE COLLECTION MAIN GRAVITY & LOW PRESSURE
-  SEPTIC TANK



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REV	DATE	REVISIONS	BY
7			
6			
5			
4			
3			
2	Aug 11, 2015	ISSUED FOR REVIEW, ADDED RV LOTS	SRA
1	MAY 5, 2015	ISSUED FOR REVIEW	SRA

PERMIT

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 ALTIME ENGINEERING LTD.
 Signature: *S.R. Andrew*
 Date:
 PERMIT NUMBER: P-3473
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

DATE: MAY 5, 2015

ENGINEER

S.R. Andrew

 DATE: MAY 5, 2015

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SILVER SANDS RESORTS
 SILVER SANDS GOLF RESORT

SEWAGE COLLECTION PLAN
 NE3-54-5-W5

DRAWING	DRAWN SRA	DATE MAY 2015	LOCATION NW & SW3-54-5-W5	SCALE AS SHOWN	SHEET	CLIENT FILE & DRAWING NC-323 SS SEWAGE COLLECTION B.DGN
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(Fire Protection) A dry hydrant may be constructed on the parcel should that be desired by the Summer Village. This facility will be available for both in-condominium use and for the surrounding community.

3.5) SCHOOL BUS STOPS & POSTAL SERVICES

(Bussing) Silver Sands Golf Resort is not intended to be used for full time residence, except as required for the manager's residence and residential area.

As the residential area is a long term prospect, school bus analysis at this time would be premature, while the manager's residence will have virtually no impact on school facilities as it is a single residence.

(Postal) Silver Sands Golf Resort is not intended to be used for full time residence, except for the manager's residence and the residential area.

As the recreational area of the parcel is intended for seasonal occupation, owners within the condominium will not be living full time within the community.

3.6) GOLF COURSE AREA

Silver Sands Golf Resort is currently an eighteen (18) hole golf course and has been an important part of the Silver Sands community for many years. The course is open from May to September each year.

It is anticipated that improvements will be made to the clubhouse and other golf course related facilities in the future. These improvements will be undertaken in accordance with development permit and safety codes permit requirements as applicable.

3.7) UNIT/LOT STANDARDS

Recreational lots within the Silver Sands Golf Resort will generally have a minimum width of 10.0m (32.8 ft.) and a minimum depth of 24m (78.7 ft.). To adjust for topography while maintaining a proper lot size, some lots may be larger than the minimum area of 240 m² (2,583ft²)

Setback requirements for recreational lots are 1.5m (4.9 ft) on the rear and side yards, and 3.5m (11.5 ft) for front yards.

Lot development should be restricted to 65% of the lot/unit area.

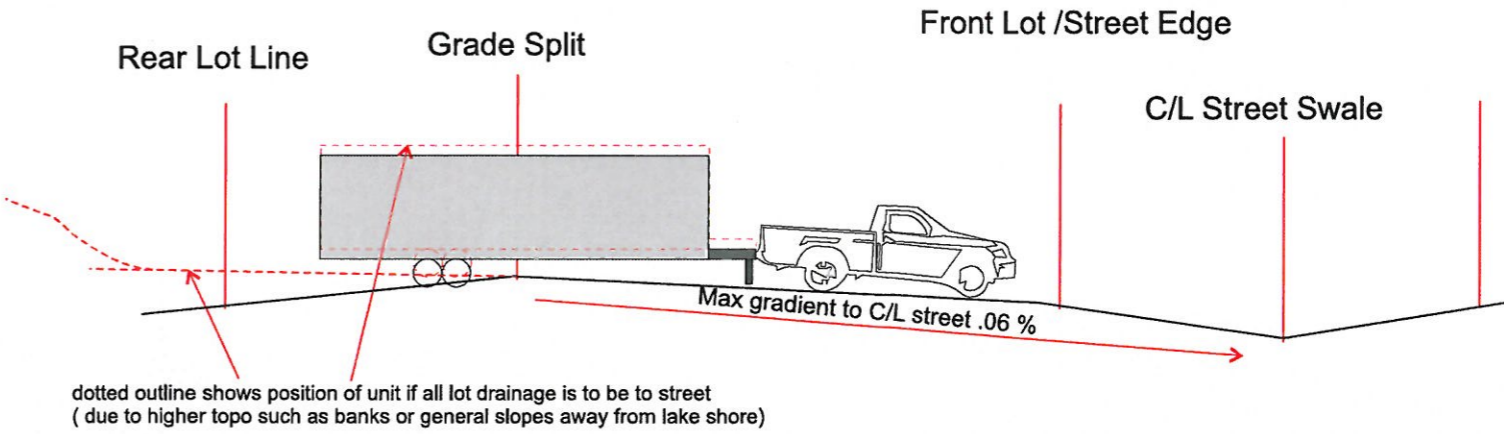
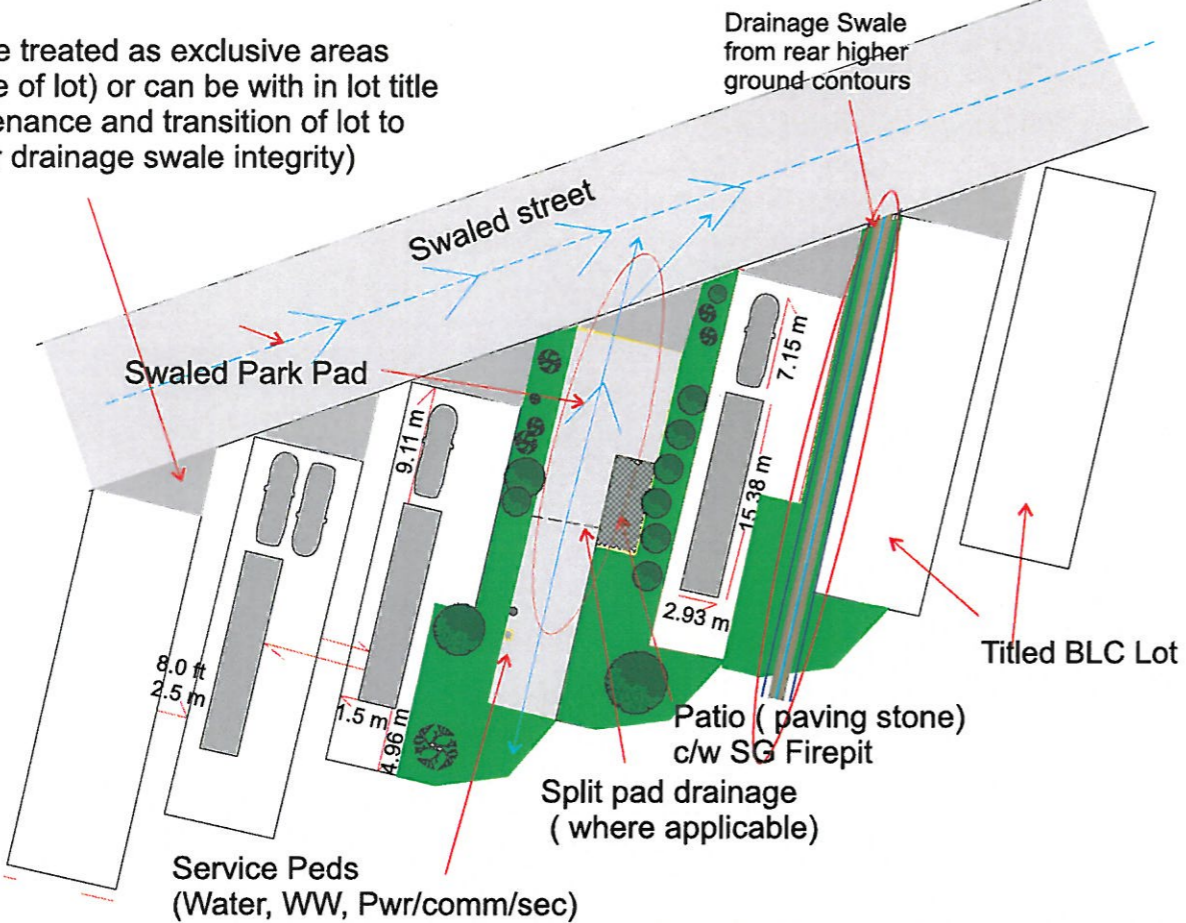
Lands within the condominium that are not intended for private sale will be common property. This may include land between lots, recreational lands and buffers between the golf course and the condominium as a whole.

Setback and dimensional criteria for single detached housing lots and the gas bar/convenience store with mini-storage suite will be as per the requirements of the Silver Sands residential land use district.

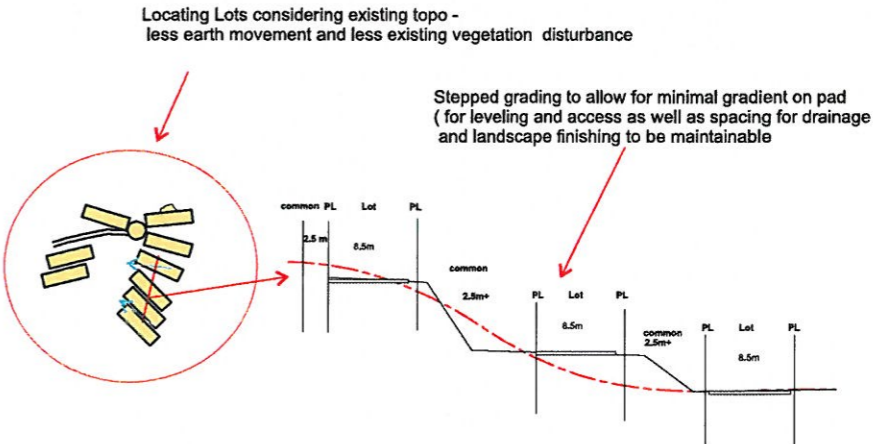
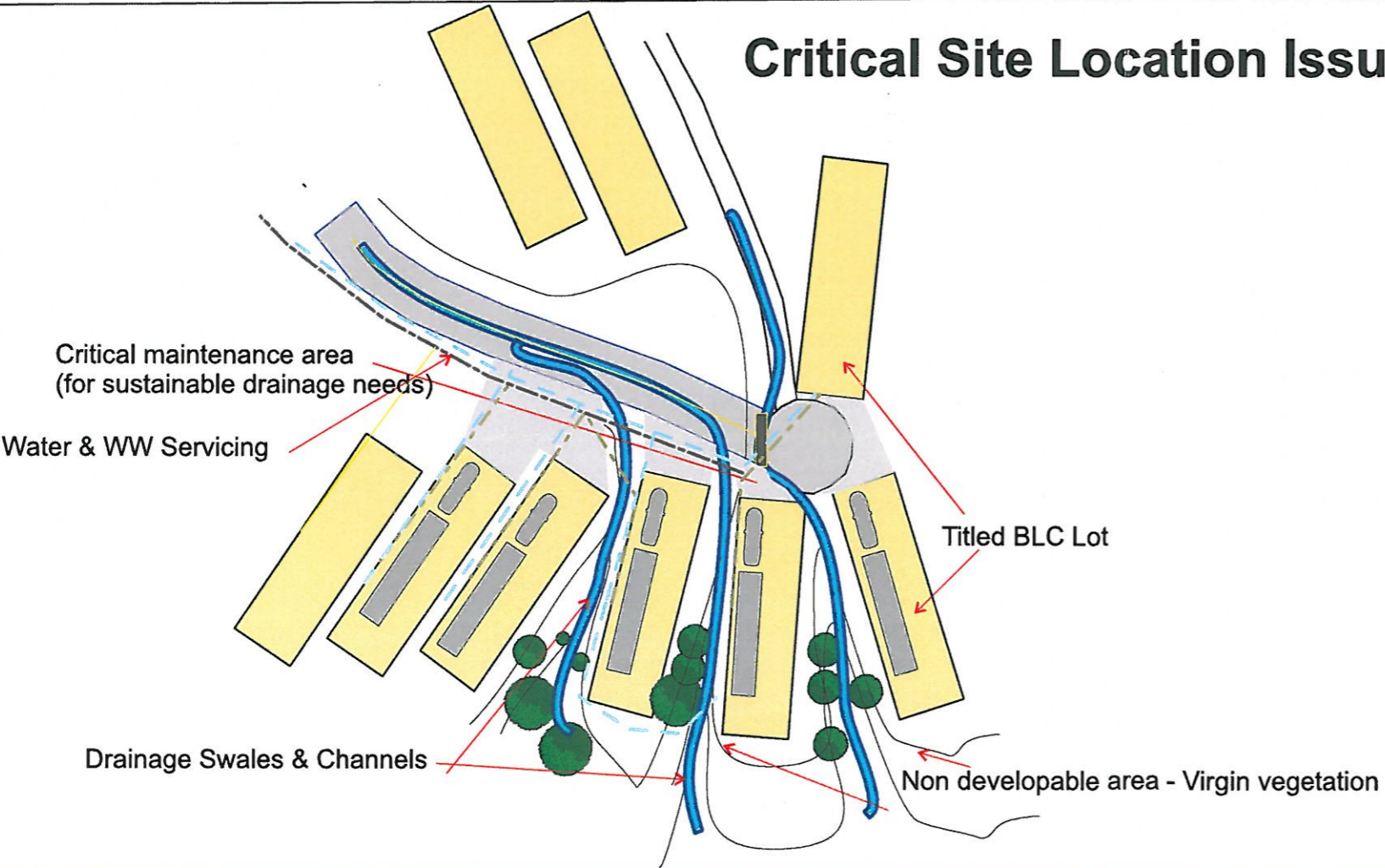
Silver Sands

Lot and Servicing Details - Private/Common Lands

This space can be treated as exclusive areas (attached with title of lot) or can be with in lot title (consider maintenance and transition of lot to common road for drainage swale integrity)



Critical Site Location Issues



NOTE: Individual internal lot lines shown within this area structure plan are for illustrative purposes. Those lot lines and minor variations in block outlines are anticipated to occur as more detailed field work is performed.

3.8) SINGLE DETACHED HOUSING AREA

(The various communities are described on Phasing Map No. 8) The following is intended as a description of what could be developed on this portion of the Plan Area, however, it should be taken as a very long term concept only. Currently, it is anticipated that this portion of the land could be far enough into the future that updated engineering and services evaluations will be required prior to development.

Silver Sands Golf Resort will feature a full time residential area comprising of approximately 53 residential lots. This area may be developed for family, independent adult or senior's type dwelling as market forces provide.

As with the recreational living area, the single detached neighbourhood will be developed in separate phases.

Should full residential housing prove to be not viable over the long term, these areas may be developed for R.V. and Park Model development with the same standards as the recreational housing area described below.

Poplar Place Should either area be developed as recreational properties, lots adjoining existing residential areas within the Summer Village shall be developed as Park Model only properties with special emphasis on site development that will ensure compatibility with the adjoining residential neighbourhood.

Poplar Place is located north of the proposed commercial area. The site may be developed with a crescent with up to (41) lots, subject to topographical constraints. The crescent will include two separate accesses onto Silver Sands Road.

Lake Isle Landing

The Lake Isle Landing neighbourhood will consist of a short crescent for residential use and a further twelve (12) residential lots, subject to topographical constraints that can be serviced with access directly onto Silver Sands Drive.

3.9) RECREATIONAL LIVING - CONDOMINIUM

(The various communities are described on Phasing Map No. 8) All recreational living units within Silver Sands Golf Resort will be within a condominium and subject to condominium bylaws. Options for living include recreational vehicles such as R.V.'s, Park Models, fifth wheels and recreational cabins.

In total, 308 seasonal and 22 full year (subject to topographic constraints and economic feasibility) recreational vehicle and cabin lots are planned for Silver Sands Golf Resort over multiple phases.

Silver Sands loop Silver Sands Loop is located west of the clubhouse, across from Spruce Crescent and Poplar Avenue. This area will include up to 60 recreational lots. Two accesses are planned to connect to Silver Sands Drive.

A feature of this neighbourhood will be direct pedestrian access to the golf course and a developed cart trail that provides access to the nearby clubhouse.

The Narrows is located adjacent to the County Range Road and is divided into two parts.

The south portion of the Narrows will consist of two cul-de-sac areas and the south end of an

The Narrows internal road that extends north along the east edge of the golf course. This neighbourhood will also feature an access onto the Range Road which is managed by Lac Ste. Anne County. Up to 90 recreational properties will be created as part of this neighbourhood, subject to topographical constraints. The access to the Range Road will be designed and constructed in accordance with County standards.

The Narrows will connect with the clubhouse area of the golf course through a trail access system that also serves as the main utility line right of way for the area.

Continuing northwards from the Narrows south, up to 31 recreational properties will be created, subject to topographic constraints. These lots will overlook the golf course and be buffered by trees from the adjoining County Range Road. The development of this neighbourhood will include a second access onto the County Range Road and a connection to an east/west road that follows the north boundary of the golf resort.

Spruce Meadows Spruce Meadows is located south of the east/west access road that will be constructed along the north boundary of the parcel. This community will consist of up to (32) recreational properties, subject to topographic constraints.

Deer Meadows The last recreational property area is Deer Meadows, featuring up to (95) recreational properties, subject to topographical constraints. This area features a central park which makes it ideal for family ownership. This neighbourhood will access onto Silver Sands Drive.

Lake Isle Landing South Lake Isle Landing South is a short cul-de-sac off of Silver Sands Road that is intended to be developed for full time cabin residency in conjunction with the traditional residential

development on the west side of the road. The area would be for up to 22 units, subject to site constraints and demand projections.

3.10) COMMERCIAL AREAS

A commercial area of approximately 3.16 hectares (7.8a ac.) is planned for the long term benefit of the condominium, golf course, existing community and the surrounding area. The commercial area may consist of a community gas bar, store and mini-storage area. A manager's residence may also be considered, subject to bylaw conformance and security needs. The site will be landscaped and secured with chain link fencing.

The site may be developed independently of any other phase of the development plan.

Additional geotechnical and servicing investigations may be required prior to development of this area.

3.11) ENVIRONMENTALLY SENSITIVE LANDS

Some areas within the parcel will qualify for environmental protection. This includes some low lands and golf course related ponds which other than the ponds, are not possible to accurately describe without survey assistance due to the heavy ground cover and topography. General locations are identified on the Concept Development Plan.

It is proposed that areas that qualify as environmental reserve (in terms of landscape considerations) and are entirely within the condominium area be designated under an environmental reserve easement or restrictive covenant. This will allow for environmental protection in accordance with municipal

standards, deny public access to the areas which will maintain the integrity of the condominium area, and allow for the development of a fire smart strategy to serve the entire area. Though no areas are identified for designation at this time, the more focused subdivision process may result in one or more areas being identified for this purpose.

Wetland No. 5 is the only wetland of note that is within the parcel and is not located within the operation area of the golf course. The wetland can be accessed directly from Silver Sands Drive. This wetland is of particular interest as it outfalls to the developed area of the municipality and to Lac. Ste. Anne. It is important to note that the stormwater management plan has determined that though the water level within this wetland will rise with full development, the overall integrity and operation of the wetland will not be impaired.

Due to the seasonal variability in near surface water levels and the dense vegetation in the area of Wetland No. 5, it is recommended that a boundary survey be done at the time of subdivision of those lands to determine an appropriate wetland boundary. The wetland, its outfall and a 15 metre buffer shall be dedicated in the form of an Environmental Reserve Lot.

3.12) PARKS

The primary recreation feature in Silver Sands Golf Resort is the eighteen (18) hole golf course. Additional adult recreation facilities may be developed indoors in various community buildings as described in Section 3.11.

An internal park will be developed within the Deer Meadows neighbourhood with a focus on family activities should that be the desire of the residents in that area.

As part of the subdivision phase, each neighbourhood will have land set aside for future

park development, to be determined in cooperation with the residents of those areas.

A deferred reserve caveat is currently applied towards the parcel in the amount of 2.45 hectares (6.05 ac.) under a municipal reserve designation. The property would be accessed off of Silver Sands Road and will be idea for trails and low impact recreational use.

An additional Municipal Reserve Lot of approximately 1.8 hectares (4.4 ac.) is planned to surround the Environmental Reserve Lot located at Wetland No. 5.

A 0.83 hectare (2.0 ac.) Municipal Reserve Lot is planned for lands adjoining the municipal shop located in the west portion of the development.

It is recommended that additional Municipal Reserve that may be owing as part of the subdivision process be determined at that time, with a combination of additional land for the above proposed lot and money in lieu being preferred.

Deferring reserve on long term future development areas is recommended.

Remaining common lands that are not to be developed will be encouraged to vegetate and evolve into a managed forest area. Specific common land areas will be identified during the initial zoning phase when the golf course boundary is established.

3.13) ACCESSORY USES

A number of accessory uses are planned for Silver Sands Golf Resort. These uses will complement the golf course, residential and vacation living experience for condominium owners. All accessory uses will be located on common property.

Wash house and laundry facilities will be constructed in various locations within the resort. Each will be approximately 83.6m² (900 ft²) in area. The exact locations will be determined as part of the final design phase as it will depend on factors such as proximity to service lines, quality of building site and reasonable access to each neighbourhood for area residents.

At various locations community barbeques, group picnic areas, horseshoe pits and other social infrastructure will be established.

A community centre is planned to be located near the clubhouse or other location that can best serve the resort community once it is financially viable. Featuring a floor area of about 278.7m² (3,000 ft²) including meeting room(s) and recreational rooms. The building will be suitable for functions, council and/or condominium association meetings, club activities and classes.

Walking trails will be established in the undeveloped portion of the common lands. The trails will link the golf course and the various neighbourhoods together to allow for greater recreation opportunities and increased social interaction.

Playgrounds will be developed in neighbourhoods that feature family residents.

An area may be set aside in each neighbourhood for community garden use.

Silver Sands Golf Resort will be a gated community which will assist in providing additional security to members.

Wi-fi internet service is available in all areas and will be integrated into the golf course operation.

ATV use within the resort will be restricted to resort operation and maintenance. During the

winter months, snowmobiles may be used on the property under approved rules of use for the condominium, golf course and municipal bylaws.

Once sufficient capacity and ownership exists within the resort future amenities may include a swimming pool, restaurant and small general store.

Separate from this Plan, a variety of golf course improvements will be undertaken which may include, but not necessarily be to clubhouse renovations, golf course improvements, and a driving range.

3.14) PHASING

The Silver Sands golf resort will be developed in several phases. Plan statistics for number of lots and population counts for each phase are provided in Section 3.14.

Generally, the development will initiate with Silver Sands Loop that is located west of the golf course clubhouse, then proceed in a clockwise direction through Deer Meadows, Spruce Meadows and the Narrows.

The commercial (gas bar/ convenience store and mini-storage) area may be developed independently of other areas depending on market demand.

The municipal reserve lot may be surveyed out as required by the Summer Village of Silver Sands.

The various phases are described on the Phasing Map. Note that The Narrows is broken into three separate sub-phases and the Commercial area is broken into two separate sub-phases.

3.15) PLAN STATISTICS

DWELLING UNITS BY PHASE		
PHASE	Homes	R.V.
Silver Sands Loop		60
Deer Meadows		95
Spruce Meadows		32
The Narrows		121
Lake Isle Landing (S)	22	
Lake Isle Landing	12	
Poplar Place	41	
TOTAL	75	308

The combined population density at full development is expected to be approximately 1160 persons⁶, not including the manager's residence which could add an additional three persons (on average). Of this, 678 persons are anticipated from the recreational housing neighbourhoods at full build out and density.

The following table describes the tentative areas for each land use type within Silver Sands Golf Resort.

Land Allocation⁷	AREA	
	Ha.	Ac.
Recreational Lands	27.45	67.83
Roads & Dedications	2.38	5.01
M.R.	5.05	12.48
E.R.	2.05	5.06
Golf Course ⁸	78.61	194.25
Commercial	2.7	6.7
Future Development	5.5	12.45
Titled Area	283	114

⁶ Population estimates are as follows: Housing units are 3.5 persons/unit while R.V.'s and Park Models are rated at 2.2 persons/unit.

⁷ Numbers are rounded which may lead to totals more than 100%.

⁸ Golf Course Lands includes storm water ponds, MR, water hazards and other environmentally sensitive lands within the golf course area.

3.16) LANDSCAPING



The full completion of Silver Sands Golf Resort will include additional landscaping as part of the development process. Landscaping plans include:

- planting of trees and shrubbery as required to maintain slopes, drainage courses and buffer areas,
- entrance features including fences, gates and signage, and
- landscaping plans for community buildings.

3.17) ARCHITECTURAL & LANDSCAPE CONTROLS

The following architectural and landscape standards will be applicable throughout Silver Sands Golf Resort. These include guidelines for community and golf course buildings, trails, storage compound guidelines, R.V. and cabin unit landscaping, accessory structures and other guidelines as required. Where the various features are not determined to be of a municipal interest, it is recommended that they be implemented through measures such as the condominium bylaw and restrictive covenant(s).

(Landscaping Plan) Fire Smart guidelines will be implemented where practical within the Plan Area (see development plan map) to mitigate wildfire risk from the central forested area and other areas as vegetation develops. This should include as applicable on a site by site basis:

(R.V & Cabin Areas)

- removal of deadfall and hazard trees a distance of 30 metres to 100 metres from the outer boundary of the lot,
- removal of deadfall and hazard trees within each lot,
- removal of tree limbs less than 2.0 metres

above grade within each lot

- thinning of trees within the recreational condominium area, and
- regular cutting of long grasses and other vegetation in developed areas of the condominium lands.

(Residential Area)

- Standard fire smart guidelines as put forward by Alberta Sustainable Development shall be applied.

(Other Areas)

- The landowner will be encouraged to work in cooperation with the Summer Village to develop a program that respects the natural features and environment while mitigating fire risk to the greater community.

The Fire Smart guide as provided by Sustainable Resources Alberta will serve as a handbook for specific measures and will be part of the overall maintenance regime for the condominium association. <http://www.srd.alberta.ca/wildfire>.

(Community Bldg.) Units will be encouraged to landscape in accordance with neighbourhood landscaping plans and for positive drainage purposes.

(Unit Landscaping) Residential and recreational properties will be landscaped for positive drainage and maintained in a tidy manner.

(Mini storage gas bar/convenience store) The storage compound will be landscaped for positive drainage and maintained in a tidy manner. Vegetative landscaping within the will be provided to make the area attractive and a complement to the surrounding neighbourhood.

3.18) COMMUNITY IMPACTS

Community impacts of Silver Sands Golf Resort, due to its location is anticipated to be minor in

nature.

Public access to the golf course and related facilities will be maintained.

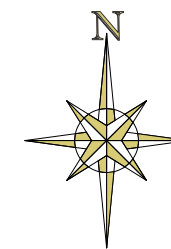
The Hamlets of Darwell and Fallis, Village of Seba Beach, Alberta Beach and the Village of Wabamun will benefit from additional commercial traffic and for recreation opportunities not offered in Silver Sands Golf Resort.

It is important to note that the well attended community open house was well received by the general public

3.19) FINANCIAL CONTRIBUTIONS

Silver Sands Golf Resort will contribute 100% towards all on-site improvements that solely benefit the development, and proportionally towards on and off-site improvements in accordance with the provisions of the Municipal Government Act.

The north road that connects the northern part of the existing Village to the Range Road will be a public road and will be initially built by the developer at no cost to the municipality. The north road shall be constructed as part of the initial phase of development to a standard provided for through the development agreement process.



Silver Sands Golf & RV BLC
 Parts SW-3-54-5-W5
 Parts NE & NW 3-54-5-W5.

DEVELOPMENT PHASING MAP

September 2016
 Amended 2017



100m (328')



A Corporation and Affiliation of Professional
 Planners, Engineers, Project Managers, Surveyors
 Environmental Scientists & Architects, Development Consultants

Project no.	Name/Site	Client	Planner	Design/Drafting Tech	Engineers
323	Silver Sands GC	RR	RN, FF	FE, DC, RA	RA, DP
Design/Draft Date	6/18/15	Revisions	8/15, 2/16, 8/16, 4/17	Reviewed/Approved By	

PART IV: IMPLEMENTATION

4.1) PLAN APPROVAL PROCESS

This Area Structure Plan as well as supporting Bylaw amendments to the Land Use Bylaw for the Summer Village of Silver Sands will be undertaken in accordance with the provisions of Part 17 of the Municipal Government Act, R.S.A. 2000, as amendment, and the requirements of the Summer Village.

It is understood that as part of the approval process, a formal public hearing will be held for each respective Bylaw amendment and for the adoption of this Plan.

The approval process will begin with regular consultation with the Summer Village Planning Staff, affected agencies and the general public.

4.2) PLAN AMENDMENT PROCESS

This Plan may be amended in accordance with the provisions of the Municipal Government Act, as amended.

4.3) CONSULTATION PROCESS



The Silver Sands Golf Resort Area Structure Plan will be subject to a full review as part of the original adoption process. This will include, but not necessarily be limited to:

- consultation with Summer Village Administration and Council,
- consultation with Lac Ste. Anne County as required due to their status and an adjoining municipality.,

- consultation with affected agencies such and Alberta Health, and
- consultation with interested members of the public through public open houses and the adoption process.

Upon adoption this Area Structure Plan may be reviewed as required, but in particular to respond to changing needs of the community.

4.4) IMPLEMENTATION

An amendment to the Land Use Bylaw will be required to fully implement this Area Structure Plan. A suitable amendment for consideration is provided separately from this Plan.

4.5) OWNERSHIP & ACCESS MODEL

The recreational area including all R.V. and Park Model Lots, common lands and parks for recreational use will remain as part of one or more condominium's that will be structured to work together on matters of common interest.

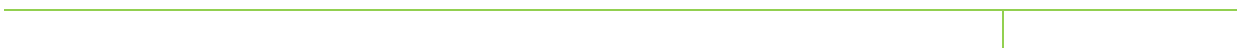
The golf course and related buildings may be structured as part of the recreational condominium or remain as a separate entity.

Waste water and potable water utilities, wash houses and other related works may be owned and operated by the condominium association or a separate entity such as the golf course or a private utility provider.

Agreements such as utility right of ways, access and utility easements, and joint use agreements will be entered into as part of the subdivision process to ensure that all services and functionality of the golf resort will be maintained regardless of the ownership model that is created.

APPENDIX "A" -

SUGGESTED LAND USE DISTRICT(S)



DEFINITIONS:

That the following definitions be added to Section 1.9:

"Park Model Home" - means a recreational vehicle designed to be transportable and primarily designed for long-term or permanent placement at a destination where an RV or mobile home is allowed. When set up, park models are connected to the utilities necessary to operate home style fixtures and appliances. Park Models must be C.S.A. approved.

"Cabin" - means a dwelling used as a temporary residence that may or may not be placed on a foundation with a maximum square footage of 55.7 m² (600 sq. feet). A Cabin is not a single detached dwelling.

"Recreational Vehicle" - means a vehicle that provides temporary accommodation for recreational or travel purposes and includes, but is not limited to:

- | | |
|-----------------------|--------------------------|
| a) motor homes (R.V.) | c) tent trailers |
| b) travel trailers, | d) fifth wheel trailers, |

That Section 4.18 be amended with the addition of:

(6) 4.18(1)(b) does not apply within a serviced Lot within a CREC District.

CREC- CONDOMINIUM RECREATION DISTRICT

(1) General Purpose of District

To provide for a recreational residential community in association with the Silver Sands Golf Resort.

(2) Permitted Uses

Cabin
Modular Home
Park Model Home
Parks and Playground
Recreation Vehicle
Single Detached Dwelling

Discretionary Uses

Accessory Building or Use
Recreation Vehicle Storage
Telecommunication tower

(3) Parcel Coverage

- (a) The maximum parcel coverage for a recreational residential lot, designed for a serviced cabin, recreational vehicle or park model home is 65%.

(4) Maximum Floor Area

- (a) For permitted and discretionary uses the maximum floor area shall be determined by the Development Officer where not governed by C.S.A. standards or building definition.

(5) Maximum Height

- (a) The height of all structures shall not exceed 9m (29.5 ft) and is subject to other provisions of this Bylaw.

(6) Property Line Setback

- (a) County Rural Road setback: 30m (98 ft.)
 - (b) Front Yard Setback (Internal road): 7.5 m. (24.9 ft.)
 - (c) Side yard Setback: 1.5 m (4.9 ft.)
 - (d) Rear Yard Setback: 6.0 m. (19.7 ft.)
-

(7) Special Provisions:

- (a) A minimum of 10% of the gross condominium area shall be dedicated for open space and/or park purposes, not including the golf course facility.
- (b) Accessory buildings within a bare land condominium unit (lot) shall be limited to a single building of less than or equal to 13.5m² (144 ft²)
- (c) A development permit for any use within this District shall not be considered to be in complete form unless it is signed and approved by a designated person from the Condominium Board as defined under the *Condominium Property Act, S.A., 2014*, as amended.

COMR- COMMERCIAL RECREATION DISTRICT

(1) General Purpose of District

To provide for a commercial recreational development within an urban community.

(2) Permitted Uses

Discretionary Uses

Golf Course	Accessory Building or Use
Golf Course Manager's Residence	Telecommunication tower

(3) Parcel Coverage

(a) As required by the Development Authority.

(4) Maximum Floor Area

(a) As required by the Development Authority.

(5) Maximum Height

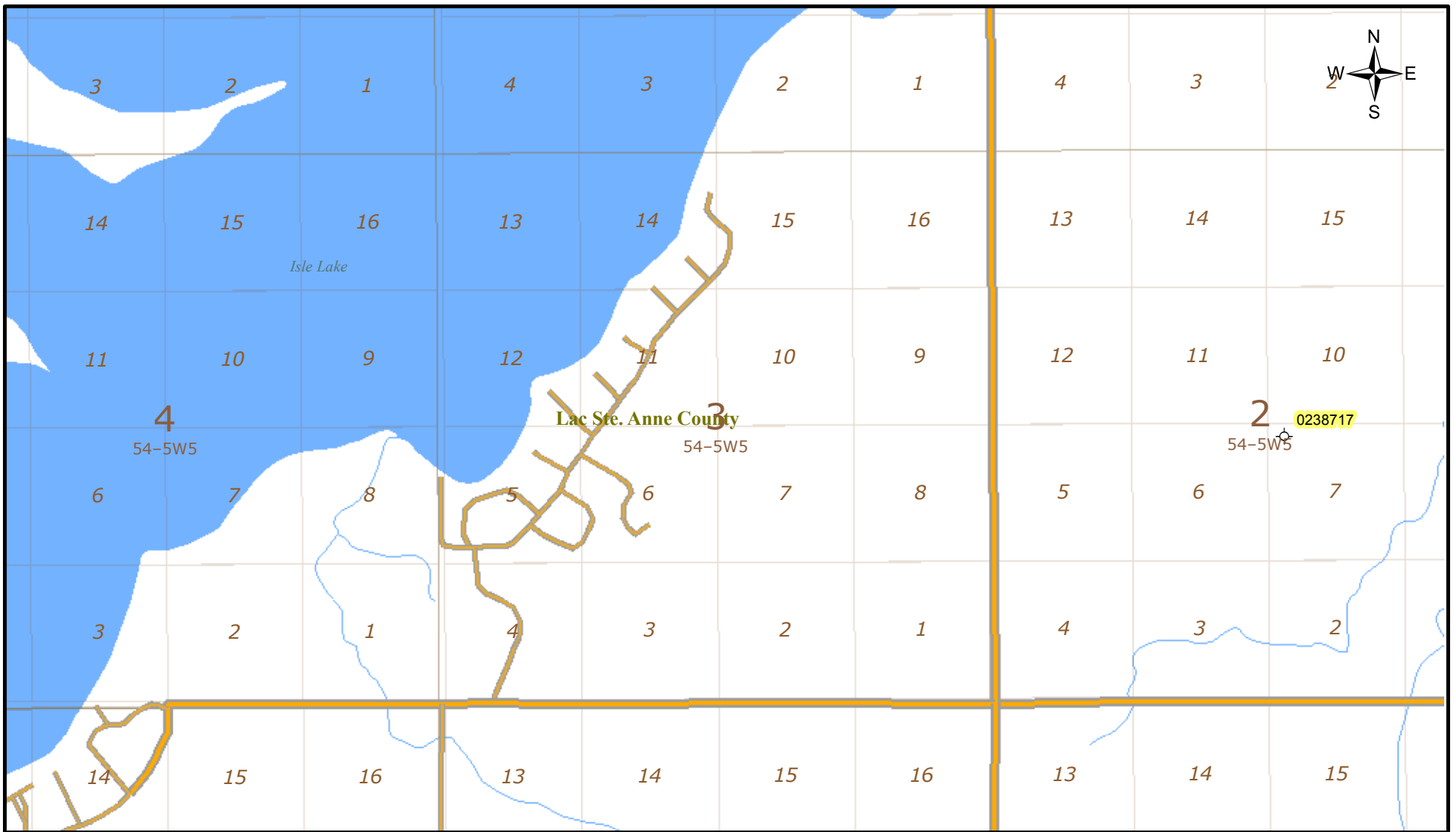
(a) The height of all structures shall not exceed 9m (29.5 ft) and is subject to other provisions of this Bylaw.

(6) Property Line Setback (Buildings)

(a) As required by the Development Authority.

APPENDIX "B" -

**ABANDONED WELL REPORT, HISTORICAL
RESOURCE CLEARANCE & HISTORICAL TITLE**









Alberta Abandoned Well Locations

Disclaimer: The ERCB makes no representations, warranties, or guarantees, expressed or implied, that the data will be suitable for any use, including the intended use even if the intended use is known by the ERCB. The ERCB accepts no responsibility whatsoever for any inaccuracies, errors, or omissions in the data and the ERCB shall not be responsible for any losses or costs incurred as a result of you or anyone else using the data.

Printed on 9/17/2014

Map Legend

-  Abandoned Wells
-  Well Licence Number
-  ATS Grids
-  Towns & Cities
-  Municipal Boundaries
-  Provincial Boundaries

0 0.25 0.5 1 Kilometres

Base data provided by Spatial Data Warehouse Ltd.



Save Map

Switch | Load Maps (2)

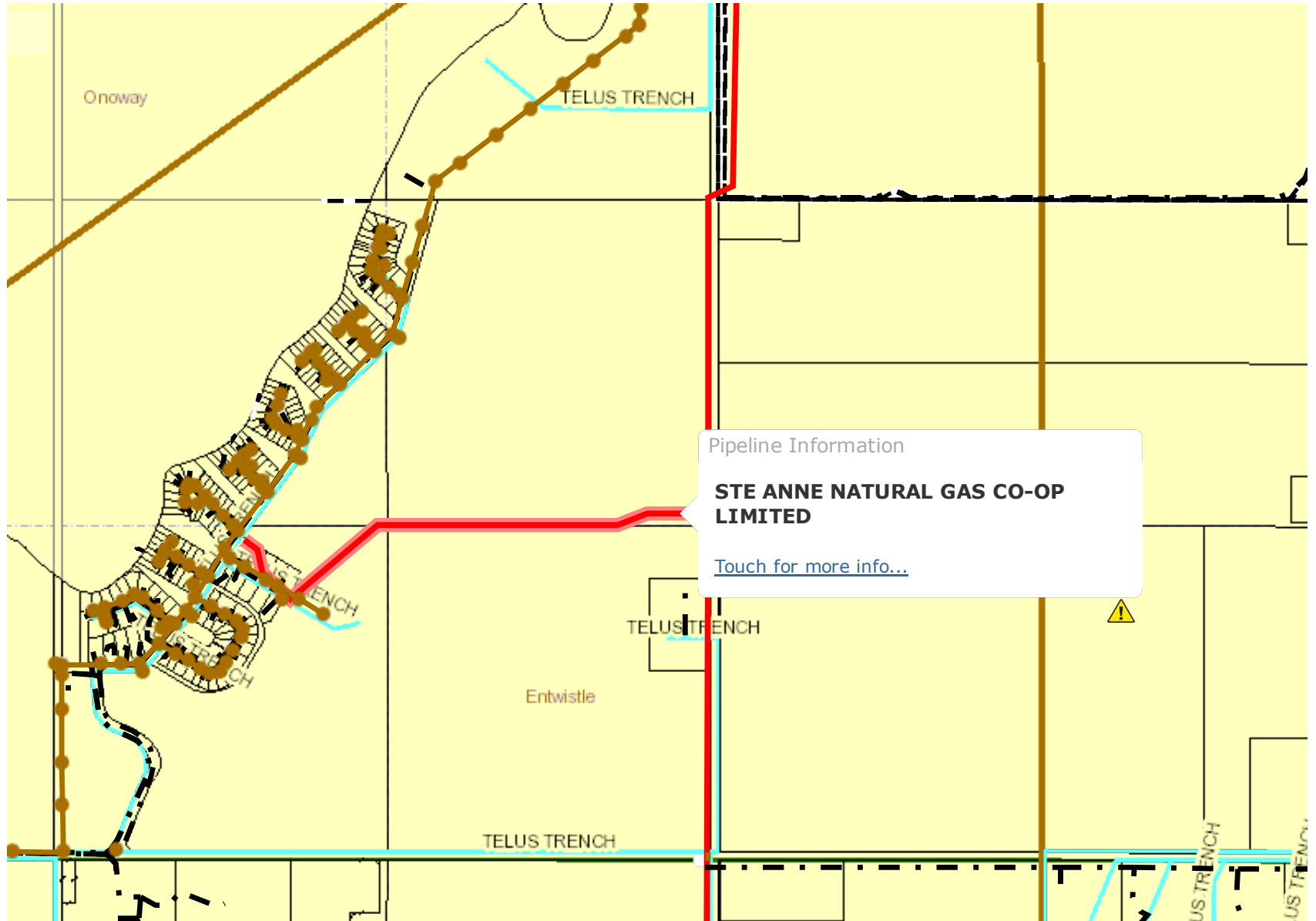


DLS | NTS | Coords

Section	Township	Range	Meridian	Zoom Options
3	054	5	5	Default

Timeout in

00:30



Historical Resources Impact Assessment:

For archaeological resources:

Has a HRIA been conducted? Yes No

Permit Number (if applicable):

For palaeontological resource:

Has a HRIA been conducted? Yes No

Permit Number (if applicable):

Historical Resources Act clearance is granted subject to Section 31 of the Resources Act, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the minister of the discovery". The chance discovery of historical resources is to be reported to the contacts identified within the listing.



April 16, 2015

Date