

**AGENDA**  
**SUMMER VILLAGE OF SILVER SANDS**  
**PUBLIC HEARING, SATURDAY, SEPTEMBER 7, 2019**  
**AT 10:00 A.M.**

**HEARING WITH RESPECT TO BYLAW 294-2019**  
**A BYLAW TO AMEND SECTION 4.18 OF LAND USE**  
**BYLAW 256-2015 (AS AMENDED), WHICH PERTAINS TO**  
**RECREATIONAL VEHICLES AND TEMPORARY LIVING**  
**ACCOMMODATIONS**

**DATE:** Saturday, September 7, 2019

**TIME:** 10:00 a.m.

**PLACE:** Interlake Golden Age Club  
Darwell, Alberta  
(Located at Highway 765 & Highway 633)

1. Call to Order and Opening Remarks
2. Adoption of Agenda
3. Introductions
4. Public Hearing

The purpose of this hearing is for the Council of the Summer Village of Silver Sands to hear testimony and take action relating to the proposed Bylaw 294-2019 which provide guidance with respect to land use for Recreational Vehicles and Temporary Living Accommodations within the Summer Village of Silver Sands. Specifically, the effect of Bylaw 294-2019 would be to restrict the use of Recreational Vehicles and Temporary Living Accommodations to parcels where a permanent Single Detached Dwelling Exists. Where a parcel does not have a permanent Single Detached Dwelling, no Recreational Vehicle or Temporary Living Accommodation may be placed upon it.

5. Presentations
  - a) Tony Sonnleitner, Summer Village of Silver Sands Development Officer
6. Public Testimony & Comment
  - a) Written Submissions
    - i) Mel & Darlene Hirshmilller
    - ii) Barbara Sirski
    - iii) Russell Sirski
    - iv) Wayne & Penny Germann
    - v) Garth & Goldie Brown
    - vi) Lyle Trytten
    - vii) Donald Saunders
    - viii) Ken & Darlo Duncan

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b) Written Request to make Oral Presentation

- i) Garth & Goldie Brown
- ii) Don & Scott Saunders

c) Oral Presentations/Comments from those persons signed up on the sign-in sheet

d) Oral Presentations/Comments from any other person(s)

7. Questions & Answers (for Council Members Only)

8. Council Discussion

9. Adjournment of Public Hearing

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**Subject:** Support Bylaw amendment 294-2019  
**From:** Mel Hirshmitter <mhirshmitter@gmail.com>  
**Date:** Mon, Aug 19, 2019 3:21 pm  
**To:** administration@wildwillowenterprises.com

August 19, 2019

Mel & Darlene Hirshmitter, ...

We own the property at # 12 Alder Eve., Silver Sands, Lake Isle, Ab.

We support the counsel, on the motion to restrict use of temporary living accommodations on it; unless a permanent dwelling exists..

Regards,  
Mel Hirshmitter

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Aug 19 2019

Re: Proposed Land Use Bylaw Amendment -  
Bylaw 294-2019 to Section 4.18 of Bylaw 256-2015

Please note that I am not in favor of  
the new proposed bylaw.

It is an unfair amendment to RV owners  
who have upheld their properties and have met  
previous bylaw conditions.

The location of my property at the Village of  
Silversand is on 15 Ash Ave

BARBARA SIRSKI

[REDACTED]

[REDACTED]

[REDACTED]

Phone [REDACTED]

[REDACTED]

B. Sirsi

(2)

Aug 19 2019

Re: Proposed land use Bylaw Amendment -  
Bylaw 294-2019 to Section 4.18 of Bylaw 256-2015.

Please note that I am not in favour  
of the new proposed bylaw.

This would be an unfair amendment  
to RV owners who have upheld their property  
and have met previous bylaw conditions.

The location of my property at the Village  
of Selkirk is  
15 Ash Ave.

Russell SIRSKI

[REDACTED]

[REDACTED]

[REDACTED]

Phone: [REDACTED]

[REDACTED]

Russell Siski

(3)

Wayne and Penny Germann  
#24 Pine Crescent  
and # 14 Alder Ave

August 20, 2019

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

Village Council and Meeting Attendees

We are full time residents of Silver Sands and hold two properties within the village.

We are unable to attend the Public Hearing pertaining to the discussion on Bylaw 294-2019 and appreciate the opportunity to voice our opinions by means of this letter.

We are very much in favor of this bylaw being implemented, and believe it is a very positive and necessary action within our Village of Silver Sands.

Not to imply that the Holiday Trailers currently situated on various lots are not very nice units, they are, and yes, some could be worth more than the property we own within the village. However, our community is just that, a village! It is not a campsite nor a mobile home park.

There are designated areas being set up and recognized as 'RV Lots'. These may be the perfect option for those wishing to enjoy the community, the lake and the golf course without building a permanent dwelling.

Referencing the Meaning of VILLAGE: a small community or group of houses in a rural area

Regards

Wayne Germann  
Penny Germann

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Summer Village of Silver Sands  
Council Members  
Brown

Aug 21<sup>st</sup>, 2019  
Garth & Goldie

18 Aspen

Dear Council,

As verbally directed at the July 26<sup>th</sup> council meeting, I am re-sending our previous submitted letter to Council on July 12<sup>th</sup>, 2019 along with this summary amendment.

This property was for sale for 7 years causing once cleared land to return back to bush.

Being fully aware that we may not get our initial investment back, we made the personal decision to pay a higher purchase price because we saw the potential of the land.

However if we are not able to utilize the property and we were to list the property for sale under a new bylaw as residential property only, it could be years before selling, leaving us with the decision to finance a build before we are able or leave the land to return to bush as vacant land until sold.

Again it is not just changing the wording but an affect that would alter owner's choices and financial standing.

For efficiency and time I have outlined questions that we would like discussion on.

- a. How would it affect owners that had purchased under the current bylaws and direction that RV units are allowed?
- b. What conditions would owners be given?
- c. If not grandfathered, how are there mobile homes in the village, which are not allowed in today's bylaws.
- d. How would the new bylaw be enforced? (notice procedure, time allowance, consequences, fines)
- e. By whom?
- f. What is our directive to appeal a decision to a changed bylaw?
- g. Would we not have legal grounds to challenge a forcible condition if we purchased under the current bylaw?
- h. Could it not cause the property values to go down as the lots return to overgrown bush?
- i. If the land is left to return to natural state, would we then get fined for letting the grass and trees grow?

If the council is compiling a list of all submitted questions to answer for efficiency of time to expedite the meeting, then I would not ask for time to speak to council.

However if the council directs that each individual is requested to present their questions personally than I would ask to have our names listed for allotted floor time to address the council for these answers.

We appreciate your time and consideration concerning this matter.

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Summer Village of Silver Sands  
2019  
Council Members

July 12,

Dear Council,

First we do want to thank you for your commitment and service on the Council of the Summer Village of Silver Sands.  
Many times you are faced with topics and issues concerning the operation and function of the whole body of the Village.  
Discussions and decisions will always be met with differences of opinions and not all interaction is met with 100% support or approval from all the owners of the Village.  
We are writing this letter in reflection to a reading of the Bylaw that was added to the agenda as part of your June 28<sup>th</sup> meeting.

95-19 MOVED by Deputy Mayor Turnbull that Bylaw 294-2019 being a bylaw to amend Land Use Bylaw 256-2015 to delete and replace section 4.18 Recreational Vehicles and Temporary Living Accommodations be given first reading. CARRIED

**CLARIFICATIONS:**

For recreational Vehicles Page 56 4.18(1)(a)

1) RV can be situated and occupied on residential parcel

**\*Can you please advise what the replacement wording is, as I am not seeing it recorded anywhere?**

So because of the answers received in an E-mail and verbally we followed through on our offer to purchase.

----- Forwarded message -----  
From: pcm1 <pcm1@telusplanet.net>  
Date: Sun, Jun 4, 2017 at 11:45 PM  
Subject: Re: property specs  
To: garth brown <grthbrwn@gmail.com>  
June 4, 2017

I have received you email, and will endeavor to answer your questions. As a start, I have attached the Summer Village of Silver Sands Land Use Bylaw No. 256-2015.  
The lot has 50' of frontage on Conifer Crescent, with the rear yard being 55', and the depth 130'.  
I expect that a culvert will be required and constructed to Municipal specifications, similar to those in other municipalities at 32" width maximum, with 300 mm culvert minimum.  
Currently, the lot is undeveloped, where a RV may be placed an used on the property. Accessory uses may be added once the required Single Family Dwelling is to be constructed.  
There is no prohibitions for well; where the size of septic tank required is based on the size (number of bedrooms) of the dwelling. Park Model Homes do not meet the requirements for a RV (different standard).  
You will note within the R1A - Residential District of the Land Use Bylaw that the minimum floor area is 74.3 sq. m (800 sq. ft.), the district also specifies the other site requirements. There is no timeframe within which you are required to develop the property with a Single Detached Dwelling, however, in the interim you are assessed as a vacant property and the minimum tax requirements apply.

Essentially, the development requirements are the same as those you would find in a St. Alberta or Edmonton, except that prior to development you may store or utilize an RV on the property.

If you have additional questions, give me a call at (780) 718-5479

Regards,

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

I do not have it in writing but on the Monday morning of June 5<sup>th</sup> it was a phone conversation with Tony for further clarification on a few questions. "I am aware the who said does not hold a-lot of weight in the court of law but a man of your word should still hold honour"

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We had been viewing properties in and around the whole area of central Alberta, asking the same questions to all counties/municipalities and because some do have a time limit in which a dwelling is to be built I wanted to confirm.

- 1) I did ask if we could keep our unit on the property and that we would like to make a pad to park it on. Tony said the unit could stay on the property and a pad is what they like to see.
- 2) Was a permit required? No

It has been very beneficial and a privilege to have our unit out at the lot all summer. Because the Village does not have a lot to offer that would bring buyers to the area we did not want to initially invest immediately a large dollar value to build and then not get it back at re-sale as property is not in high demand.

To have had the opportunity clarifies for us if we would continue to build. This is our second summer that we have been able to enjoy Silver Sands where we find it speaks to our needs as we love the area, neighbours and the tranquility of the Village.

I am sorry that people do not want to purchase but we do understand their hesitation.

What would be the draw for a young family?

- a) Small golf course
- b) The green lake.
- c) No dock for the public at the boat launch.
- d) No beach area.
- e) The aging infrastructure of most of the housing in the village.
- f) Some of the subdivisions do not offer curb appeal with abandonment, messy, unkempt lots.
- g) One of the areas that should have some public appeal is the one featured selling option, the Golf Course. If any, these lots should be ones that are presented and groomed well.
- h) Some of the lots with dwellings that have trailers stored on them look worse than a well kept utilized vacant lot.

If you have community members that are speaking and sending out positive feedback of what a wonderful place the village is to surrounding family, friends and communities it can produce new life, growth and revenue.

I would hope that the council is working on behalf of the input and consideration to all matters from the majority residences and owners of Silver Sands.

If so, than can these questions be answered?

- 1) If changes are made where it is deemed that owners would not have allowance to utilize their property, would you not believe that the property value would go down as the lots would return to overgrown bush?
- 2) What would this mean to those that had purchased under the current Bylaw and direction that it was allowable?
- 3) Please advise what the replacement wording is.

It is not just changing the wording but an affect that would alter owner's choices and financial standing.

We appreciate your time and consideration,



---

Garth and Goldie Brown, 18 Aspen

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**Subject:** SVSS Bylaw 294-2019

**From:** Lyle Trytten <ltrytten@gmail.com>

**Date:** Mon, Aug 26, 2019 9:43 am

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

Hello, I would like to register my support for the change to the bylaw to avoid SVSS becoming an RV park. I have two follow-up questions/comments regarding this bylaw

1. Are existing land owners grandfathered? If not, some means of addressing an appropriate transition should be developed. We support an appropriate transition and note that a couple of the new owners in Aspen may be affected, but note at least one of these has disregarded bylaws regarding lot development already.
2. It seems clear that the by-law intends to be applied to each and every lot. That would preclude somebody owning two lots having a cottage on one and an RV for storage or guest use on the other, without going through lot consolidation. Is this the intent? In general, we do not see a major problem for someone owning multiple lots and using an RV on one for guest accommodation while using another as a primary residence. That still fits the general intent of SVSS being a cottage community.

Regards,

Lyle Trytten

Owner, #9 Conifer Crescent, SVSS

Sent from [Mail](#) for Windows 10

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**To the Village Council and the Village Property Owners**

**We have been a property owner here since 1969, the inception of the village 50 years ago. The promotion by the developer, Charlie Blais was highlighted by the attraction of "a natural setting and sandy beaches".**

**This was, indeed, true for a few years up until about 30 years ago when the lake quality slowly deteriorated so that our children could no longer play in the lake around the dock. Water sport activities have declined to nearly zero from the busy weekends when the lake would be a playground for water skiing and tubing. Our lake is no longer an attraction for potential water front buyers and the water quality is clearly an impediment to potential purchasers of vacant and "for sale" lots. Witness an empty Poppy Place Avenue.**

**Over these many years there have been numbers of volunteer council members dedicated to managing the village in the best interest of all the owners, with bylaws that allowed a degree of choice as to how one would utilize their residence or country retreat. Some have been turned into RV lots, some to cottages, some to storage and some to garden plot lots.**

**Now we have a golf course development that required a zoning change to accommodate its purposed RV lot sales. When this was proposed we assumed it would not affect the village as it existed today. This has been changed by council with the introduction of Bylaw 294-2019 which would eliminate the use of a property with just an RV parked on it. This would be a significant and life style change for the RV owners who purchased their property in good faith based on the previous land use bylaw.**

**As the golf course web site shows their RV lots would sell for a large sum over the present value of a back lot in the our old village site. The intent of Bylaw 294, eliminating RV parking in the village, seems to be for the purpose of enhancing the sales promotion for the golf course development.**

**Before council passes Bylaw 294 it is mandatory for the three members to make clear their intent regarding the present use of property with RV parking only.**

**Donald Saunders**

**13 Aspen Avenue**

**September 2019**

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Ken & Darlo Duncan  
#13 Ash Avenue, Silver Sands, AB

August 30, 2019

Clear communication of what was discussed at meetings seem to be a constant problem to property owners of the community who cannot attend on a regular basis. If the needs of the community as a whole are intended to be met, perhaps changing the time frame of when your council meetings are scheduled would achieve a better number turn out. Is there a reason why this has never been considered? I brought this up myself at the Open House Meeting in 2017. When attending meetings, there seems to be very little reference materials for identification for description and clarity of what is being discussed to the public. By providing material on the topic there it can be a truly open forum of opinions and informed discussion which will promote the decision making process. Also there is not enough substance in the meeting minutes to truly enlighten and engage the reading by non-attendees. The true who/what/where/when/why/how. As everyone knows, the internet highway to Silver Sands is a little slow and unpredictable.

The governing body of our elected council are servants of the community. It is their responsibility from the Oath of Office to serve the community as a whole (permanent & temporary residents alike). Where ever there are tax dollars being generated for the enhancement of our community, those are the people you are to represent. Decisions being made to encompass all, just not the select few.

Just for clarification, the name of this community is the SUMMER VILLAGE OF SILVER SANDS. The definition is as follows:

“A summer village is a type of municipal status used in Alberta, Canada founded in 1913. It was used in resort areas that were mainly active in the summer & where most residents were seasonal. It was used in resort areas that were mainly active in the summer and where most residents were seasonal”.

The Village of Silver Sands is amongst other similar communities and has been part of the Association of Summer Villages in Alberta since January 1, 1969.

#### MUNICIPAL DEVELOPMENT PLAN – BYLAW 253-2014 – RESIDENTIAL DEVELOPMENT 3.2

3.2.2: #1 - “It is the intention of the Summer Village of Silver Sands to limit the development of lakeside lots to only single detached dwellings. However, in the balance of the municipality a diversity of housing types may be allowed & even encouraged”.

Silver Sands Municipal 2014 Census Population – 154 / Population 2016 – 160 / Population 2011 – 85. Population based on Dwelling Counts from Aug 9, 2016 (-50.9). This information is taken directly from the Association of Summer Villages in Alberta.

Silver Sands is a community that is stunted by lack of new residences and growth in the area, and everyone should have noticed there are a lot of “For Sale” signs (with and without structures). What are the elected officials doing to prompt new blood and growth in the community? There seems to be no younger couples or families moving into the neighborhood. Is the cost of lots too high? Is the

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expectation of developing a fixed structure with strict timelines and bylaws beyond their means and general common sense? Does our Development Officer ever support anyone with positive experiences or aid educating new residents? All I ever seem to hear is negative experiences.

There was a time, because this is a lake community (where there are a lot of seasonal homes), where a young family could start their lake getaway. First, they would come in and clear a place where they could settle in. Living in an RV during the months where the weather is accommodating for a few years and then deciding what to build. When walking the paths around the Village if a property is well maintained, grass cut, fire pit area clean, does it really matter if it for a RV or permanent structure? Someone really seems to have a burr in their saddle against RV's - at a lake. It is people, good people that make a community, not what they reside in? These lots with RV's are paying ANNUAL taxes which provides infrastructure support for 365 days a year living. People who live out here fulltime have to take that into consideration, they are not even half of the tax base for the essential services they use. We get used to the fact that the roads are kept well and that the Village maintenance people take such good care of us all. Without this tax income coming in to support our services this will drive the mill rate up on how much taxes are paid by the individual lot owners. I don't know about you, but I like to keep as much of my income as possible. Many families today have suffered with the recession with keeping their heads above water while trying to maintain what they have. If this means it takes a little longer for them to get their plans for more permanent living structures, where is our support to our continuing growth?

Why are we constantly being held to the standards of larger communities without being provided the amenities? The Summer Village Silver Sands will never be the Stony Plain/Spruce Grove of our generation, or even the next. Nor would I personally want it to. What drew us to this community was the ability to leave the "rat race", relax with family and friends, and enjoy our property.

Recreational vehicles have come a long way from past versions. Most of them now have more conveniences in them than our homes. A well-used and taken care of RV and lot will always be a better option than a dilapidated structure to promote the variable living ability within the community. Not only will it be used more consistently, but also spending their money on products and events within the lake communities.

In closing, maybe the following points can be answered.

- When in disagreement with planning and developing property, is there a recourse for arbitration with the elected officials and/or Planning Director of the community?
- Is the constant imposition of restrictions and regulations really necessary?
- As there is an assigned position as the Village Planner, where is the plan (the 5 year / 10 year / future growth)? What is their informed long term community plan? Is it adaptable when the economy does not fit with the overall vision? And, where is it shared for public viewing?
- Why are the bylaws chopped to the smallest of portions of there entirety when discussed at meetings? There should always be available a full copy of the entire Bylaws, not just a single sentence or two of the "search criteria" appearing to support. Many bylaws domino into other areas and they should always be available in print form. Not everyone has computer at the lake...and some people don't have the knowledge to access what they are

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looking for in its entirety. Seems like a lack of transparency when reading only portions in the minutes.

- If Park Models are allowed on the golf course lots....why not in the Village if they meet the square footage requirement?
- As the population at the lake are getting older, what is the council doing to promote growth and development within the area for young adults and families?
- What is the status of the secondary access road to the east side of Silver Sands?
- To have the name "Summer Village", it refers to seasonal dwellers. Most young families cannot afford to both buy lots and then develop them immediately. They should be allowed use and store their RV's on their property, as long as it is maintained to a high level. This needs to be appealed for the greater good for the continuing improvement and population growth of a dependable tax base for the lake community.
- When people come looking for vacation/seasonal property to purchase, do you think that they would even consider purchasing with terms and conditions by constantly changing development bylaws that alternatively discourage their purpose to buy?
- With meetings being held during the work week, and between the normal working hours of 9/5, many of the "seasonal" owners are not able to attend. Is council going to promote computer interaction (ex - Webex) with all property owners within the community?
- It has been noted that even though the floor is opened up to the audience in attendance at the meetings, their comments are not logged into the minutes. Some of the topics concern a great many more people than who are there.
- Even when a member of the community has taken the time to ensure that they have time allocated to them in the meeting, that their "speech" is not always reflected in the minutes as it was presented verbally. It is proposed that a copy be retained and inserted as an addition into the minutes- "as it is written".
- When visitors come to the lake with their RV's to visit people who own property, why does their presence there have anything to do with any of the other owners? These families/friends could be "potential" future owners of property. Attract people, don't discourage.
- As bylaws are changed, the new adaptation does not always fit with properties already purchased and/or established. Anything to do with development changes that affect these owners should be grandfathered and governed by the existing bylaws present of the time of purchase.

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- If meetings are generally held monthly, and as an elected official if you are not available to the community during the winter months, how can you properly present the village as a whole? Those prior long term acquaintances can be maintained and represented through long distance. This puts new property owners at a disadvantage.
- Lots without a building should be allowed to have a RV on site. This lot is no longer vacant as it is "occupied". A vacant lot should mean not developed in anyway, basically raw land, and not in use.
- If the bylaws that applied to historical purchases were good at the time for previous lots, why are there so many demands for changes now?
- How do you stop a bylaw change that is being changed for a select few?

As Canadians, our country has always prided itself on our diversity, our ability to build bridges to accommodate all who reside, and our acceptance of peoples' right of ownership. How can you truly own something if all control is given to individuals that have vested interests?

Regards,

Ken & Darlo Duncan

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