

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES

SATURDAY, AUGUST 19, 2023

HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

	PRESENT	<p>Mayor: Bernie Poulin Deputy Mayor: Liz Turnbull Councillor: Graeme Horne</p> <p>Administration: Heather Luhtala, Assistant CAO</p> <p>Public Works: n/a</p> <p>Attendees: n/a</p> <p>Delegation(s): 9:00 a.m. - Municipal Planning Services, Jane Dauphinee (in person) & Brad MacDonald (Via zoom) – to make presentation during the Public Hearing with respect to Draft Land Use Bylaw 335-2023</p> <p>Public at Large: 5 (via Zoom) / 26 (in person)</p>
1.	CALL TO ORDER	<p>Mayor Poulin called the meeting to order at 9:00 a.m.</p> <p>The Summer Village of Silver Sands acknowledges that we are meeting on Treaty 6 Territory and on the homelands of the Metis Nation. We acknowledge all indigenous peoples who have walked these lands for centuries. We acknowledge the harms and mistakes of the past, and we dedicate ourselves to move forward in partnership with indigenous communities in a spirit of reconciliation and collaboration.</p>
2.	AGENDA 161-23	<p>MOVED by Deputy Mayor Turnbull that the August 19, 2023 Regular Council Meeting agenda be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
3.	MINUTES	n/a
4.	DELEGATIONS	9:00 a.m. - Municipal Planning Services, Jane Dauphinee & Brad MacDonald to make presentation during the Public Hearing with respect to Draft Land Use Bylaw 335-2023

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5.	PUBLIC HEARINGS	<p>9:00 a.m. - Land Use Bylaw 335-2023 – A Bylaw to establish regulations for how land can be developed within the Summer Village of Silver Sands. First reading to this bylaw was given at the July 21st, 2023 Regular Council meeting. The Public Hearing package is attached which includes the Notice of Public Hearing that was mailed out on June 27th, 2023 and the written submission received prior to the deadline of 4:00 p.m., Monday, August 14, 2023. Any late submissions received have been distributed to Council at meeting time.</p> <p>MOVED by Deputy Mayor Turnbull that Council direct Municipal Planning Services to prepare a report to Council on the matters raised at the Public Hearing and to include a report on tents as it relates to section 9.19.1 of the Draft Land Use Bylaw 335-2023, <i>Recreational Vehicles and Temporary Living Accommodations in the Residential Districts</i>, the report to be reviewed by Council at their September 2023 Council meeting.</p> <p style="text-align: right;">CARRIED</p>
	162-23	
6.	BYLAWS	<p><u>Bylaw 335-2023 – Draft Land Use Bylaw</u> As Council directed additional work from the Consultants, no further action was taken on Draft Land Use Bylaw 335-2023.</p>
7.	BUSINESS	n/a
8.	FINANCIAL	n/a
9.	COUNCIL REPORTS	n/a
10.	BUSINESS	n/a
11.	CORRESPONDENCE	n/a
12.	OPEN GALLERY	n/a
13.	CLOSED MEETING	n/a
14.	NEXT MEETING(S)	The next regular Council meeting is scheduled for Friday, August 25, 2023 at 9:00 a.m. at Fallis Hall.
15.	ADJOURNMENT	The meeting adjourned at 10:15 a.m.

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Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman

Notice of Public Hearing

Summer Village of Silver Sands Land Use Bylaw - Bylaw No. 335-2023

Pursuant to Sections 216.4, 606, and 692 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, Summer Village of Silver Sands Council hereby gives notice of its intention to consider Bylaw No. 335-2023, the Summer Village of Silver Sands Land Use Bylaw.

The purpose of the Bylaw is to repeal and replace the Summer Village's existing Land Use Bylaw (Bylaw No. 256-2015), as amended. The Land Use Bylaw is the primary regulatory document for the development of lands within the Summer Village.

MANY CHANGES have been made to the proposed Land Use Bylaw which may affect some individuals. These changes to the Land Use Bylaw include (but are not limited to):

1. Updated information about the development permit application and notification processes;
2. Updated information about the subdivision process;
3. Revised regulations for development and subdivision appeals;
4. Regulations describing the enforcement process;
5. Additional and revised definitions to address common terms and uses classes;
6. Regulations for setbacks from environmental features;
7. Regulations affecting the development of accessory buildings;
8. Regulations affecting the development of suites;
9. Regulations affecting the development of tourist homes;
10. Requirements for site grading and major landscaping; and
11. Regulations for maximum site coverage and minimum vegetative cover requirements.

Section 230 of the *Municipal Government Act*, RSA 2000, c M-26, requires that a public hearing on a proposed bylaw must be held before the second reading of the bylaw. First reading of Bylaw No. 335-2023 occurred on Friday, July 21, 2023.

THEREFORE, PLEASE TAKE NOTICE THAT pursuant to Sections 216.4, 606, and 692 of the *Municipal Government Act* a public hearing to consider the proposed Bylaw will be held in-person and virtually via Zoom. The public hearing will be held as follows:

Date:	Saturday, August 19, 2023
Hearing Start Time:	9:00 AM
In-Person Location:	Fallis Community Hall (55303 Range Rd 52, Parkland County)
Virtual Location:	https://us06web.zoom.us/j/87018340453?pwd=L2dUSkJEbzVDS2p6RjFEc2hSSlZ4QT09 Meeting ID: 870 1834 0453 Passcode: 667421 The link will also be available on the Summer Village's website or by contacting the Summer Village Office.

AND FURTHER TAKE NOTICE THAT anyone wishing to make a verbal and/or written presentation may do so at the public hearing. All persons wishing to make a presentation at the hearing will be provided the opportunity.

It would be beneficial for individuals to provide advance notice to Brad MacDonald at b.macdonald@munplan.ab.ca or 780.486.1991 of their intention to make a presentation at the hearing before Monday, August 14, 2023, at 4:00 PM.

AND FURTHER TAKE NOTICE THAT a copy of the proposed Land Use Bylaw will be available online at: www.summervillageofsilversands.com and www.silversandslub.ca.

To obtain more information regarding the proposed Land Use Bylaw, please contact:

Brad MacDonald

Municipal Planning Services

780.486.1991 | b.macdonald@munplan.ab.ca



Summer Village of Silver Sands

Box 8,
ALBERTA BEACH, AB. T0E 0A0
Phone: 587-873-5765 Fax: 780-967-0431
Email: administration@wildwillowenterprises.com

Date of Mailing: July 27, 2023

Public Hearing Information

This public hearing is for Council to hear testimony related to the matter at hand.

All those wishing to be heard at the public hearing will be asked to sign in (in person or virtually).

Those who do not sign in will be given the opportunity to speak only after all those who signed in have given their testimony.

Presentation Guidelines

The following rules of conduct will be followed during the public hearing as everyone present will be given an opportunity to be heard.

- Presentations are to be brief and to the point.
- Only one person may speak at a time. Each person will be allowed 5 minutes maximum to present to allow time for everyone to be heard. This is the time for presentation of testimony. No debate is allowed.
- Applause, cheering, clapping or associated noises after speakers have spoken must be kept to yourself as this is a time for Council to hear and carefully consider all testimony given. All members of the public are to feel safe in expressing their thoughts.

Hearing Ground Rules & Order of Presentations

- a) entry of written submissions into the record,
- b) late written submissions will be read into the record,
- c) comments/presentation from the Consultants, Municipal Planning Services,
- d) those who have signed in will be given the opportunity to speak in the order they have signed in,
- e) any other person deemed to be affected by the Bylaw will be given the opportunity to speak,
- f) anyone else who did not sign in will be given the opportunity to speak,
- g) the Consultants, Municipal Planning Services, will be given the opportunity to present closing remarks or address any of the issues presented,
- h) Councillors will be given the opportunity to ask questions,
- i) Council will then end the Hearing and retire to consider the information received at the public hearing,
- j) Council will only consider matters raised at Hearing.
- k) only Councillors may ask questions of speakers during the Hearing. If any persons wish to ask questions of a speaker, they must ask Council to ask the question on their behalf during their presentation and Council will only ask the question if it feels it wishes to have an answer in order to undertake its consideration.

Background

During consideration of First Reading for proposed Bylaw 335-2023 (Summer Village of Silver Sands Land Use Bylaw) at Council's meeting on 21 July 2023, Council direct MPS to prepare a report that identifies:

- Different regulatory approaches to controlling/restricting the development of Tourist Homes (i.e. AirBnbs) through a Land Use Bylaw; and
- How the Land Use Bylaw distinguishes (or may distinguish) garage suites from single detached dwellings (above a garage).

The following report is intended to provide Council with additional information on these topics ahead of the public hearing for Bylaw 335-2023, scheduled to be held on 19 August 2023.

Tourist Homes

The definition of a Tourist home (as defined in the proposed Land Use Bylaw) is:

"A dwelling or dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics distinguish a tourist home from a dwelling unit used as a residence may include any of the following:

- a. The intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence;*
- b. The commercial nature of a tourist home;*
- c. The management or advertising of the dwelling unit as a tourist home or "vacation rental," on any website such as Airbnb or Vrbo; and/or*
- d. The use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payments, etc.*

A recreational vehicle shall not be used as a tourist home."

The Summer Village's current Land Use Bylaw (Bylaw 256-2015) does not define or regulate the development of tourist homes. However, the current LUB does regulate bed and breakfast operations. Bed and breakfast operations are defined as a "minor ancillary/subordinate commercial use of a residence where accommodation is provided for periods of fourteen (14) days or less in three or fewer guest rooms." They are considered a type of minor home occupation and are permitted uses in the residential districts. In the case of bed and breakfast establishments, the development is considered primarily a residential use with a secondary or accessory commercial use (the bed and breakfast). The main use, the dwelling, is occupied by the owner/operator who resides on site and operates the business out of their home. Currently there are no Bed and Breakfast operations with approved development permits in the Summer Village of Silver Sands.

In [Condominium Corporation No. 042 5177 v Kuzio, 2019 ABQB 814 \(Court of Queen's Bench of Alberta\)](#), it is noted that an Airbnb operation is of a "commercial nature" and displays "all hallmarks of commercial enterprises" (e.g. advertising on websites to general public; having reservation systems, availability calendars, deposit and cancellation policies; accepting credit card payments; and charging service and cleaning fees.)

Within the Summer Village of Silver Sands, there are a minimum of 3 tourist homes operating as of Summer 2023. Community feedback on this topic provided during public engagement for the Summer Village's Land Use Bylaw (seven public comments total) was not in favour of allowing tourist homes in the Summer Village. Of note, no comments referenced concerns or issues tourist homes currently operating in the Summer Village.

Municipalities throughout Alberta (particularly those near lakes and other recreational opportunities) have taken different approaches to regulating (or, not regulating) Tourist Homes within their boundaries. While some have chosen to prohibit, others have instituted development permitting requirements to allow for their controlled use. The following is a list of recent approaches to regulating this use undertaken by Summer Villages in Alberta within their Land Use Bylaws:

Summer Village	Amendment/Adoption Date	Approach
Argentia Beach	2022	Defined the use and prohibited
Golden Days	2023	Defined the use, and allowed with a development permit

Norglenwold	2022	Defined the use and prohibited
Parkland Beach	2018	Defined the use and allowed with a development permit
Rochon Sands	2019	Not defined, prohibits rental of guest houses
Sunbreaker Cove	2020	Defined the use and allowed with a development permit
Yellowstone	2012	Not defined, prohibits rental of guest houses

As an alternative to regulating Tourist Homes within the Land Use Bylaw, the Town of Sylvan Lake requires business licenses for Tourist Homes. The Summer Village does not currently have a program for business licenses within the municipality. In the absence of this program, we do not recommend this approach to address Tourist Homes in the Summer Village.

MPS Recommendation:

During first reading of proposed Bylaw 335-2023, Council considered allowing tourist homes within the Summer Village and requiring development permits for tourist homes to be time-limited (temporary), to allow for an annual review of the tourist home's compliance with Summer Village bylaws/policies, prior to the issuance of a new annual permit.

1

If Council supports allowing the development of tourist homes in the Summer Village, MPS recommends the following amendments to the first read bylaw:

- That 'tourist homes' be included in the list of discretionary uses in the R1 and R2 Districts; and
- That Section 9.28 - Tourist Homes be revised to include the following as 9.28.3 (and all following regulations be renumbered accordingly):
 - The development of a Tourist home in the Summer Village of Silver Sands shall require a Development Permit. A development permit for a Tourist home shall be issued for a temporary period up to but not exceeding 12 months.



Single Detached Dwellings Above a Garage and Garage Suites

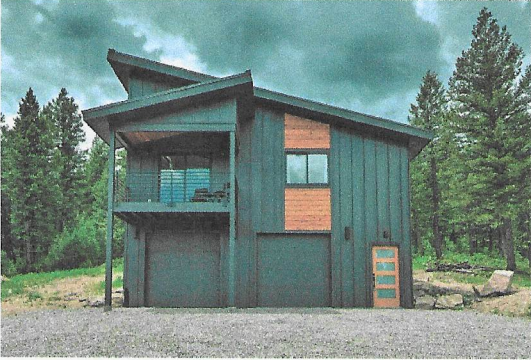

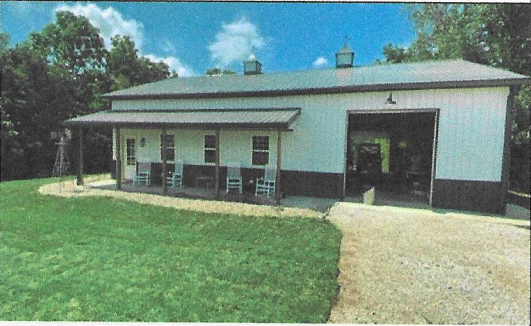
The proposed Land Use Bylaw allows for the development of garage suites (sleeping facility for temporary usage located within a detached garage). The proposed regulations state:

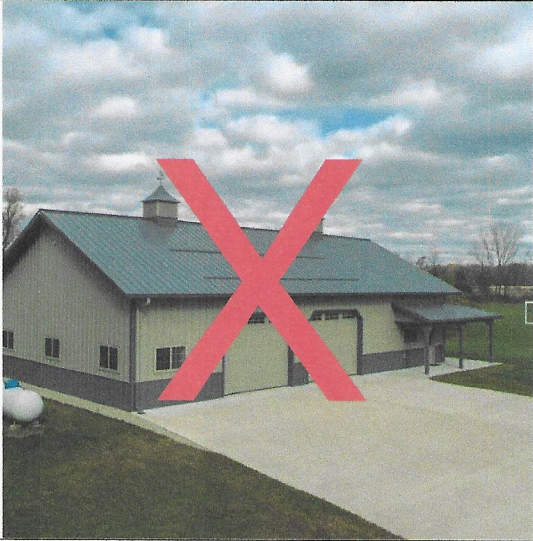
- The development of a garage suite is not allowed prior to the development of a single detached dwelling on a lot; and
- The maximum square footage of a suite cannot exceed more than fifty percent (50%) of the total floor area of the principal dwelling.

During first reading of proposed Bylaw 335-2023, Council requested clarification regarding the development of single detached dwellings where the main floor of the building was primarily occupied by a garage. MPS noted that one prospective development proponent in the Summer Village was looking to develop a primary dwelling above a garage, and that this may not be allowed given the current (and proposed new) regulations.

The following images are provided to Council for their information in assessing what forms of dwelling/garage combinations they feel may be compatible with the community.

Example	Image	MPS Observations	
		Could it be considered a single detached dwelling?	Could it be considered a garage suite?
1		No	Yes
		<ul style="list-style-type: none"> • Main dwelling space occupies 2nd floor only. • No visible front door; garage doors faces the road/front yard. • Dwelling space has similar floor area as the garage. 	<ul style="list-style-type: none"> • Habitable dwelling space developed above the accessory space. • Could be considered a garage suite, if: <ul style="list-style-type: none"> ○ A habitable, single detached dwelling is developed on the lot. ○ It complies with other regulations respecting setbacks, site coverage, floor area, and height.
2		Could it be considered a single detached dwelling?	Could it be considered a garage suite?
		Yes	Yes
		<ul style="list-style-type: none"> • If main dwelling space occupies all or part of the 1st and 2nd floors. • Front door faces the road/front yard. • Dwelling has larger floor area than the garage and conforms to the minimum floor area requirements in the corresponding district. 	<ul style="list-style-type: none"> • Could be considered a garage suite, if: <ul style="list-style-type: none"> ○ A habitable, single detached dwelling is developed on the lot. ○ The suite is developed within the second floor only (may require reconfiguration) ○ It complies with other regulations respecting setbacks, site coverage, floor area, and height.

3		<p>Could it be considered a single detached dwelling?</p> <p>Yes</p> <ul style="list-style-type: none"> • Habitable dwelling space occupies 2nd floor only. • Front door faces road/front yard. • Dwelling space has similar floor area as the garage. • Habitable floor area of dwelling is greater than floor area of garage and conforms to the minimum floor area requirements in the corresponding district. 	<p>Could it be considered a garage suite?</p> <p>Yes</p> <ul style="list-style-type: none"> • Habitable dwelling space developed above the accessory space. • Could be considered a garage suite, if: <ul style="list-style-type: none"> ○ A habitable, single detached dwelling is developed on the lot. ○ It complies with other regulations respecting setbacks, site coverage, floor area, and height.
4		<p>Could it be considered a single detached dwelling?</p> <p>Yes</p> <ul style="list-style-type: none"> • Habitable dwelling space occupies 1st and 2nd floors. • Front door faces road/front yard. • Dwelling space has similar floor area as the garage. • Dwelling has a larger floor area than the garage and conforms to the minimum floor area requirements in the corresponding district. 	<p>Could it be considered a garage suite?</p> <p>Yes</p> <ul style="list-style-type: none"> • Habitable dwelling space developed above the accessory space. • Could be considered a garage suite, if: <ul style="list-style-type: none"> ○ A habitable, single detached dwelling is developed on the lot. ○ The suite is developed within the second floor only (may require reconfiguration) ○ It complies with other regulations respecting setbacks, site coverage, floor area, and height.
5		<p>Could it be considered a single detached dwelling?</p> <p>Yes</p> <ul style="list-style-type: none"> • Dwelling is located on main (only) floor. • Front door faces road/front yard. • Dwelling has a larger floor area than the garage and conforms to the minimum floor area requirements in the corresponding district. 	<p>Could it be considered a garage suite?</p> <p>No</p> <ul style="list-style-type: none"> • Could not be considered a garage suite as the suite is not developed above the garage.

6		Could it be considered a single detached dwelling?	Could it be considered a garage suite?
		No	No
		<ul style="list-style-type: none"> • Shop/garage has a larger floor area than the habitable area of the dwelling. 	<ul style="list-style-type: none"> • Could not be considered a garage suite as the suite is not developed above the garage.

MPS Recommendation:

1	<ul style="list-style-type: none"> • Revise the definition for “dwelling, single detached” to read (changes shown in bold): <i>means a building consisting of one (1) dwelling unit. A single detached dwelling is normally constructed on-site. However, a single detached dwelling may be constructed in pieces off-site, or even in one piece, with the piece(s) being transported to the site for assembly on-site and thus may be a modular dwelling. Single detached dwellings do not include manufactured home dwellings, mobile home dwellings, suites, park models, relocatable industrial accommodations (i.e. ATCO trailers), or recreational vehicles. A single detached dwelling must:</i> <ul style="list-style-type: none"> ○ <i>have a front door facing the road or clearly visible from the road directly into the main level of building;</i> ○ <i>occupy a greater floor area than the attached garage in the building; and</i> ○ <i>comply with orientation and design requirements in Section 9.3 -Building Orientation and Design.</i>
2	<ul style="list-style-type: none"> • Revise the definition for “habitable” to read (changes shown in bold and strikethrough): <i>means a room or enclosed space used or usable for human occupancy, including but not limited to kitchens, bedrooms, living rooms, family rooms, bathrooms, and dens, excluding NON-HABITABLE ROOMS which include bathrooms, laundries, pantries, foyers, hallways, entry ways, storage areas and rooms in basements and cellars used only for recreational purposes or any space in a dwelling providing a service function and not intended primarily for human occupancy.</i>

To: The Summer Village of Silver Sands, Town Council, Consultants and Municipal Planning Services

Re: Proposed Land Use Bylaw regarding "Tourist Homes"

Date: August, 11, 2023

Myself, Ed Boudreau and Simone Letendre have been operating a "Tourist Home" in the Summer Village for the past 7 years. For the first 5 years we ran everything ourselves and we had our place advertised on Kijiji under Vacation Rentals. For the past 2 years we have been operating with Airbnb. Our fulltime residence is also in the village.

We switched to Airbnb for a couple of reasons. Operating by ourselves meant vetting the people who requested a reservation, the booking process and handling all of the transactions including collecting and returning the damage deposits which took up a lot of time. Airbnb does all of this. They vet all of the guests with confirmed identification checks, reservation screening and they also include \$3M USD host damage protection insurance, \$1M USD liability insurance and a 24 hour safety line for both us and our guests. We personally carry a \$1M CDN liability policy ourselves. Airbnb also provides literature and educational materials for hosts on how to operate a successful "Tourist Home" and for the guests on how to be respectful guest. There are minimum requirements that you must have before you can become a host with Airbnb like you must be vetted by them with a confirmed identification check. On the property your contact information must be available, you must have fire extinguishers, smoke and CO2 detectors and so on.

In the past 7 years there has not been one complaint, whether it be noise, parking, unleashed pets, parties or starting a fire during a fire ban as previously noted as a concern by others. We have personally spoken with our immediate neighbors to ensure they have no issues with our business and guests. In fact, one had mentioned it's great to see kids playing on the front lawn and even offered his yard for them to play on. I will say however, that many permanent and seasonal residents are guilty of excessive noise, parties with many vehicles parked on the main road and especially unleashed pets. All of which we have personally witnessed and as recent as the last August long weekend.

Some people have stated that "they can't see any upside or benefits to this type of business". Firstly, we market our location to avid golfers with the golf course being down the road and to fishermen who are looking for access to the tri lake area. The golf course currently employs 8 people who directly live in the village and 7 others from the surrounding communities. The golf course is the largest employer in and around the village and they also have the largest tax burden to pay every year.

As the golf course has continued to grow it's business, it has also spawned other business within the village such as catering and food sales which is 2 more people employed who directly live in the village. I am hoping with further growth there will be more opportunities for other business to develop and employ more people who live in the village. This is all a trickle down affect and who wouldn't want to work close to where they live?

Secondly, we recently rented the cabin to a couple who are working in BC but want to move back to the area as they have family in Gunn. They were here for 3-1/2 weeks and looked at acreages, cabins, houses and land to build on throughout Lac Ste. Anne County. 2 weeks ago they called me asking what the bylaws were regarding fences in Silver Sands because they found a property in Silver Sands they were interested in. I directed them to the bylaws on the web page. So without them staying here they would

not have considered buying the property. We have also rented to our neighbors friends who were out here for wedding party so they could stay close to the event. 2 years ago we rented the cabin for 5 weeks to a family of 4 who were just finishing building their house.

Thirdly, there are 3 of us who are operating "Tourist Homes" in the village which you can see on Airbnb when you search the area. Simone and myself are the oldest in operation at 7 years. Agata is the second oldest at 1-1/2 years and the last is Marcela who is less than a year. Marcela decided to try to Airbnb because she couldn't find appropriate full time renters for her property which sat vacant for 7 months. Since then she has had success with courteous renters, as we all have. If you had a full time renter in there who was a horrible neighbor you would have them for the duration of their lease and maybe longer. Is there thought to controlling full time rental properties and who would be allowed to rent them?

Lastly, I am for the bylaw if it makes sense but I can find no other Summer Village, Village, Hamlet, Town, the County of Parkland or even the County of Lac Ste. Anne who has or is drafting this type of bylaw regarding "Tourist Homes". With that said, if this type of business is required to be licensed then every business that operates within the village should be licensed as well, regardless of the type of business.

If we are proceeding that way, I would propose a similar business license that is employed by Seba Beach where a nominal fee is paid and the business is advertised on the Silver Sands web site under a new tab called "local business" so people can see what local services are offered in Silver Sands.

You can contact me at [REDACTED] or email me at [REDACTED] if you have any questions.

Thank you for your time,

Ed Boudreau

August 13, 2023

Re: LUB bylaw no. 335-2023 public hearing

To the Summer Village of Silver Sands council,

I am in favor of having tourist homes in the summer village of Silver Sands. Businesses add economic stability to the municipality, they support other businesses in the village, bolster property sales in the village among other economic advantages. If the village is stagnant economically, it will not survive and eventually become part of a county. Growth is important for the village as a municipality.

I don't foresee tourist homes being a problem if they are using a platform such as Air BnB or VRBO, they are regulated extremely well. They are controlled essentially by "social media". If you are an undesirable renter or landlord either way you are black balled simply by reviews. You don't last long. I've personally used Air BnB and VRBO with much success, I've never had a problem and to my recollection nor have I heard of one.

I believe that property owners with guest can be more of a problem, with parking, noise, unsightly properties and so on. Also people b.macd

I think that a business license should be implemented for tourist homes and other businesses in the village. A fee can be charged for the business license and included in the fee could be an advertisement for the business, in a business directory on the village's website. This is a win\win for the businesses and the village. Also, tourist home businesses should be required to use a platform such as Air BnB or VRBO, this would lessen the burden on the village to control the tourist homes.

Ron Roberts

Silver Sands Golf Resort

Agata Kubacki
9 Hazel Ave
Silersands, AB

To: The Summer Village of Silver Sands, Town Council and Consultants

Re: Proposed Land Use Bylaw

Date: August, 15, 2023

All new bylaws proposed -

Upon review of the most recent upcoming changes to the Bylaw, specifically sections 6-9, there are many concerns, some of these bylaws infringe on our rights as property owners. In the city of Edmonton, my primary residence, if something does not conform with standards, a resident may collect signatures from neighboring property owners to allow an override of a specific bylaw/nonconformance. I suggest with the currently proposed changes that such a clause be put in place.

Additionally, it has been stated that some of these bylaws are put in place to protect our lakes, however they do not line up with those of Parkland County, therefore, you have a summer village that takes up a mute amount of shoreline lake front properties that would not make a significant difference or impact on the lake by just controlling those in the silver sands community, this would have to be a combined effort with Parkland county. My understanding is that they already have protection measures and permitting in place when it comes to lakes, control of lake front structures etc. will not make a difference on just those on the shoreline of the village, considering parkland county is the majority lake shore ownership for Lake Isle. Common sense tells me, should our village make these efforts, the efforts are pointless unless ALL communities on lake Isle conform. Such this feels as though it is a effort to control home owners in the village.

Tourist Homes -

There is no other Summer Village, Village, Hamlet, Town, the County of Parkland or even the County of Lac Ste. Anne who has or is drafting this type of bylaw regarding "Tourist Homes". With that said, if this type of business is required to be licensed then every business that operates within the village should be licensed as well, regardless of the type of business. There is a STR in Edmonton Bylaw.

I currently rent out my place as a short term rental, this allows me to make our future plan of full time residency a reality much quicker, I rent out my place for no more then 1/3 of the year the remaining 2/3 is occupied by my family, it makes no difference whether I rent to a stranger or friends, as my guests have been respectful and follow all rules, I have certain restrictions in place, which include renters must be 25+, following of noise rules, fire bans, parking etc. my guests have been majority families with children, and on occasion sports enthusiasts that want to go kayaking or canoeing – HOWEVER, they can do all of this and enter the village even without renting a property, being at a rental actually reduces waste/littering/parties and fires in unauthorized areas as they have a home to be able to do this, anyone supporting "non-tourist" homes, clearly does not understand that these guests can still access the lake, the village park, the roads and the community, and they are unregistered, where our guests are registered and aware of all required rules. Also, as parkland county does not have a similar by-law and

we share the lake they host many STR (tourist home) properties, so you are not eliminating them you are just restricting them within 1km there are plenty more STR just on the parkland side.

Additionally, the platforms I use provide insurance, 24 hour safety contact lines, identification review, and other safety measures. Please let me know what a tourist home license will offer me. I already claim my STR on my taxes and pay taxes on this, the use and consumption of the lake/resources does not change by me having guests as I am not there.

Finally, having the village controlling my STR via bylaw, does not provide benefit to me or to the village, as all complaints need to be submitted to RCMP regardless shall it be a noise complaint etc. it is not the village who will respond – , there is no other person who wants to protect my asset and my home more so than myself. I have cameras on my property, noise monitoring system, keypad lock, and neighbors who have not complained (whom have been advised of the STR, and my contact info), etc. I have found that this home being occupied (renter or myself), creates a deterrent for theft.

Thank you for your time,

Agata Kubacki

From: John and Shelley Frederick [REDACTED]
Sent: Friday, August 18, 2023 10:44 PM
To: Brad Macdonald <b.macdonald@munplan.ab.ca>
Subject: Silver Sands Bylaw Review

Hello,

My name is Shelley Frederick from 16 Ash Ave (it is a corner lot). We were very excited to be able to move and build here for so many reasons; but, it has been quite a process and to be honest a very frustrating and encompassing experience for us when trying to make our dreams a reality. But to get to the main point, we have been told that they will be taking out the junction (culvert) that has been there on Silver Sands Drive before we purchased the property. Why were we not told that a new junction was being put in and that the other one was being removed? We have already had some plans drawn up from hiring an architect/engineer and now that money and dreams for what we have been dreaming of for three years is becoming a memory. It is now delaying us in building. For us to use the new junction is definitely not as feasible as there will be a great deal of money necessary for elevation work as that entrance goes right into where all the water sits. It will make it much more difficult dealing with weather! It makes more sense to build on the hill and have the house and the garage right where they were just larger and newer (as this house is not habitable). The other big questions are... are all the other junctions such as ours going to be removed as well? Why?

Other questions that we have include:

- Is there a twenty-five year capital plan that is accessible to us where there is mention of new development and maintenance?
- Is there an infrastructure plan that is accessible to us?
- Is there an access management plan that is accessible to us?
- Is there a reason for the changes for these junctions or is it arbitrary? Safety issue? (Can't really understand that as the speed limit is low and there are no buses and we are at the end of the road). Where are the documents that approved these plans?
- Why wasn't it made known?
- When the lots were combined (16 and 17), there was no mention of losing an approach. Shouldn't we have been told?

My husband and I appreciate your time.

Thank you,

Shelley Frederick