



Summer Village of Silver Sands

Box 8,
ALBERTA BEACH, AB. T0E 0A0
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Email: administration@wildwillowenterprises.com

Date of Mailing: May 22, 2018 / Date of Notice: May 30, 2018

TO: SUMMER VILLAGE OF SILVER SANDS PROPERTY OWNERS / ADJACENT LANDOWNERS

Dear Sir/Madam:

RE: PROPOSED LAND USE BYLAW AMENDMENT – BYLAW 281-2018
Pts. N ½ & SW 3-54-5-W5
Summer Village of Silver Sands

An application to amend Bylaw 256-2015, the Summer Village of Silver Sands Land Use Bylaw, has been made affecting the above-referenced property. Council gave first reading to the proposed amending Bylaw 281-2018 on April 13, 2018 which can be viewed on the Summer Village's website: <http://www.summervillageofsilversands.com/notices--public-hearing-.html>.

For your information, the proposed amendment would create a new District in the Summer Village's Land Use Bylaw, add new special use regulations for Park Model Trailers within the new District, add new definitions, and redistrict lands within the Summer Village, as per the attached **Schedule (1)**. The proposed amendment would also redistrict parts of Pts. SW & N ½ 3-54-5-W5 from DC – Direct Control to CREC – Condominium Recreation, attached as **Schedule (2)**.

A Public Hearing for Bylaw 281-2018 will be held on **Saturday, June 16, 2018 at 10:00 a.m.** at the Fallis Hall, which is located at 53303 Range Road 52, Parkland County, Alberta.

Anyone wishing to make verbal or written representation may do so at this time. As a property owner in the Summer Village of Silver Sands, or an adjacent landowner, you may also make a written submission to Council for their consideration regarding the proposed Land Use Bylaw Amendment.

Any written submission must be provided within fourteen (14) days of the date of notice (by June 13, 2018). If you wish to make a submission, your submission should contain:

1. your name and address;
2. the location of your land; and
3. your comments.

Submissions can be provided to:

Administration Office, Summer Village of Silver Sands Mail: Box 8, Alberta Beach AB T0E 0A0
Fax: 780-967-0431 or Email: administration@wildwillowenterprises.com.

Questions can be directed to Kyle Miller or Jane Dauphinee,
Municipal Planning Services Ltd., at 780-486-1991, please reference File No. 17-SVSILVER-167.

If you would like a paper copy of any of the documents or have any difficulty accessing the documents on-line, please contact the Administration Office at 587-873-5765.

Yours truly,

Wendy Wildman,
Chief Administrative Officer

Enclosures

Schedule (1)

5.13 CREC – CONDOMINIUM RECREATION DISTRICT

(1) General Purpose

The purpose of the Condominium Recreation (CREC) District is to provide fully serviced recreational resort use on a seasonal basis, with each recreational lot being a separate titled lot within a bareland condominium in association with the Silver Sands Golf Resort.

(2) Permitted Uses

- Park Model Trailer
- Parks and playgrounds
- Recreational Vehicles
- Buildings and uses accessory to permitted uses

Discretionary Uses

- Recreational Vehicle Storage
- Telecommunications tower
- Buildings and uses accessory to discretionary uses

(3) Parcel Coverage

The maximum parcel coverage for a lot designed for a recreational vehicle or park model trailer is 30%.

(4) Minimum Floor Area

(a) Park Model Trailers

The minimum floor area for a Park Model Trailer is:

33.4 m² (360.0 ft²) in accordance with CSA Z-241 or subsequent equivalent industry and building code standards.

(b) Recreational Vehicles

The minimum floor area for recreational vehicles shall be 16.7 m² (180.0 ft.²).

(5) Maximum Height

(a) Residential Lots

The height of all structures located within the condominium titled lots shall not exceed 1.0 story or 4.5 m (15.0 ft.).

(b) Common Property

The height of all structures located on the Common Property shall not exceed 9.0 m (29.5 ft.).

(6) Minimum Parcel Width and Depth

(a) All new parcels which are created by subdivision shall have a:

Minimum width of 13.7 m (45.0 ft.) and a minimum depth of 25.6 m (84.0 ft.).

(7) Minimum Lot Area

(a) The minimum lot area shall be 300.0 m² (3229.2 ft.²).

(8) Minimum Building Pocket

(a) The minimum building pocket on each residential use lot shall be 75.0 m² (807.3 ft²).

(9) Minimum Front Yard Setback

(a) From internal road: 6.0 m (19.7 ft.)

(b) From County Road : 25.0 m (82.0 ft.)

(10) Minimum Side Yard Setback

- (a) Minimum of: 1.5 m (5.0 ft.) on one side and 4.0 m (13.1 ft.) on the other side to allow for a treed buffer between lots and an easement for drainage between the lots.

(11) Minimum Rear Yard Setback

- (a) Minimum of: 6.0 m (19.7 ft.)
(b) From County Road : 25.0 m (82.0 ft.)

(12) Additional Regulations

- (a) All CREC District developments shall be registered as a bareland condominium.
- (b) Developments and subdivisions within the CREC District shall include a recreational feature such as lake access, golf course, or other resort amenity.
- (c) All lots within a CREC District shall be serviced with water, sewer, electrical services, roadway access, and pedestrian access to the satisfaction of the Summer Village.
- (d) Water and sewage services shall be piped communal and privately owned, connected to municipal or regional services if they exist, and compliant with all municipal and provincial requirements.
- (e) All Park Model Trailer and Recreational Vehicle units must be located on the lot such that the towing axle is perpendicular to the front line of the lot.
- (f) Equipment used for transportation of Park Model Trailers shall be removed from the dwelling and finishing installed within 30 days of placement on the lot.
- (g) Notwithstanding **Part 4.8** of this Bylaw:
- i. in addition to a single enclosed porch or Arizona room, accessory buildings within a bareland condominium unit (lot) shall be limited to a single structure of less than or equal to 18.6 m² (200 ft.²), and
 - ii. all attached or accessory structures such as room additions (Arizona rooms), porches, sun rooms, garages and garden sheds shall be a factory prefabricated units or of an equivalent quality and shall be pre- finished or painted so that the design and construction complements the principal building.
- (h) The outer boundary of any CREC District shall be fenced and landscaped in a manner that minimizes visual and noise impacts on neighboring districts.
- (i) Permanent occupancy of any lot other than the manager's residence is prohibited.
- (j) A Development Permit shall not be issued for a Park Model Trailer which was manufactured more than ten (10) years prior to the date of a Development Permit application.
- (k) A minimum of 5% of the gross condominium area shall be dedicated for open space and/or park purposes, not including the golf course facility.
- (l) All development permit applications shall not be deemed complete unless it is signed and approved by a designated person authorized by the Condominium Association Board.

a. **PART 1.9 DEFINITIONS OR MEANINGS** is revised to insert the following definitions in alphabetical order:

- (i) **“PARK MODEL TRAILER”** – means a recreational vehicle (RV) designed to be transportable and primarily designed for long term or permanent placement at a destination where an RV or mobile home is permitted. When set up, park model trailers are connected to the utilities necessary to operate home style fixtures and appliances. Park Model Trailers must be manufactured in accordance with CSA Z-241 standards or a current equivalent industry standard;
- (ii) **“RECREATIONAL VEHICLE”** – means a vehicle which provides temporary accommodation for recreational, vacation, or travel purposes and includes, but is not limited to:
 - a) Motor homes;
 - b) Travel trailers;
 - c) Fifth wheel trailers;
 but does not include park models, truck campers or tent trailers;
- (iii) **“RECREATIONAL VEHICLE STORAGE”** – Recreational vehicle storage facility means a principal or accessory use where recreational vehicles as well as boats and all off-highway vehicles are stored outdoors on a parcel when they are not in use; normally on a commercial basis or on common property within a bareland condominium development. This use does not include a campground or outdoor storage;
- (iv) **“TELECOMMUNICATIONS TOWER”** – means any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, and wireless data. Examples include: cell phone towers and wireless internet towers;

b. **PART 1.9** is further revised by:

- (i) deleting the definition for **“SINGLE DETACHED DWELLING”** and replacing it with the following

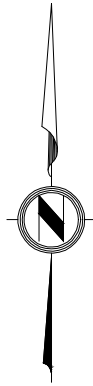
“SINGLE DETACHED DWELLING” – means a complete building intended to be used as a permanent residence not separated from direct access to the outside by another separate or self-contained portion of a building and has a length to width ratio of no more than 2.0:1. Does not include a mobile home, manufactured home, *park model or modular home* as defined under this Bylaw;

c. **PART 1.9** is further revised by inserting the following sentence as the last sentence in the definition for **“MANUFACTURED HOME”**:

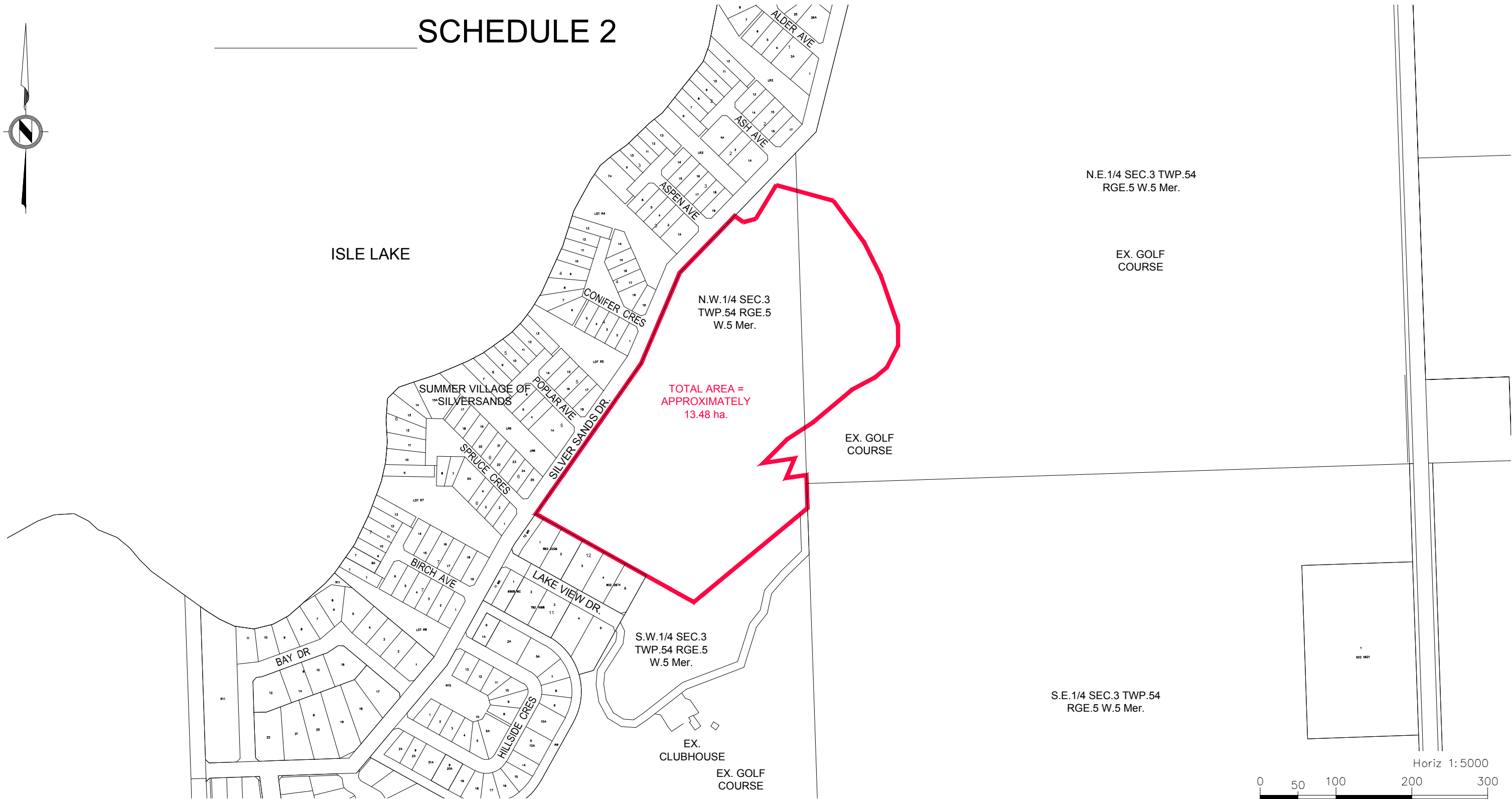
- (i) “This use does not include park models, mobile homes or modular homes”.

d. **PART 1.9** is further revised by deleting the definition of “Mobile Home” and replacing it with the following:

“MOBILE HOME” - means a dwelling which was constructed prior to January 1, 1996, does not meet the National Building Code of Canada CAN/CSA A277 standard, with a chassis or related assembly that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A mobile home does not include a modular home, manufactured home, *park model*, temporary living accommodation or single detached dwelling as described in this Bylaw. A mobile home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling;”



SCHEDULE 2



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



**APLIN
MARTIN**

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PROJECT	SILVERSANDS PHASE 1 LAC STE. ANNE, ALBERTA
DRAWING	PROPOSED REDISTRICTING AREA

DESIGN LT	DATE 2017-11-20	SCALE 1:5000
DRAWN PN	PROJECT NO. 16-761	
CHECKED JW	DRAWING NO	REV
APPROVED LT	SCH-A	0