



Summer Village of Silver Sands

Municipal

Development

Plan

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SECTION ONE

Welcome

1

This Section introduces the community vision and local demographics which underpin policies within the MDP.

1-1 OUR COMMUNITY

The Summer Village of Silver Sands is home to permanent and seasonal residents in a recreational lakeside setting. It is located within Lac Ste. Anne County on the eastern shores of Isle Lake, as shown on **Figure 1**. Silver Sands has a total land area of 2.41 square kilometres.

In 1870, the Hudson's Bay Company built a trading post beside Lac Ste. Anne, about 14 km north of Isle Lake. The wooded region around Isle Lake was settled after 1905 when lands became available for agriculture. The first subdivision was registered at Gainford in 1942 and the most rapid development of land around the lake occurred between 1955 and 1964. In 1980, there were 18 registered subdivisions with a total of 1038 lots. Several of these subdivisions were incorporated into the two summer villages of Silver Sands and South View. The Summer Village of Silver Sands was incorporated on January 1, 1969.

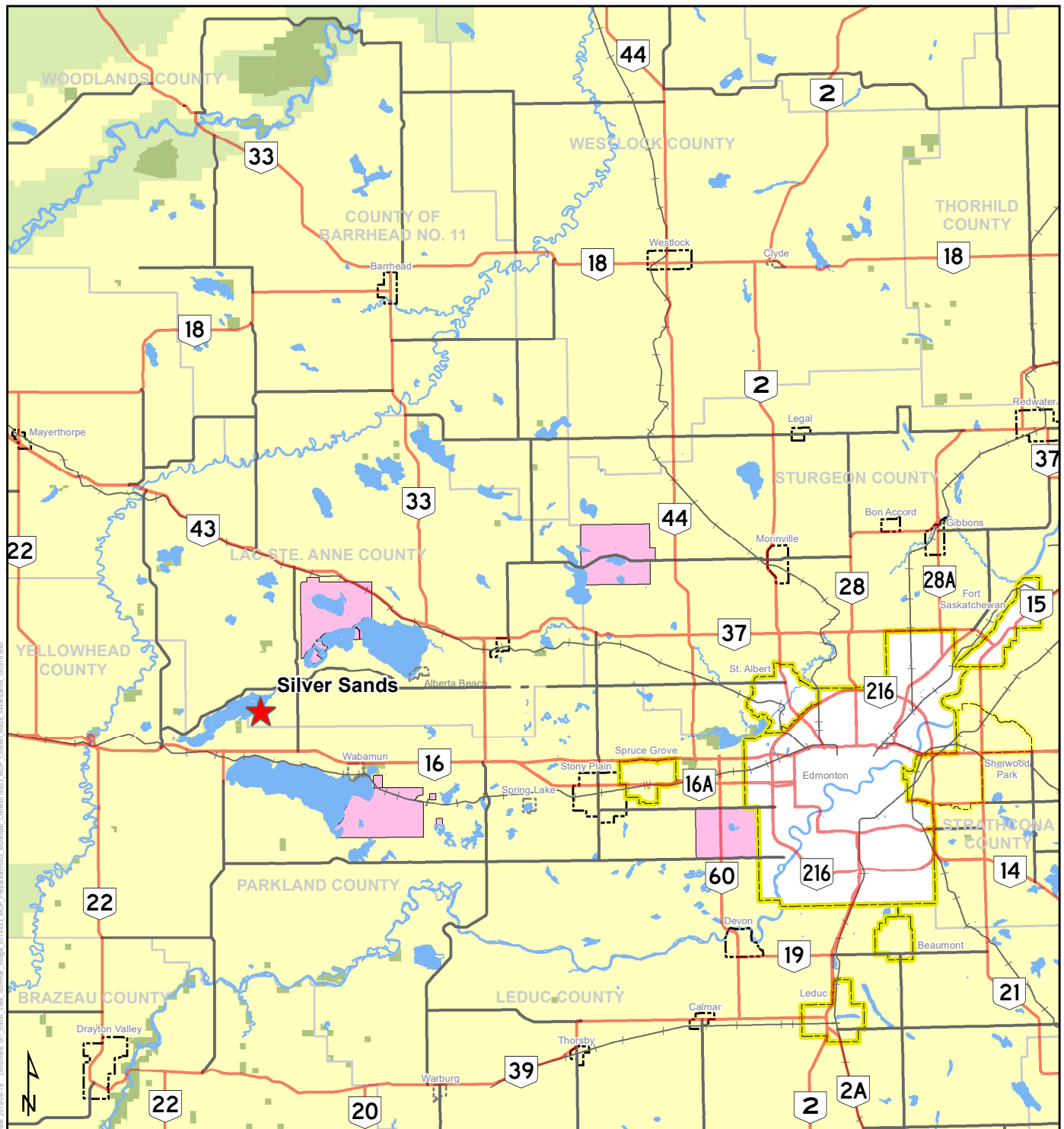
Nestled amongst the trees on the southeast shore of Lake Isle, Silver Sands attracts visitors who enjoy the pristine lake views and recreation opportunities the Summer Village offers. This includes the Silver Sands Golf Resort, a popular 18 hole golf course. Silver Sands has a bright future and will continue to attract visitors and new residents fostering future growth.

1-2 OUR VISION

Our 20 Year Vision is:

The Summer Village of Silver Sands continues to be peaceful place to live and recreate, fosters a sense of community and accommodates growth in a controlled and sustainable manner while retaining its village feel.





- Highway, 1-216 Series
- Highway, 500-986 Series
- Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ Silver Sands
- City
- Urban Service Area
- Town
- Village
- Indian Reserve
- Rural Municipality

SILVER SANDS MUNICIPAL DEVELOPMENT PLAN



**FIGURE 1:
CONTEXT MAP**

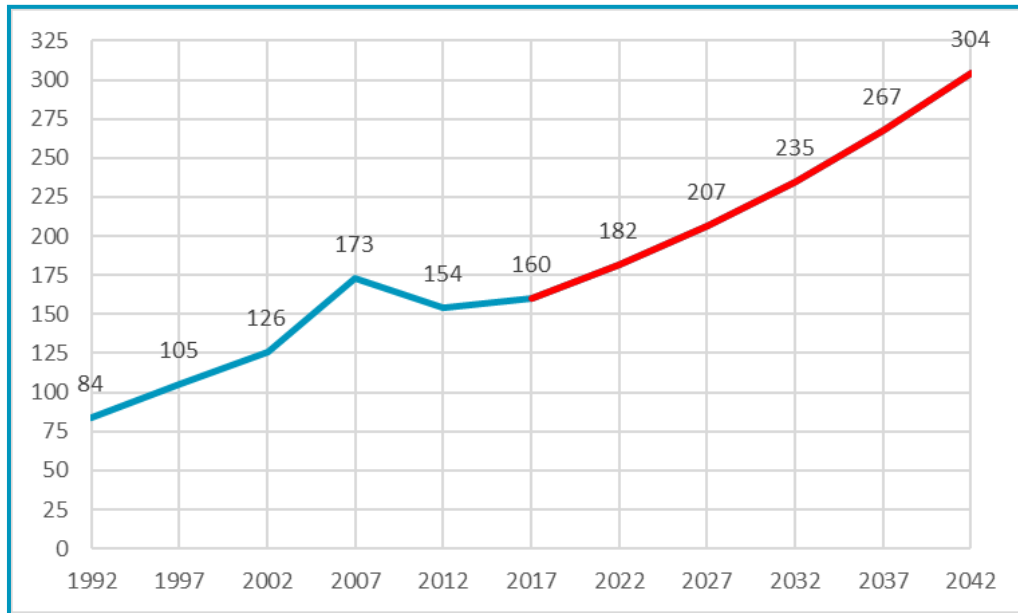
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1-3 DEMOGRAPHICS

Growth in Silver Sands has been steady with the exception of a minor decrease between 2007 and 2012, as shown in **Figure 2**, which is likely due to a Census enumeration error as it is present in the majority of Alberta's summer villages. Using Silver Sands' Average Annual Growth Rate of 2.6% and projecting it out to 2040 would result in an increase from 160 residents in 2017 to 304 residents in 2042. Of note, the approved Silver Sands Golf Resort Area Structure Plan has an estimated build out population of 1163 persons and it is likely that some additional housing stock will be needed to accommodate anticipated population growth.

Figure 2 – Population Growth in Silver Sands



Source: Alberta Municipal Affairs.

SECTION TWO

Planning Framework

2

This Section introduces the purpose, scope and limitations of the MDP.

2-1 PURPOSE & SCOPE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA). MDPs are a tool that articulates a municipality's vision for the future, outlining strategic goals and priorities for land use and infrastructure to support long-term growth.

MDPs are prepared and adopted in accordance with the requirements of Section 632 of the MGA, which provides the parameters on MDP content:

632(3) A municipal development plan

(a) must address

- (i) the future land use within the municipality,***
- (ii) the manner of and the proposals for future development in the municipality,***
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,***
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and***
- (v) the provision of municipal services and facilities either generally or specifically,***

(b) may address

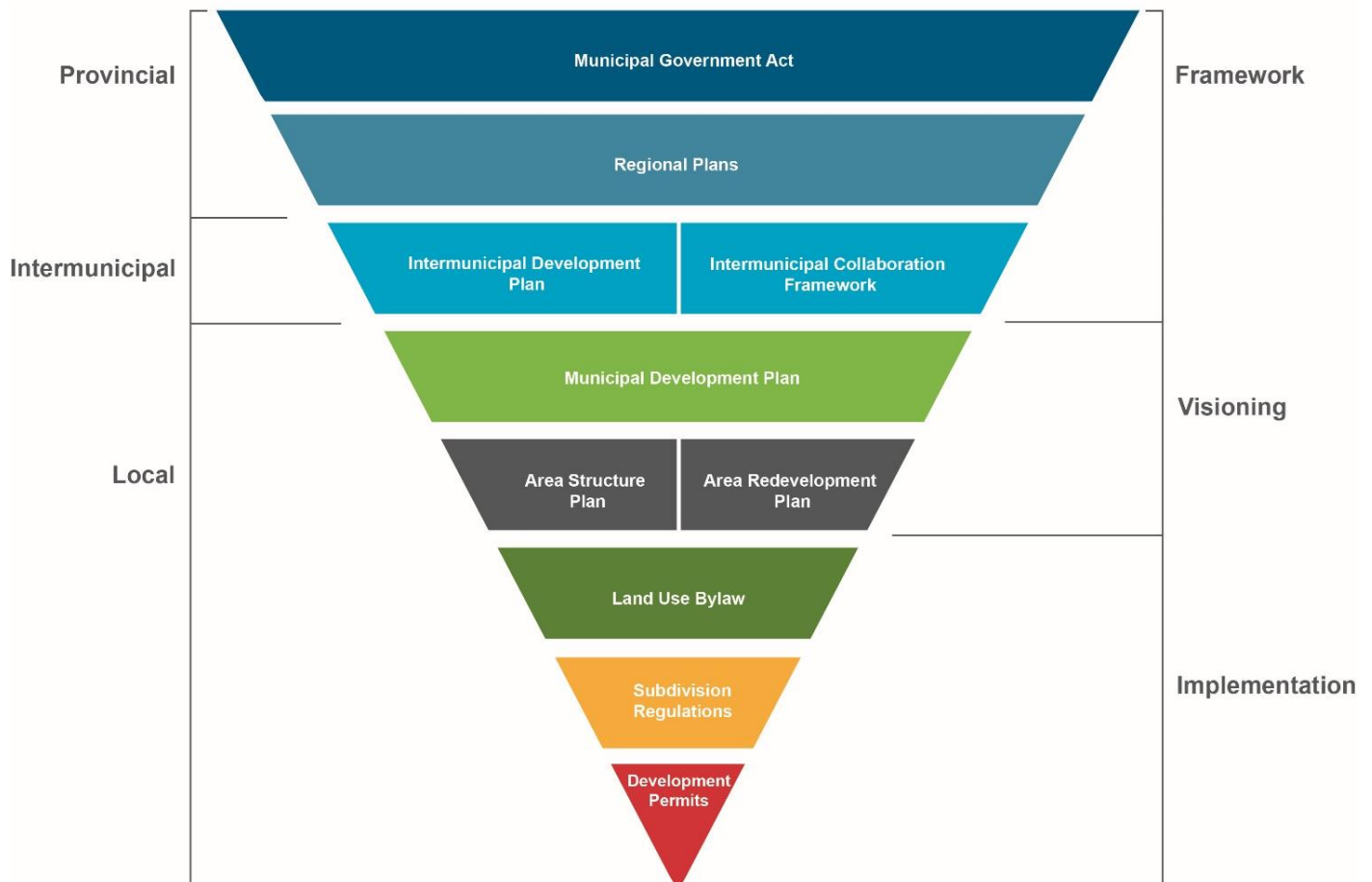
- (i) proposals for the financing and programming of municipal infrastructure,***
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,***
- (iii) environmental matters within the municipality,***
- (iv) the financial resources of the municipality,***
- (v) the economic development of the municipality, and***
- (vi) any other matter relating to the physical, social or economic development of the municipality,***

- (c) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*
- (d) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
- (e) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,*
- (f) *must contain policies respecting the protection of agricultural operations, and*
- (g) *may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).*

2-2 LEGISLATIVE FRAMEWORK

Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated below:

Figure 3 – Planning Hierarchy in Alberta



2-3 INTERPRETATION

Where “shall” is used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Summer Village, that the policy is not reasonable, practical and feasible in a given situation.

SECTION THREE

Local Policies

3

This Section outlines local land use planning policies.

3-1 FUTURE DEVELOPMENT

Goals

- a) To maintain Silver Sands as a recreation focused, residential lakeside community.
- b) To be supportive of new development and infill that is sensitive to the surrounding community.
- c) To minimize incompatibility between adjacent land uses.

Policies

- 3.1.1** Opportunities for new residential and commercial development are encouraged in the lands identified in **Figure 4**.
- 3.1.2** Residential infill should respect or complement the existing built form, including, height, size and architectural detailing of existing development.
- 3.1.3** Single-family residential dwellings are encouraged community-wide.
- 3.1.4** Non-residential development shall be appropriately buffered from existing residential dwellings.
- 3.1.5** Natural vegetation and tree cover should be retained when development occurs, where possible.
- 3.1.6** Servicing requirements and off-site upgrades shall be at the expense of the developer.
- 3.1.7** Buildings shall be setback from the high-water mark of Isle Lake.
- 3.1.8** The maximum Municipal Reserve as indicated by the MGA shall be required for all subdivision. These reserves may be in the form of land, cash-in-lieu or a combination thereof.

3.1.9	Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
3.1.10	Development along the lakefront shall be required to provide an Environmental Reserve strip that is at least 6 metres back from the Bank (Ordinary High Water Mark) plus any floodway (as established via survey).
3.1.11	A Conceptual Scheme shall be required for all proposed developments resulting in four (4) or more new parcels in currently undeveloped portions of the Summer Village. The Conceptual Scheme should include: <ul style="list-style-type: none"> a) The land uses proposed for the development; b) How access to the site will be provided; c) How the lots will be serviced; and d) Interface conditions with adjacent parcels.
3.1.12	Any development over 16 hectares in size shall require an Area Structure Plan (ASP) that is prepared in compliance with the MGA.
3.1.13	The following studies may be required to support a Conceptual Scheme or ASP: <ul style="list-style-type: none"> a) A Traffic Impact Assessment (TIA); b) A Stormwater Management Plan; c) A Biophysical Impact Assessment (BIA) completed by a Professional Biologist where environmentally sensitive areas have been identified; and d) A Grading Plan.

3-2 PARKS, OPEN SPACE AND RECREATION

Goals

- a) To develop and maintain green spaces and recreational amenities for Silver Sands residents.
- b) To provide additional recreational opportunities and facilities.

Policies

3.2.1	Parks and Open Spaces shall be preserved and maintained for the use and enjoyment of residents and visitors.
3.2.2	The development of new recreation facilities for both active and passive uses is encouraged.

3-3 MOBILITY

Goals

- a) To maintain a well-connected, walkable community.
- b) To provide a safe and efficient road network that meets residents' current and future needs.

Policies

- 3.3.1** Trails and pathways shall be maintained and enhanced to link parks and open spaces and provide lake access.
- 3.3.2** Opportunities to improve safety and connectivity for pedestrians and cyclists, such as separate walkways are encouraged.
- 3.3.3** The roadway network shall be maintained to meet current and future needs.

3-4 MUNICIPAL SERVICING AND UTILITIES

Goals

- a) To provide services and utilities to residents.
- b) To minimize negative impacts on the water quality of Isle Lake as a result of development.

Policies

- 3.4.1** Silver Sands shall only approve development that does not require the municipality to provide piped water.
- 3.4.2** Low Impact Development (LID) stormwater management practices are encouraged.

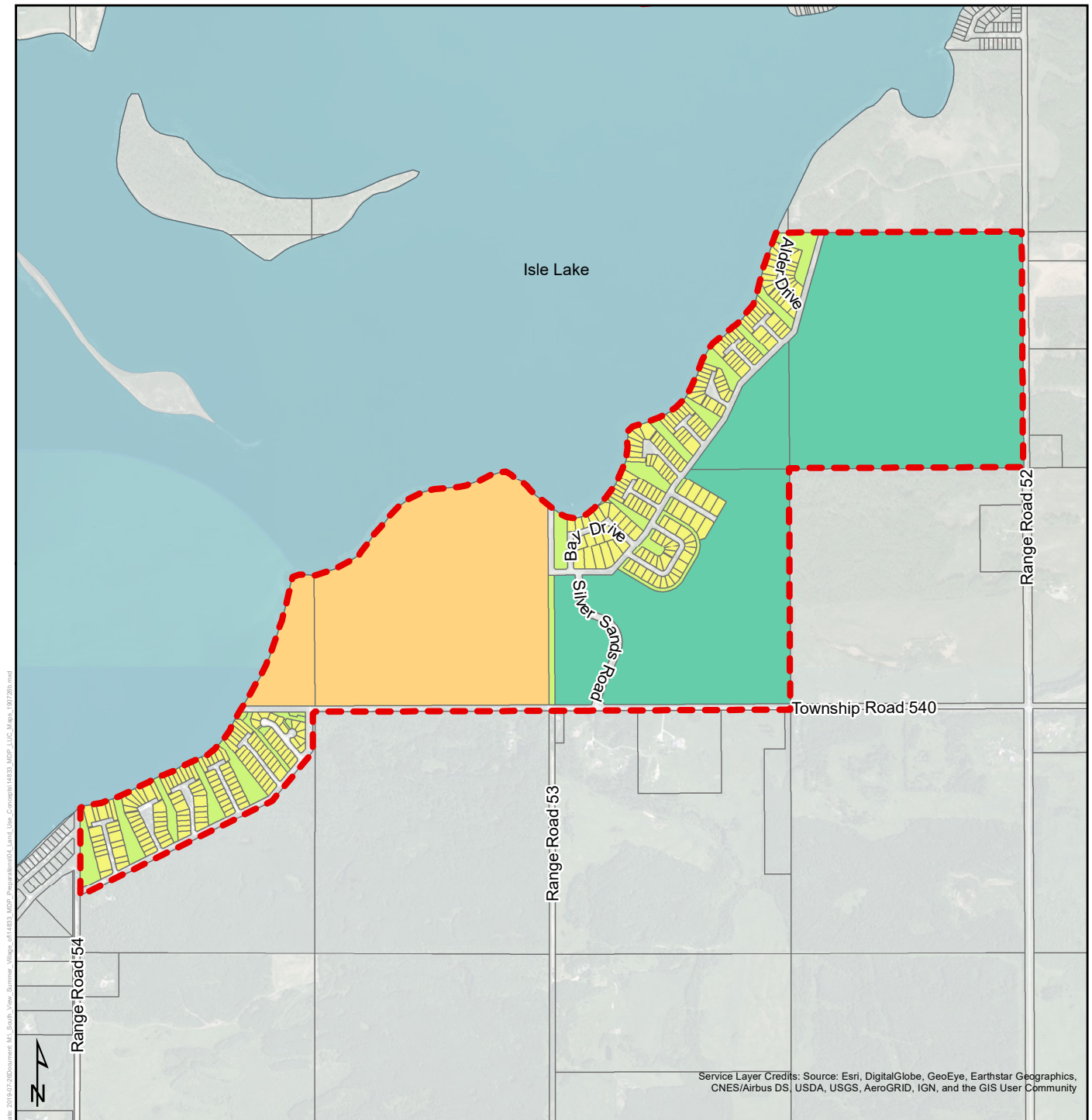
3-5 ENVIRONMENTAL MANAGEMENT


Goals


- a) To protect and preserve vegetation, wildlife habitat and environmentally significant areas.
- b) To protect and enhance the water quality and natural habitat of Isle Lake.

Policies

- 3.5.1** Impacts to the natural environment as a result of future development shall be minimized to the greatest extent possible.
- 3.5.2** No permanent structures shall be permitted within the 1:100 year flood plain.
- 3.5.3** Practices which minimize nutrients entering the lake from adjacent development are encouraged.




 Water Body

 Municipal Boundary

 Residential

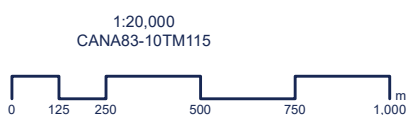
 Parks and Open Space

 Golf Course & Future
RV Park (Direct Control)

 Future Residential/Retail



**SILVER SANDS
MUNICIPAL
DEVELOPMENT
PLAN**



**FIGURE 4
FUTURE
DEVELOPMENT MAP**

SECTION FOUR

Intermunicipal Policies

4

This Section outlines policies designed to support collaboration between the Summer Village and neighbouring municipalities.

4-1 COLLABORATION

Goals

- a) To work with nearby municipalities to provide enhanced services and amenities to residents.
- b) To work with Lac Ste. Anne County to develop land use policies which are mutually beneficial.
- c) To explore opportunities to connect to regional water and sanitary systems over time.

Policies

- 4.1.1** Work with the County to prepare an Intermunicipal Development Plan for the fringe land areas which border Silver Sands.
- 4.1.2** Work with local municipalities to identify and support initiatives to provide enhanced services and amenities to residents.
- 4.1.3** Work with municipalities and stakeholders along the shore of Isle Lake to promote and implement lake management best practices.
- 4.1.4** Explore opportunities to connect to a regional water line.
- 4.1.5** Connect to the Darwell Lagoon Commission sanitary sewage line.

SECTION FIVE

Implementation Policies

5

This Section outlines policies designed to implement MDP policies and measure progress made towards achieving them.

5-1 IMPLEMENTATION

Goals

- a) To implement to policies of this Municipal Development Plan.

Policies

- 5.1.1** The MDP shall be reviewed and updated approximately every ten (10) years to ensure that development continues to reflect the vision and goals herein. A review may also be necessary to reflect:
 - a) Shifts in economic, social and development opportunities and constraints;
 - b) Changes in federal and provincial legislation and regulations; and
 - c) Changes to Council's strategic priorities.
- 5.1.2** Council shall review and update the Land Use Bylaw to implement the policies of this MDP.