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SUMMER VILLAGE OF SILVER SANDS



Municipal Development Plan

Bylaw 253-2014
Adopted August 22, 2014

1 INTRODUCTION

1.1 SETTING

The Summer Village of Silver Sands is located within Lac Ste Anne County, approximately 80 km. west of the City of Edmonton (Figure A – Municipal Map). The Summer Village borders Parkland County on the west and shares the east end of the lake with the Summer Village of South View. The Summer Village has a total land area of approximately 2.35 km² and a 2012 population of 154 people; per the municipal census conducted in May 2012.

The Summer Village borders the shores of Isle Lake. The lake's name refers to the presence of several islands. In the past Isle Lake was called Lac des Isles and Lac des Islets; now it is locally known as Lake Isle.

In 1870, the Hudson's Bay Company built a trading post beside Lac Ste. Anne, about 14 km northeast 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 are incorporated into the two summer villages, Silver Sands and South View. The Summer Village of Silver Sands was incorporated on January 1, 1969.

1.2 ISLE LAKE

The waters of Isle Lake are nutrient rich and the water is green during much of the open water season. As with other lakes in the area, the water level fluctuation in Isle Lake has elicited complaints from property owners. Between 1960 and 1987 the water level varied over a range of 1.5 m, from a recorded high of 730.72 m in 1965 to a recorded low of 729.22 m in 1968. A few complaints about low water level in 1968 were registered, but high water levels have generated more concern. Alberta Environment studied the feasibility of regulating the water levels of Isle Lake and Lac Ste. Anne in 1979 and 1980. Regulation of water levels in Isle Lake was not considered feasible. It is recognized by Council, administration, and the landowners of the Summer Village of Silver Sands that they are the stewards of Isle Lake, and as such, there is a desire to work with the Alberta Government and both Parkland and Lac Ste. Anne Counties to protect the amenity.

1.3 THE NEED FOR A MUNICIPAL DEVELOPMENT PLAN

There has been considerable growth in population in the region and an increase in the number of residents living on a permanent basis within the Summer Village in the last decade. The principal objective in the preparation of this Municipal Development Plan is to provide a guide for the orderly growth and development of the Summer Village. It is Council's statement to the public and potential developers as to how they wish to see the Community grow and develop in the future.

2 GENERAL DEVELOPMENT CONSTRAINTS

2.1 LEGISLATION, BYLAWS, AND POLICIES

2.1.1 MUNICIPAL DEVELOPMENT PLAN AREA

All lands lying within the corporate limits of the Summer Village of Silver Sands are considered to be the planning area for the purpose of this Municipal Development Plan.

2.1.2 MUNICIPAL GOVERNMENT ACT

This Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act, Chapter M-26, R.S.A. 2000, which states:

632(2) A council of a municipality with a population of less than 3,500 may adopt a municipal development plan.

This Plan has been prepared in accordance to the Minister of Municipal Affairs: Land Use Policies.

2.1.3 LAND USE BYLAW

The Summer Village of Silver Sands Land Use Bylaw No. 178-2003 is the current document regulating development within the Municipality. Future changes to this document should be in accordance with this Municipal Development Plan.

2.2 EXISTING CONSTRIANTS

2.2.1 ADJACENT LAND USES

The Summer Village of Silver Sands is surrounded by mainly agricultural uses within Lac Ste. Anne County, cottage development within Parkland County to the West and the Summer Village of South View on the east end of the lake.

2.2.2 ACCESS TO THE SUMMER VILLAGE

Access to the Summer Village is by means of Secondary Highway 765 and Township Road 540.

2.2.3 NATURAL SETTING

The dominant natural feature within the plan area is Isle Lake. Within the community the land rises gently away from the lake; where adjacent lands are gently rolling.

2.2.4 NATURAL RESOURCES

A referral to the Alberta Energy and Utilities Board (EUB) received a response that there were no sour gas facilities in close proximity to the Summer Village of Silver Sands. Some gravel extraction is occurring in neighbouring Lac Ste. Anne County.

2.2.5 EXISTING LAND USE AND DEVELOPMENT

Existing residential development within the Summer Village has mainly followed the shoreline of Isle Lake. Almost all of the shoreline has been districted residential, subdivided and developed with single detached dwellings / cabins. Commercial development has occurred away from the lake; in the form of a private golf course. Future commercial development will in all likelihood be on lands adjacent to the existing golf course.

3 OBJECTIVES AND POLICIES

3.1 FUTURE DEVELOPMENT

3.1.1 OBJECTIVES

1. Ensure that future development does not negatively impact either the existing residential or environmental amenity of the Summer Village or Isle Lake.
2. Ensure safe, effective, and efficient development of the Summer Village by working with adjacent municipalities, Parkland and Lac Ste. Anne Counties and the Summer Village of South View.
3. Ensure that the long range financial viability of the Summer Village is taken into account when considering the establishment, or extension, of municipal services.
4. Ensure that new developments support interconnectivity within the Summer Village.
5. Ensure provision of parks and recreational opportunities.

3.1.2 POLICIES

1. All development will conform to the policies and future land use plan in this document and the Land Use Bylaw of the Summer Village.
2. A number of Residential, Commercial, and Direct Control Districts should be created within the community under the Land Use Bylaw. This should be done to accommodate

a variety of housing types, lot sizes, and environmental constraints upon the undeveloped lands within the community. Direct Control District(s) may be utilized where Council wishes to assert greater control of development where desirable.

3. Future residential or commercial development will take place on those lands designated Residential, Commercial, or Commercial Recreation respectively. Re-development is permitted, but only in accordance with the Land Use Bylaw of the Summer Village. Undeveloped lands may be developed, if:
 - a) The lands are shown to be suitable for development to the satisfaction of Council;
 - b) The development retains the current amenity of the residential areas of the Summer Village.
4. The required form of residential development is divided into two groups:
 - a) Lots adjacent to the shoreline of Isle Lake shall be developed / re-developed with single detached dwellings;
 - b) Development on lots on the south side of the roadway around Isle Lake may be of varying types; however, lots shall be created of sufficient size to not require the establishment of municipal water supply and/or sanitary wastewater collection and disposal services or systems.
5. Within the lifespan of this document, no annexation is anticipated save that necessary to affect the extension of roadways to allow for second accesses to portions of the municipality.
6. Options for water supply and wastewater collection and disposal will be explored by the Summer Village, but the costs to the municipality will be an important factor in determining whether to proceed with such projects. The Summer Village may be amenable to such regional systems that may be proposed by adjacent municipalities.
7. Seek opportunities to create second accesses to the principal routes adjacent to Isle Lake.

3.2 RESIDENTIAL DEVELOPMENT

3.2.1 OBJECTIVES

1. Maintain the image of the Summer Village of Silver Sands as a residential lakeside community.
2. Enhance the quality of life through sound subdivision design and appropriate development standards.
3. Encourage the use of architectural design guidelines in new developments / subdivisions to achieve a diverse and attractive residential community.

3.2.2 POLICIES

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 and even encouraged.
2. Developers of new residential subdivisions will be required to construct any necessary under and above ground municipal infrastructure to the satisfaction of the Summer Village of Silver Sands.
3. The Summer Village of Silver Sands shall require an Area Structure Plan for all proposed subdivisions in currently undeveloped portions of the Summer Village.
4. The Summer Village may, at its sole discretion, require a Biophysical Assessment as part of the development process.
5. Reduce the impact of development on the natural environment to the extent possible.
6. Secondary dwelling units, including guesthouses, "granny suites", and garage suites, may be allowed as long as said developments meet the provisions of the Summer Village's Land Use Bylaw and the Alberta Safety Codes Act.

3.3 COMMERCIAL DEVELOPMENT

3.3.1 OBJECTIVES

1. Encourage the growth and development of the Summer Village's commercial base.
2. Minimize incompatibility with adjacent uses.

3.3.2 POLICIES

1. Ensure that any new commercial uses are compatible with existing commercial or adjacent uses.
2. Ensure that lakeside character of the community is maintained.
3. Ensure that adequate parking is provided on-site, or in close proximity, for the intended use.

3.4 INDUSTRIAL DEVELOPMENT

3.4.1 OBJECTIVES

1. Not to allow any industrial development within the Summer Village.

3.4.2 POLICIES

1. Industrial development will not be permitted within the Summer Village.

3.5 RESERVES AND PARKS

3.5.1 OBJECTIVES

1. Promote the development of new and continued enjoyment of existing, municipal lands within the Summer Village.
2. Provide green-space and recreational areas within the community.

3.5.2 POLICIES – MUNICIPAL RESERVES

1. Council will take the maximum municipal reserves, provided under the Municipal Government Act, for all subdivisions.
2. Municipal Reserve requirements and the method of providing for the required Municipal Reserves must be determined in an Outline Plan and considered as part of a subdivision application.
3. Municipal Reserves may be required to protect environmentally significant and valuable natural features as identified by a biophysical assessment prepared in support of an Outline Plan.
4. Municipal Reserve Lands in cluster residential subdivisions shall be located to provide recreation / open space to benefit the residents, or where feasible, to allow for the development of a continuous linked recreation / trail system.

3.5.3 POLICIES – ENVIRONMENTAL RESERVES

1. Lands deemed to be environmentally significant shall be protected using a variety of legislative and voluntary techniques such as Environmental Reserve dedication or the placement of Conservation easements with particular emphasis on protecting the environmental integrity of the Municipality's streams and the adjacent Isle Lake.
2. Environmentally significant areas shall be identified in an Outline Plan and the level of protection to be determined at the time of subdivision.

3. Environmentally significant features, setbacks and hazard lands that meet the environmental reserve provisions of the Municipal Government Act shall be dedicated as Environmental Reserve at the time of subdivision, and subsequently managed by the municipality.
4. The amount of land to be dedicated as Environmental Reserve or protected by Environmental Reserve easement shall be determined at the time of subdivision.
5. A property line setback from the top of the bank of a stream or the high water mark of Isle Lake shall be applied. The appropriate setback shall be as recommended by a qualified professional engineer acceptable to the Summer Village of Silver Sands.
6. Where slopes are greater than, or equal to, 15%, the property line setback distance shall be set in accordance with the recommendations of a qualified professional engineer acceptable to the Summer Village of Silver Sands.
7. A Conservation Easement may be considered by landowners as a way of preserving significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.
8. Subdivision and development proposals that involve hazard lands as defined by the Municipal Government Act shall be preceded by a geotechnical assessment conducted by a qualified professional engineer that demonstrates to the satisfaction of the Summer Village of Silver Sands that slopes are stable, flood hazard areas are defined, safe building elevations exist and the potential for near surface groundwater, flood damage or erosion to existing or new developments mitigation.
9. No permanent structures shall be permitted within the 1:100 year flood plain of Isle Lake.

3.6 TRANSPORTATION

3.6.1 OBJECTIVES

1. Provision of a safe and efficient transportation system to meet the Summer Village's current and future needs.
2. Establish and maintain a road system which will facilitate access and movement throughout the Summer Village and facilitate future development.

3.6.2 POLICIES

1. The roadway system will be developed and maintained according to the traffic volume, function, and design criteria in accordance with studies and plans commissioned by the Summer Village.
2. The Summer Village will continue to undertake the necessary studies to identify potential transportation network improvements.

3.7 MUNICIPAL UTILITIES

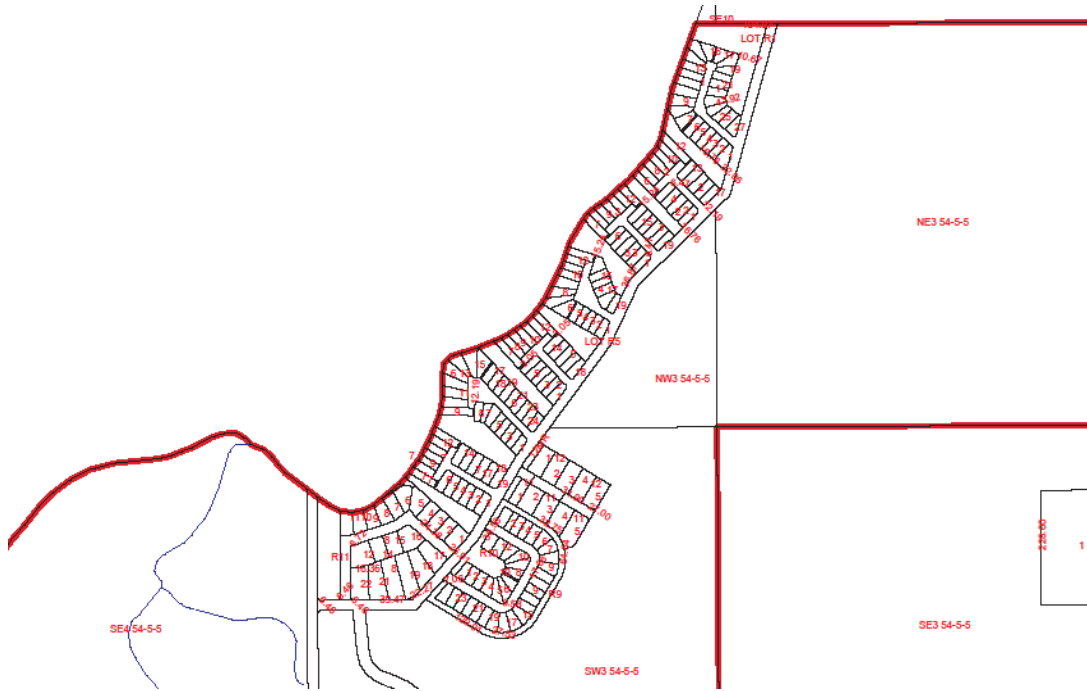
3.7.1 OBJECTIVES

1. The costs associated with piped infrastructure are large and prohibitive from the perspective of a small municipality such as the Summer Village of Silver Sands. Development should be planned such as to limit the requirement for the municipality to provide piped water supply and wastewater collection and disposal systems.

3.7.2 POLICIES

1. Unless a water supply and wastewater collection and disposal system is available, only that development that does not require that the municipality provide piped water supply and wastewater collection systems will be approved within the Summer Village.
2. Proposed services for new developments shall be provided to the satisfaction of the Summer Village of Silver Sands and shall meet all necessary Federal or Provincial requirements. The Summer Village may, as part of the development application process, require written proof be submitted that indicates that all requirements from all responsible agencies have been met.

3.8 MUNICIPAL MAP EAST



3.9 MUNICIPAL MAP WEST

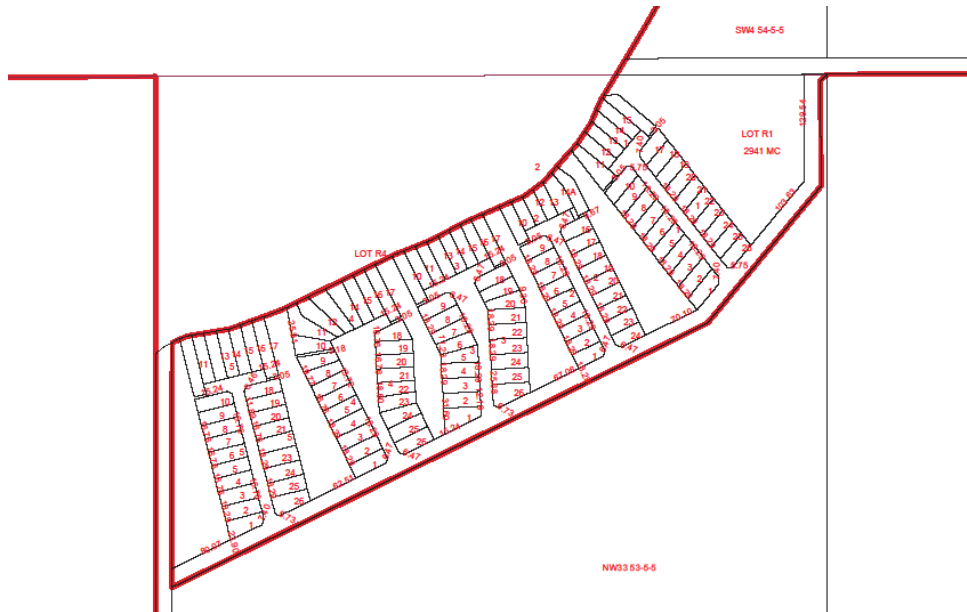


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