

SUMMER VILLAGE OF SILVER SANDS

AGENDA

Friday, October 6th, 2023 at Fallis Community Hall and Via Zoom
Commencing at 9:00 a.m.

(As per bylaw 286-2018 Council and/or Council Committee meetings may not be
filmed or voice recorded.)

1. Call to order

Treaty 6 Territory Land Acknowledgement

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.

2. Agenda

- a) Friday, October 6th, 2023 Regular Council Meeting

(approve agenda as is, or with amendments, additions or deletions)

3. Minutes:

p 1-6

- a) Friday, August 25th, 2023 Regular Meeting Minutes

(approve minutes as is, or with amendments)

4. Delegations:

p 7

p 8-15

- a) 9:05 a.m. – Caroline and Tim Crebas, along with Development Officer Tony Sonnleitner, to discuss their request as a result of high density residential fire requirements at 13 Poplar Avenue, that the municipality grant a letter saying we will not build on our Municipal Reserve (MR) for a distance of 10' from property line (see attached email). Development Officer Tony Sonnleitner also has his DO report attached. Administration supports the recommendation of the DO on this, as it is hard to commit today to what the future of an MR may be, or could be, in a couple of decades. Council does have the option to consider removing the MR designation on a portion of this MR and disposing of same (selling to the Crebas') but I would caution Council on the precedent this would set throughout the Summer Village when it comes to the use and enjoyment of the municipal reserve properties.

(that the presentation made by Caroline and Tim Crebas, along with their written submission, with respect to

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accessing a portion of the municipal reserve lands adjacent to 13 Poplar Avenue so they may meet their high intensity fire requirements for their relocated home, be denied)

or

(some other direction as given by Council at meeting time)

- P 16-37
- b) 9:20 a.m. – Assunta Marozzi of Telus to discuss the NG9-1-1 network and attached agreement. This matter was deferred from the last Council meeting, pending invitation to the Telus rep.

Next Generation 9-1-1 Local Government Service Agreement is attached for Council review. This Agreement is with TELUS Communications. Parkland 911 Public Service Answering Point (PSAP) is planning its onboarding process to the new NG9-1-1 network. In order for Parkland 911 PSAP to complete their transition to the new NG9-1-1 network, the Local Governing Authorities served by Parkland County 911 are required to execute the CRTC-approved NG9-1-1 agreement. This critical requirement will play a significant role in launching the new and improved features of NG9-1-1 that serve the citizens of the Summer Village of Silver Sands. This new Agreement is very similar to the Legacy Agreement. The main difference is that the new technology is based on an IP network which requires different security protocols due to the risks with vulnerabilities. That said, the obligations in section 3 for TELUS reflect the new technology as well as the obligations for the PSAP in section 4 have been updated. The other major change is while you still are required to provide TELUS with your addressing data, once this network is deployed the format will need to change to a GIS standard that NG9-1-1 network can work with. This addressing data change to GIS standards will be required to be in place in approximately 2-3 years from now.

(that the Telus NG9-1-1 Agreement between the Summer Village of Silver Sands and Telus be approved and its execution authorized)

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5. Public Hearings: n/a

6. Bylaws:

p 38-51
p 52-53
p 54

- a) Bylaw 304-2020 – Fees and Charges Bylaw for the Summer Village. We have received notification from Municipal Planning Services that their fees are increasing (attached). Administration has noted other proposed fee changes in handwriting. Subdivision and Development Appeal Board hearings have become very costly – we have seen in various municipalities these costs for the appeal itself ending up between \$3,000.00 and \$17,000.00. This has given cause to reconsider the appeal fee, and some municipalities are increasing same to \$1,000.00 to \$2,000.00. Discussion and direction at meeting time. Also attached is a separate page related to development fees which Development Officer Tony Sonnleitner has provided recommendations on based on other municipalities.

(that Administration prepare a new Fees and Charges Bylaw for the Summer Village as directed at meeting time)

Administration is requesting item 6 b) be deferred until after Council has considered item 7 a)

p 55-59
p 60-61
p 62-158

- b) 335-2023 – Land Use Bylaw – the Draft Land Use Bylaw 335-2023 is here for consideration of 2nd and 3rd readings. Attached is a summary report prepared by Municipal Planning Services summarizing the public hearing that took place which includes a proposed amending motion for 2nd and 3rd readings of the Draft Land Use Bylaw, as previously discussed.

(that proposed Land Use Bylaw 335-2023 be given second reading with the following amendments:

1. Entire Land Use Bylaw:

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Correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurement formatting, and list numbering.

2. That Section 2.2 – Definitions be revised to include the following changes to the definition for ‘dwelling, single detached’ (changes shown in bold):

2.2.52 – Dwelling, Single Detached 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:

- have a front door facing the road or clearly visible from the road directly into the main level of building;*
- occupy a greater floor area than the attached garage in the building; and*
- comply with orientation and design requirements in Section 9.3 -Building Orientation and Design.*

3. That Section 2.2 – Definitions be revised to include the following changes to the definition for ‘habitable room’ (changes shown in bold and strikethrough):

2.2.79 – Habitable Room 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~~, utility space, 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.

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4. That Section 6.4.9.d – Requirements and Conditions of Subdivision be deleted and replaced with the following:

6.4.9.d - Alberta Environment and Protected Areas' Recommended Guidelines for Minimum Environmental Reserve/Easement Widths (included as Appendix A).

5. That Section 9.28 – Tourist Homes be revised to include the following as 9.28.3 (and all following regulations be renumbered accordingly):

9.28.3 - The development of a Tourist home in the Summer Village of Silver Sands shall require a Development Permit annually. A development permit for a Tourist home shall only be issued for a temporary period up to but not exceeding 12 months.

6. That Section 10.2 – R1 Small Lot Residential be revised to include the following in the list of discretionary uses (and all following discretionary uses be renumbered accordingly):

10.2.3.j – Tourist homes

7. That Section 10.3 – R2 Large Lot Residential be revised to include the following in the list of discretionary uses (and all following discretionary uses be renumbered accordingly):

10.3.3.j – Tourist homes

8. That Regulation 9.19.1 (9.19 - Recreational Vehicles and Temporary Living Accommodations in the Residential Districts) be deleted and replaced (with the intent of removing 'tent' from the list of recreational vehicles permitted on a lot):

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~~9.19.1 A total maximum of one (1) recreational vehicle, be it holiday trailer, motor home, camper, tent trailers or tent, may be situated, either occupied or unoccupied for storage purposes, on a residential parcel provided that a permanent single detached dwelling exists on the parcel. Such recreational vehicle must be located on-site on a parking stall or in another location on-site in a manner satisfactory to the Development Authority.~~

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Or

(some other direction as given by Council at meeting time)

(that proposed Land Use Bylaw 335-2023 be given third and final reading with the following amendments:

1. Entire Land Use Bylaw:

Correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurement formatting, and list numbering.

2. That Section 2.2 – Definitions be revised to include the following changes to the definition for ‘dwelling, single detached’ (changes shown in bold):

2.2.52 – Dwelling, Single Detached 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

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- have a front door facing the road or clearly visible from the road directly into the main level of building;*
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recreational vehicle must be located on-site on a parking stall or in another location on-site in a manner satisfactory to the Development Authority.)

Or

(some other direction as given by Council at meeting time)

7. Business:

P 159-160
P 161

- a) Berlinguette Request at 7 Hillside Crescent – this request to be added to the 16 vacant lots noted in the proposed new Land Use Bylaw which have been approved for rv's was deferred from our last Council meeting. We have attached their request for reference. Back in 2021, there was not a mass mailout or notification undertaken, the Development Officer did go around to vacant lots which at the time had rv's on them and left notices on the rv's about applying for a development permit. This topic was deliberated greatly at the time, during regular Council meetings and Land Use Bylaw discussions and public hearings. The Berlinguette's were part of the Land Use Bylaw discussion and public hearing back in 2021, and for reference we have attached their written submission to the July 2021 LUB public hearing. The Berlinguette's did not apply for a permit at the time, and that may in part have been because they may not have received a notification on their rv (it is our understanding the rv had been stolen) or it may have been for other reasons.

The Summer Village is close to its final adoption of the new Land Use Bylaw, and as a great deal of public consultation went into this bylaw it is believed this bylaw does reflect the current will and direction of the community and Council. This document does not allow for rv's on vacant parcels. If a permit was granted others within the community certainly could appeal same.

Council could consider adding this property to the list of 16 properties where rv's are allowed on vacant properties in the draft LUB by amending the bylaw prior to 2nd and 3rd reading, however Administration would caution the precedent this may set with other property owners and given how close the municipality is to final adoption of the bylaw.

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(that the request from Gerry & Michelle Berlinquette to be added to the list of 16 properties listed in the draft Land Use Bylaw 335-2023 that are allowed rv's on vacant lots be denied.

Or

(some other direction as given by Council at meeting time)

- b) Twp Rd 540 Road Rehab Project – further to previous discussion and direction, the Summer Village has agreed to pay back the overages of this joint road project to the County up to the 20% mark which was what was referenced in the original agreement – which in this case that amounted to \$73,957.07, and we asked that we be allowed to pay this back to the County over a 3-year period. Attached is a proposed agreement from the County citing this repayment.

p 162-166

(that the memorandum of agreement between Lac Ste. Anne County and the Summer Village of Silver Sands for repayment of the overage costs from the 2018 joint road rehab project of Twp Rd 540, be approved and execution authorized – total repayment \$73,957.07 over 3 years, being \$24,652.36 a year in each 2023, 2024 and 2025)

- c) Onoway Regional Fire Services All Member Meeting – please refer to the attached September 7th, 2023 email inviting member municipalities to a meeting on Tuesday, October 24th, 2023 from 1:00 p.m. to 4:00 p.m. at the Onoway Community Hall.

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(that Council and Administration be authorized to attend the Onoway Regional Fire Services All Members Meeting on Tuesday, October 24th, 2023 from 1:00 p.m. to 4:00 p.m. at the Onoway Community Hall)

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- d) Lots for Sale in Poppy Place – the Summer Village currently has 3 lots listed for sale in Poppy Place with Frank VanDerBleek of Royal LePage Noralta. As previously discussed, Frank is suggesting a reduction in the list price to better reflect current market conditions – lots reduced to \$48,000.00 each, from \$60,000.00.

(that Council ratify the actions of Administration in reducing the list price for Lots 6,7 and 14 in the Poppy Place Subdivision to \$48,000.00 with Frank VanDerBleek of Royal LePage Noralta)

- e) 2023 Family and Community Support Services (FCSS) funding – attached is an updated list of what funds have been expensed thus far in 2023. Funds remaining to be spent are \$2,834.77. As discussed previously, Administration is suggesting \$1,000.00 to allocated to an emergency services appreciation event to be held in October or November.

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(that the remaining 2023 FCSS funding be dispersed as follows:

Emergency services appreciation event \$ _____
_____ \$ _____

or

(some other direction as given by Council at meeting time.)

- f) North Saskatchewan Watershed Alliance – please refer to the September 11th, 2023 email and September 5th, 2023 letter from the noted group on their achievements as well as proposed fee for 2024 – being \$100.00.

p169-174

(that the Summer Village of Silver Sands continue to partner with the North Saskatchewan Watershed Alliance and agree to contribute \$100.00 in the 2024 year for same)

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- g) Ratify Request for Permission from residents Christian Forster & Petra Sekhon to place a mooring structure in the water adjacent to Lot R8 Plan 223MC (Summer Village Reserve Lot) – New provincial regulations require a Temporary Field Authorization from the Province and along with the application must include a letter from the municipality approving or having no objection to the placement of this dock

(that the Summer Village ratify Administration providing a letter of no objection to the placement of a dock as noted above providing all provincial guidelines are followed and provincial approvals are in place)

p 176-182

- h) Town of Onoway – Onoway Regional Fire Service Member Municipalities – please refer to the attached September 20, 2023 Letter and proposed amending agreement to approve the name from North West Fire Rescue – Onoway Ltd. to Fire Rescue International Ltd. Administration's initial review of this agreement has left some questions, and we will need a little more time to review and propose a recommendation to Council. However, as there is a meeting scheduled for October 24 and we surmise this will be on that agenda, we wanted to ensure Council has seen this agreement prior to that meeting.

(that the amending Fire Services Agreement between the Town of Onoway and the Summer Village of Silver Sands to reflect the Fire Services provider name change from North West Fire Rescue – Onoway Ltd. to Fire Rescue International Ltd. be accepted for information and that this agreement be brought back to Council once additional information/clarification has been received)

Or

(some other direction as given by Council at meeting time)

- i)

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j)

k)

8. Financial a) Income & Expense Statement – as of August 31st, 2023
Separate (accept August 31st, 2023 year-to-date financial report as presented)

9. Councillors' Reports

- a) Mayor
b) Deputy Mayor
c) Councillor

(accept Council Reports for information)

10. Administration Reports

- a) Public Works Report (t/b forwarded when rec'd)
b) Development Officer's Report (t/b forwarded when rec'd)
c) Line Painting Twp Rd 540
d) Land Use Bylaw – additional admin hours
e) ASVA – request to support Ren Giesbrecht on ABMunis board
f) AB Munis – Sept. 20 email on LGFF Capital funding
g) Pic of Mayor Poulin receiving award at ABMunis Convention
h)

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p184-191
p192*

(accept for information)

11. Information and Correspondence

- a) 2023 Equalized Assessment
b) Community Peace Officer report for August 2023
c) SV of Birch Cove – August 29th, 2023 letter on Councillor Resignation and Byelection Results
d) SV of Sunrise Beach – August 28th, 2023 letter on Councillor Resignation and Byelection Results

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| p 217 | e) | Alberta Beach – August 24 th , 2023 letter on intent to enter new agreement for fire services with Onoway Regional Fire Services |
| p 218-223 | f) | 23DP07-31 for construction of a single detached dwelling (150.5 sq.m.) c/w attached garage (66.9 sq.m.) at 16 Ash Avenue |
| p 224-229 | g) | 23DP08-31 for construction of and accessory building c/w covered deck (98.1 sq.m.) at 16 Ash Avenue |
| p 230-231 | h) | ABMunis – September 18, 2023 email from President, Cathy Heron, with respect to Energy Associates International (EAI's) recent misinformation campaign |
| p 232 | i) | Alberta Beach – letter dated September 20 th , 2023 on their recent bi-election results where Mr. Bill Love was elected by acclamation and was sworn in as a Councillor on September 19, 2023 |
| | j) | |

(accept correspondence for information)

12. Open Floor Discussion with Gallery (15-minute time limit)

13. Closed Meeting (if required):

14. Adjournment

Next Meetings:

- October 17th, 2023 – Regional Municipalities Meeting (AB)
- October 19th and 20th, 2023 – ASVA Conference
- October 24th, 2023 – ORFS Meeting (ON)
- October 27th, 2023 – Regular Council Meeting
- October 28th, 2023 – SVLSACE Meeting
- November 24th, 2023 – Regular Council Meeting
- January 26th, 2024 – Regular Council Meeting

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

PRESENT	<p>Mayor: Bernie Poulin Deputy Mayor: Liz Turnbull Councillor: Graeme Horne (via Zoom)</p> <p>Administration: Wendy Wildman, Chief Administrative Officer (CAO) Heather Luhtala, Assistant CAO</p> <p>Public Works: n/a</p> <p>Attendees: Tony Sonnleitner, Development Officer (via Zoom)</p> <p>Delegation(s):</p> <ul style="list-style-type: none"> a) 9:05 a.m. – Caroline and Tim Crebas, along with Development Officer Tony Sonnleitner, to discuss the two requests received for 13 Poplar Avenue regarding their development and removal of trees. b) 9:20 a.m. – RV Request from Gerry & Michelle Berlinguette, letter requesting Council's consideration to apply for a permit to use their RV on their vacant land as they believe they were missed in the notices of nonconformance that were given to those landowners back in 2021 that were utilizing or storing RV's on vacant lots as they did not have their RV on their lots during that time. c) 9:35 a.m. – John & Shelley Frederick, 17 Ash Avenue. The Frederick's email was read aloud at the Public Hearing for Draft Land Use Bylaw 335-2023 held on Saturday, August 19, 2023. Council requested Administration add this email to this August 25, 2023 Agenda as they considered it a current planning/development matter, and not specific to the Land Use Bylaw Hearing. In addition to the matters in their email, the Frederick's have also provided a request regarding their multiple approaches into their property, one being off of Ash Avenue and one being off of Silver Sands Drive. The Frederick's have been verbally advised by the Development Officer that they are to use the Ash Avenue approach and are now requesting the Summer Village's consideration of their main and only approach being the one off of Silver Sands Drive. Best practice would be to limit the number of approaches onto Silver Sands Drive, and only consider same where no other option is available or practice. Our Public Works Manager would need to be consulted in this regard as well.
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REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

		<p>d) 9:50 a.m. – Local Director of Emergency Management Dennis Woolsey & Local Deputy Director of Emergency Management, Rick Wagner, to discuss block captains as they pertain to the Summer Village’s Emergency Management Plan.</p> <p>Public at Large: 0 (via Zoom) / 7 (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.	163-23 AGENDA	<p>MOVED by Deputy Mayor Turnbull that the August 25, 2023 Regular Council Meeting agenda be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
3.	164-23 MINUTES	<p>MOVED by Mayor Poulin that the minutes of the July 21, 2023 Organizational Council Meeting be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
	165-23	<p>MOVED by Deputy Mayor Turnbull that the minutes of the July 21, 2023 Regular Council Meeting be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
	166-23	<p>MOVED by Councillor Horne that the minutes of the August 19, 2023 Regular Council Meeting be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
4.	167-23 DELEGATIONS	<p>9:05 a.m. – Caroline and Tim Crebas</p> <p>MOVED by Councillor Horne that Council supports the recommendation and decision of the Development Officer going forward respecting the proposed development at 13 Poplar Avenue with respect to developing on certain portions of the lands believed to be deemed “hazard lands” as per the Municipal Government Act section 693.1(1).</p> <p style="text-align: right;">CARRIED</p>

2

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

	<p>168-23</p> <p>169-23</p> <p>170-23</p> <p>171-23</p>	<p>MOVED by Deputy Mayor Turnbull that Council accept the presentation made by Caroline and Tim Crebas, along with their written submission, with respect to matters related to 13 Poplar Avenue for information, and that the property owners be requested to submit a development permit application to the municipality and that the application should include their “hazard lands” concerns as per the Municipal Government Act section 693.1(1). CARRIED</p> <p><u>9:20 a.m. – Michelle Berlinguette</u> MOVED by Mayor Poulin that Council accept for information the presentation by Michelle Berlinguette with respect to her request for permission to place and use her RV on her vacant lot at 7 Hillside Crescent AND THAT Administration investigate the matter further and provide options for Council to consider at the next regular Council meeting. CARRIED</p> <p><u>9:35 a.m. – John & Shelley Frederick</u> MOVED by Councillor Horne that the request from the residents at 17 Ash to allow the original approach from their property onto Silver Sands Drive to remain be deferred to the next Council meeting to allow administration, public works and the development officer the time to do an on-site inspection and that a recommendation be brought back to the next regular council meeting for Council's consideration. CARRIED</p> <p><u>9:50 a.m. – Local Director of Emergency Management, Dennis Woolsey & Local Deputy Director of Emergency Management, Rick Wagner</u> MOVED by Deputy Mayor Turnbull that Council continue with support of the block captain initiative and that further collaboration take place between Council, Administration and the local emergency management team to come up with an action plan and process for the recruitment of the block captains. CARRIED</p> <p>Dennis Woolsey, Local Director or Emergency Management, exited the meeting at 10:40 a.m.</p>
5.	PUBLIC HEARINGS	n/a
6.	BYLAWS	n/a
7.	<p>172-23</p> <p>BUSINESS</p>	<p>MOVED by Deputy Mayor Turnbull that the Development Officer be directed to send a reminder to the landowner requesting the grass and weeds be maintained with respect to 22STOP05-31, Lot 5, Block 6, Plan 074 0530, with a deadline of September 30, 2023. CARRIED</p>

3

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

	<p>173-23</p> <p>174-23</p> <p>175-23</p> <p>176-23</p> <p>177-23</p>	<p>MOVED by Mayor Poulin that Council accept the update from the landowner with respect to 22STOP06-31, Lot 8, Block 6, Plan 074 0530, and approve an extension to the deadline of September 30, 2023.</p> <p style="text-align: right;">CARRIED</p> <p>Rick Wagner, Local Deputy Director of Emergency Management, exited the meeting at 10:50 a.m.</p> <p>MOVED by Mayor Poulin that the Summer Village of Silver Sands support in principle consideration of a new fire services agreement with Onoway Regional Fire Services/Fire Rescue International on a same or similar basis commencing in 2026, however, Silver Sands would request a review of the parcel fees charged back directly to Silver Sands from the membership.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Deputy Mayor Turnbull that Mayor Poulin be congratulated for receiving the ABMunis Award of Excellence and that Council extend authorization of attendance and accommodation for the September 26th, 2023 President’s Banquet and Dinner ceremony which will take place before the upcoming annual ABMunis Convention.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Deputy Mayor Turnbull that approval of the Telus NG9-1-1 Agreement between the Summer Village of Silver Sands and Telus be deferred AND THAT administration be directed to request a Telus representative be invited to the next regular meeting (in person or virtual) to explain the terms of the noted agreement.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Mayor Poulin that the September 29th, 2023 Regular Council Meeting be re-scheduled to Friday, October 6th, 2023 at 9:00 a.m. at Fallis Hall (subject to hall availability).</p> <p style="text-align: right;">CARRIED</p>
<p>8.</p>	<p style="text-align: center;">FINANCIAL</p> <p>178-23</p>	<p>MOVED by Deputy Mayor Turnbull that Council accept for information the income and expense statements as at July 31st, 2023.</p> <p style="text-align: right;">CARRIED</p>
<p>9.</p>	<p style="text-align: center;">COUNCIL REPORTS</p> <p>179-23</p>	<p>MOVED by Deputy Mayor Turnbull that the Council reports be accepted for information as presented.</p> <p style="text-align: right;">CARRIED</p>

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

10.	ADMINISTRATION REPORTS 180-23	MOVED Mayor Poulin that Council accept for information the Administration reports as presented. CARRIED
11.	CORRESPONDENCE 181-23	MOVED by Councillor Horne that the following correspondence be accepted for information: a) 23DP04-31 for renovation of an existing single detached dwelling and construction of addition (covered deck – 28.6 sq. m) at 13 Poplar Avenue b) 23DP05-31 for the demolition of an existing dwelling at 1 Hazel Avenue (this demolition permit is also in follow up to 23STOP09-31) c) 23DP06-31 for “as-built” installation of a water cistern and septic system (holding tank) and placement of an accessory building (2.8 sq. m.) at 9 Birch Avenue d) Town of Mayerthorpe – June and July Community Peace Officer services e) July 30 th , 2023 letter on resignation of former Councillor and Mayor Angela Duncan and appointment of new Mayor Tara Elwood and Deputy Mayor Debbie Durocher. f) Yellowhead Regional Library – August 4 th , 2023 letter on their 2022 Annual Report g) 2 nd Quarter Safety Codes Report CARRIED
12.	OPEN GALLERY 182-23	MOVED by Councillor Horne that Council accept for information the open floor discussion with gallery. CARRIED
13.	CLOSED MEETING 183-23	MOVED by Mayor Poulin that pursuant to section 197(2) of the Municipal Government Act, Council go into a closed meeting session at 11:40 a.m. to discuss the following items: -Third party business interests – Land Development - (FOIPP Act Section 16) CARRIED The meeting recessed at 11:41 a.m. The meeting reconvened at 11:46 a.m.

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SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, AUGUST 25, 2023
HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

	184-23	<p>The following individuals were present at the Closed Meeting: Bernie Poulin Liz Turnbull Graeme Horne (via Zoom) Wendy Wildman Heather Luhtala</p> <p>MOVED by Councillor Horne that Council return to an open meeting at 12:09 p.m.</p> <p style="text-align: right;">CARRIED</p> <p>The meeting recessed at 12:10 p.m.</p> <p>The meeting reconvened at 12:12 p.m.</p>
	185-2023	<p>MOVED by Deputy Mayor Turnbull that as conditions have been met, the Development Agreement (version date July 6, 2021) between the Summer Village of Silver Sands and 1847371 Alberta Ltd. for the Silver Sand Golf and RV Resort be approved and execution of the agreement authorized.</p> <p style="text-align: right;">CARRIED</p>
14.	NEXT MEETING(S)	The September 29, 2023 Regular Meeting has been re-scheduled to Friday, October 6, 2023 at 9:00 a.m. at Fallis Hall.
15.	ADJOURNMENT	The meeting adjourned at 12:15 p.m.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman



conversation put into writing

Caroline Kutash [REDACTED]

Thu 8/31/2023 1:23 PM

To: Summer Village Office <administration@wildwillowenterprises.com>

Cc: Caroline Crebas [REDACTED] Tim Crebas [REDACTED]

Hi Heather

In response to an email from Tony we received late Wednesday night, this morning I talked at length with a safety codes officer at Inspections group, in Relation to (HIRF) high intensity residential fire requirements. We would like to put two bedrooms in the basement with windows facing toward the green space. To achieve this, we would request a letter from council that states they have no intention to build any structure in the green space directly opposite our house for a distance of 10 feet from the property line. We would receive a copy of this letter and another copy would go into the land file for our property. Because we are looking at the slim chance we can proceed with construction this fall we ask that this request if possible is expedited prior to the next council meeting. Thank you.

Tim and Caroline Crebas

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DEVELOPMENT OFFICER'S REPORT DEVELOPMENT PERMIT NO. 23DP04-31

APPLICANTS: Caroline & Tim Crebas

LANDOWNERS: Same as Above

DISTRICT: R1A – Residential District

LEGAL DESCRIPTION: Plan 223 MC, Block 5, Lot 13 : 13 Poplar Avenue and Municipal Reserve Lot R5.

PROPOSAL:

The Applicants to receive a letter from the Council of the Summer Village of Silver Sands expressing that the Municipality will not develop buildings, or other structures, upon the Municipal Reserve Lot R5 within 3.3 metres of the Single Detached Dwelling c/w Addition to be constructed upon Plan 223 MC, Block 5, Lot 13.

REGULATIONS:

Section 5.2 R1A – Residential – Single Family (Class "A") District

COMMENTS:

1. The Lands are Districted R1A – Residential and have an area of 809 SQ. M. (8712.5 SQ. FT = 50' x +/- 174.00').
2. The Applicants applied for, and received, Development Authority approval (Development Permit 23DP04-31) for the renovation of an existing Single Detached Dwelling and construction of an addition (covered deck – 28.6 sq. m.). The approval cited a side yard setback adjacent to the Municipal Reserve Lot R5 of 1.5 metres, or greater distance as prescribed by the Alberta Building Code. A note followed this requirement in the Development Permit referencing the Fire Code provisions.
3. The challenge for the Applicants is that the existing dwelling was constructed prior to the adoption of the High Intensity Residential Fire (HIRF) building requirements (2016); where such construction would push the building "as is" to a setback of 2.4 metres, thus they must either:
 - a. Reduce the size of the building to accommodate the greater setback distance prescribed by HIRF;
 - b. Fire rate the wall facing the Municipal Reserve Lot R5; or
 - c. Come to an agreement with the Summer Village of Silver Sands that the Summer Village must not construct upon Municipal Reserve Lot R5 a structure, nor building, for a distance of 3.3 metres from the boundary with Lot 13 adjacent to the proposed building while that building exists. This is the ask from the Applicants.



Recommendation: It is the Development Officer's recommendation that the Council for the Summer Village of Silver Sands refuse the request. The expected lifespan of the proposed building is likely sixty (60) years, where it would seem imprudent to constrain future Councils in developing the Reserve Lands.

Note: An option, at Council pleasure, would be to dispose of a portion of the Reserve Lands and sell such to the Applicants.

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July 20, 2023

File: 23DP04-31

Re: **Development Permit Application No. 23DP04-31**
Plan 223 MC, Block 5, Lot 13 : 13 Poplar Avenue (the "Lands")
R1A – Residential : Summer Village of Silver Sands

Preamble: The proposed development approved under this permit includes removal of the dwelling from the current foundation, demolition of that foundation, construction of a new foundation, replacement of the dwelling upon the foundation, and construction of an addition (covered deck).

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

***RENOVATION OF AN EXISTING SINGLE DETACHED
DWELLING AND CONSTRUCTION OF ADDITION
(COVERED DECK – 28.6 SQ. M.)***

has been **APPROVED** subject to the following conditions:

1- All municipal taxes must be paid.

2- The applicants shall provide to the Summer Village of Silver Sands a site / grading plan (plot plan) prepared by an Alberta Land Surveyor indicating the location of the proposed building in three co-ordinates (x,y,z) and an indication of grading such that stormwater is directed from the Lands, to the satisfaction of the Summer Village of Silver Sands.

3- **SEPTIC SYSTEM:**

Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2009 as adopted by legislation for use in the Province of Alberta.

4- **WATER SUPPLY:**

If by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

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If by Well, the Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.


- 5- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.
- 6- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 7- The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application, including setbacks and elevations.
- 8- Two (2) Off-Street parking spaces must be provided on site.
- 9- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 10- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
- 11- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 12- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
 - **Site Grading – A minimum slope of 2% is recommended to facilitate surface drainage.**
 - **Front Yard setback shall be a minimum of 8.0 metres;**
 - **Side Yard setbacks shall be a minimum of 1.5 metres (or greater distance as required under the Alberta Safety Codes Act;**
 - **Rear Yard setback shall be a minimum of 1.5 metres;**
 - **Maximum Height shall be 9.0 metres (average grade to peak).**



Development Services
for the
Summer Village of Silver Sands
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

- 13- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 14- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 15- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete	July 20, 2023
Date of Decision	July 20, 2023
Effective Date of Permit	August 18, 2023
Signature of Development Officer	

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands
Assessor - mike@tanmarconsulting.com

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

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

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.

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PLAN SHOWING HOUSE STAKEOUT LOCATION

LOT 13 - BLOCK 5 - PLAN 223 M.C.

13 POPLAR AVENUE

SUMMER VILLAGE OF SILVER SANDS

SCALE:1:300 2023 D. WILSON, A.L.S



ISLE LAKE

LOT 6
BLOCK 4

LOT R5

LOT 12

LOT 13

BLOCK



5






LOT 11

POPLAR AVENUE

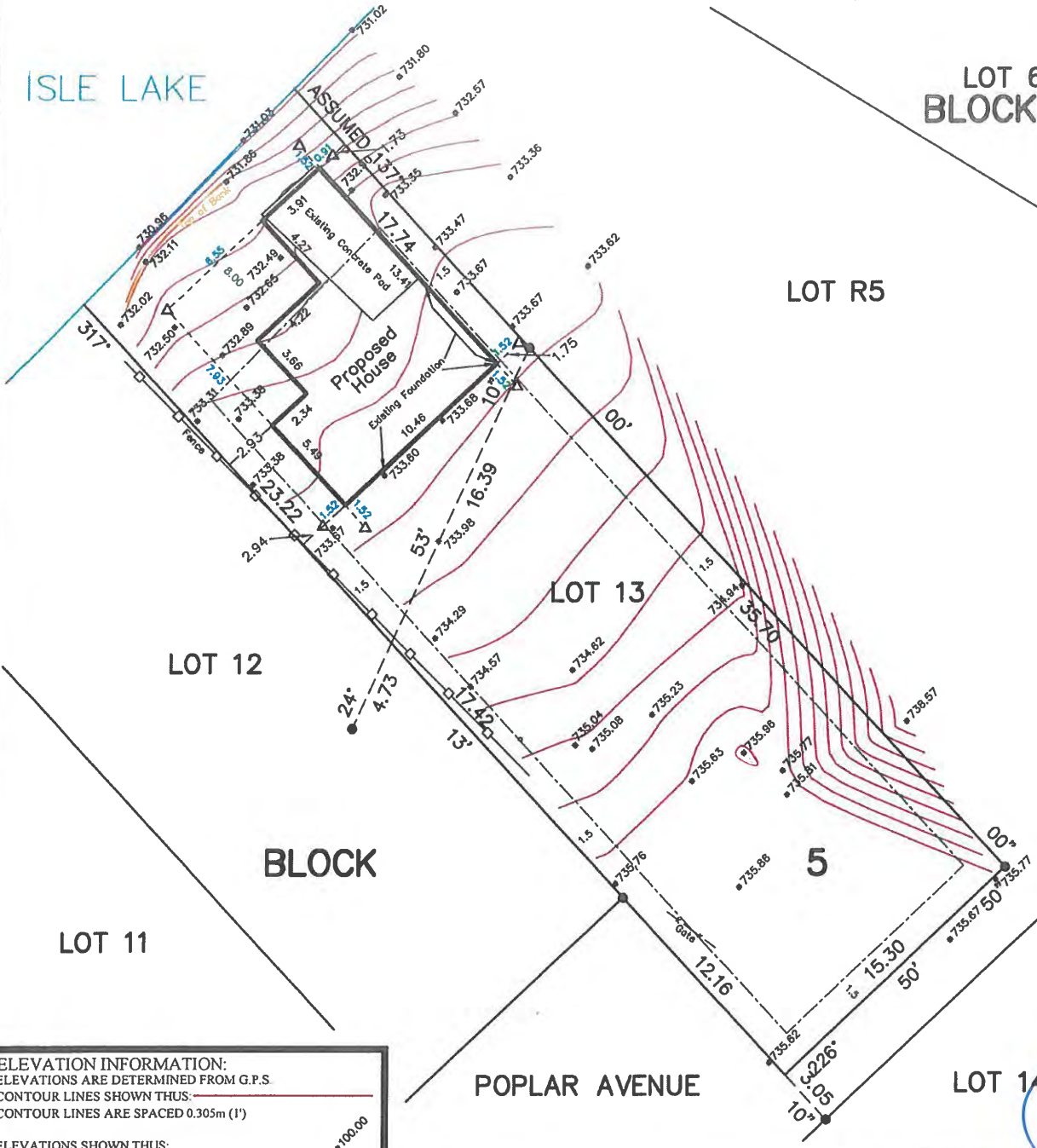
LOT 14

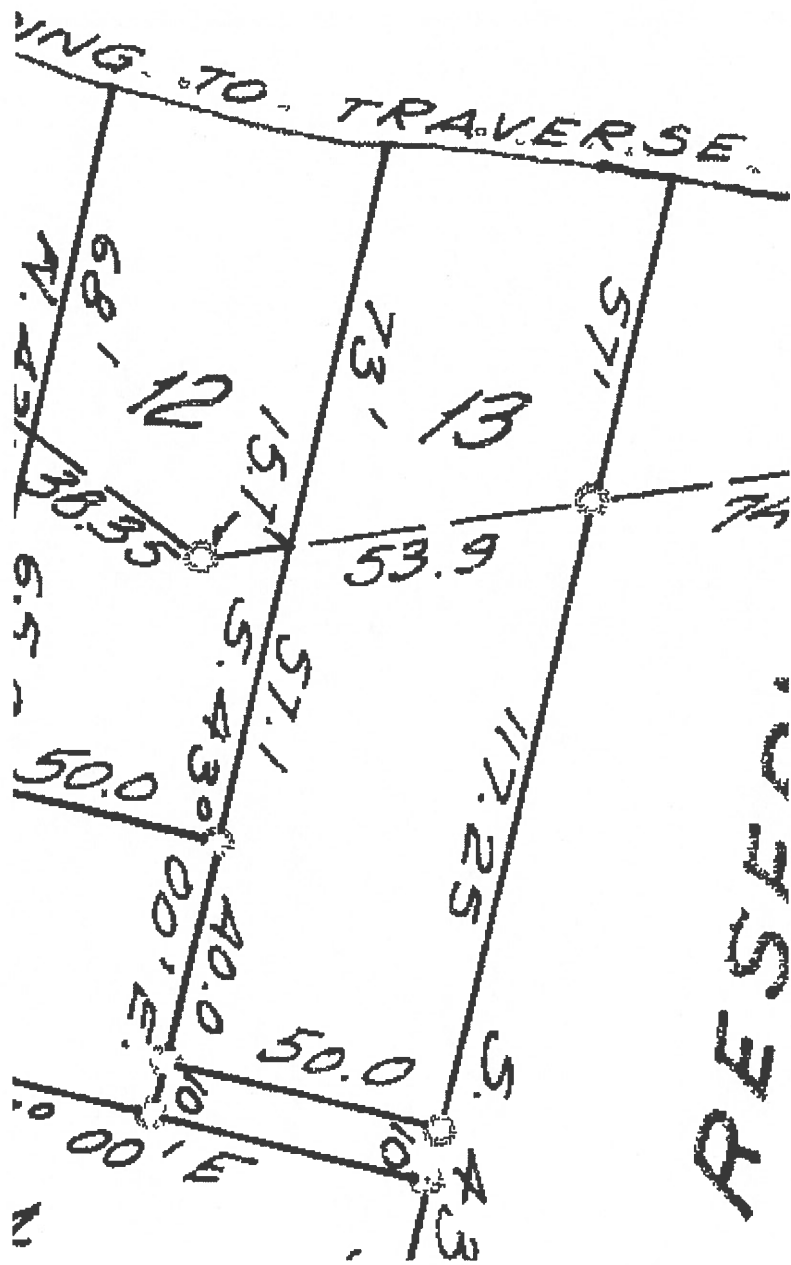
B

ELEVATION INFORMATION:
ELEVATIONS ARE DETERMINED FROM G.P.S
CONTOUR LINES SHOWN THUS: 
CONTOUR LINES ARE SPACED 0.305m (1')
ELEVATIONS SHOWN THUS:  100.00

NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
BUILDING POCKET FOR PRINCIPAL BUILDINGS SHOWN THUS: 
STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: 
PLANTED SPIKE SHOWN THUS: 
TIE DISTANCES FROM BUILDING TO PROPERTY LINE SHOWN THUS:  10.00
TIE DISTANCES FROM BUILDING TO OFFSET SPIKES SHOWN THUS:  5.00

DON WILSON SURVEYS LTD.
BOX 4120, BARRHEAD, ALBERTA
T7N 1A1 PHONE: (780) 674-2287
FILE: 23309
DATE: AUGUST 2, 2023





REF. LINE

SUBJECT
LANDS



15

S.V. Silver Sands NG 9-1-1 Agreement - signature request

Assunta Marozzi <assunta.marozzi2@telus.com>

Mon 7/31/2023 3:05 PM

To: Summer Village Office <administration@wildwillowenterprises.com>

Cc: Karen Clark <karen.clark@parklandcounty.com>

📎 1 attachments (876 KB)

NG9-1-1LGAS.V.ofSilverSandsAgreement.pdf;

Good afternoon,

We are excited to announce your Parkland 911 PSAP is planning its onboarding process to the new NG9-1-1 network.

In order for Parkland 911 PSAP to complete their transition to the new NG9-1-1 network, the Local Governing Authorities served by Parkland County 911 are required to execute the CRTC-approved NG9-1-1 agreement. This critical requirement will play a significant role in launching the new and improved features of NG9-1-1 that serve the citizens of the S.V. Silver Beach.

Accordingly, I have attached a copy of the agreement for signature.

To help facilitate and for additional clarity concerning Schedule B,D, E, F and G:

Schedule B: initials required

Schedule D: Not required to be filled in. Schedule D is reserved for provincial and federal PSAPs such as AHS, RCMP, DND.

Schedule E: At this time we are not expecting any data to be filled for Schedule E as this is specific to the introduction of the NG9-1-1 GIS (anticipated sometime between 2025 - 2027). As we get closer to implementation, we will follow up to obtain the LGAs Schedule E information. In the interim, the legacy processes for submitting municipality address data to TELUS will continue.

Schedule F: initials required

Schedule G: the LGA must designate a Local Registration Authority ("LRA"). The LRA will be responsible for determining and managing which users will be authorized to access the NG9-1-1 network and managing their credentials, user names, passwords, etc. An LRA can be assigned for a specific PSAP(s) or may be assigned for all PSAPs in an entire serving territory. While an LGA can designate themselves to manage PSAPs users' access, in most cases, the LGA will designate their respective PSAPs with the LRA responsibilities. If you prefer your PSAPs to be your LRA, then please fill in each of the respective PSAPs serving (Parkland 911) within Schedule G (per line) accordingly.

I look forward to receiving your signed agreement.

Kindest regards,

Assunta Marozzi

LGA Relations Manager

NG9-1-1

T. (780) 508-1237

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TELUS | the future is friendly®

I humbly acknowledge that we are on Treaty 6 territory, a traditional meeting grounds, gathering place, and traveling route to the Cree, Saulteaux, Blackfoot, Métis, Dene and Nakota Sioux. I acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.

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NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

This Agreement for the provision TELUS' Next Generation 9-1-1 Service (the "**Agreement**") is effective the [redacted] day of [redacted], 2023 [redacted] (the "**Effective Date**")

BETWEEN:

[redacted]
(the "**Local Government Authority**" or "**LGA**")

AND:

TELUS Communications Inc.
("TELUS")

WHEREAS the Local Government Authority wishes to provide its citizens with access to Next-generation 9-1-1 ("**NG9-1-1**") Emergency Services ("**NG9-1-1 service**") through calls, sessions and events sent to the 3-digit emergency telephone number 9-1-1;

WHEREAS, the legacy 9-1-1 service is, as per Telecom Regulatory Policy CRTC 2017-182 ("**TRP 2017-182**"), called "Next Generation 9-1-1 – Modernizing 9-1-1 networks to meet the public safety needs of Canadians", is due to be decommissioned by order of the Canadian Radio-television Commission ("**CRTC**").

WHEREAS, the current legacy 9-1-1 LGA service agreement will remain in effect and supplement the NG9-1-1 until such time the legacy 9-1-1 network is decommissioned.

WHEREAS TELUS, as mandated by the CRTC, is the sole provider of NG9-1-1 services in the province in which the LGA is located and as such can route calls, sessions or events from the inhabitants of the LGA calling the 3-digit emergency telephone number 9-1-1 to the appropriate Public Safety Answering Point which provides the 9-1-1 caller with access to Emergency Services;

WHEREAS TELUS has developed an IP based next generation 9-1-1 service designed to replace the legacy provincial enhanced 9-1-1 service that will transit calls, sessions and events to the 3-digit emergency telephone number 9-1-1 in accordance with the terms and conditions laid out in TRP 2017-182 and Telecom Decision CRTC 2021-199 ("**Decision 2021-199**"); and

WHEREAS TELUS will recover costs associated with delivering the TELUS Next Generation 9-1-1 Service in the form of a fee levied against each End-User as prescribed in TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) filed in accordance with the process laid out in TRP 2017-182 and any future modifications thereto.

NOW THEREFORE in consideration of the mutual agreements hereinafter contained and other good and valuable consideration, the parties hereto agree as follows:

1 DEFINITIONS

In this Agreement, in addition to those terms which are parenthetically defined, capitalized terms shall have the meanings ascribed to them in Schedule "A" (Definitions).

2 SCOPE OF AGREEMENT

2.1 **Agreement:** The LGA and TELUS (collectively, the "**Parties**") hereby agree to fulfil their respective obligations as per the terms and conditions set out in TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) and those contained in this Agreement, in order to provide NG9-1-1 emergency calling services. The Parties agree that this Agreement is for their mutual advantage and is designed to provide continued access to Emergency Services to the

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

served inhabitants within the Serving Area.

- 2.2 **Cost Recoveries:** The Parties agree that TELUS will recover costs associated with delivering the TELUS Next Generation 9-1-1 Service via the TELUS NG9-1-1 Tariff filed by TELUS to be levied against entities that provide access to NG9-1-1 services in TELUS' ILEC operating territory.
- 2.3 **Service Description:** The NG9-1-1 Service provides a managed, private, dedicated IP network referred to as the Emergency Services Internet Protocol network ("ESInet"). The ESInet provides the transport and interconnectivity for all i3-PSAPs within the Serving Area as well as Originating Service Provider networks supporting 9-1-1 Calling over IP-based networks and devices. For i3-PSAPs, the ESInet is delivered to the PSAP operations premise using TELUS's IP VPN service to the PSAPs. The NG9-1-1 Service also provides a series of applications and service interfaces known as NG9-1-1 Core Services ("NGCS") and may include other third-party applications from trusted entities as may be requested by the LGA and agreed to by TELUS. TELUS provided NG9-1-1 Service features are described in the User-to-Network Interface ("UNI") document. The LGA agrees that TELUS is not responsible nor liable for damages arising from LGA's use of third-party applications in conjunction with the NG9-1-1 Service.

3 TELUS' OBLIGATIONS

In accordance with TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001), TELUS agrees to:

- 3.1 Provide TELUS Next Generation 9-1-1 Service to the LGA in order to provide End-Users, within the Serving Area, served by Originating Network Providers who have entered into agreements with TELUS with respect to access to TELUS Next Generation 9-1-1 Service, access to Emergency Services through calls, sessions and events sent to the 3-digit emergency telephone number 9-1-1, as further described herein.
- 3.2 Provide TELUS' Next Generation 9-1-1 Network access, network termination/demarcation, and services to the PSAP, as agreed to by TELUS and the LGA, to be used to answer and transfer calls, sessions and events to the 3-digit emergency telephone number 9-1-1.
- 3.3 Provide Selective Routing and Transfer of emergency calls, sessions and events to the Primary PSAP and Secondary PSAPs according to instructions provided by the LGA, including those described in PSAP Contingency Plans.
- 3.4 Provide 9-1-1 caller information, as ordered by the CRTC, to the PSAP(s).
- 3.5 Maintain and update the 9-1-1 mapping and addressing database subject to receipt of the information required to be provided by the LGA pursuant to paragraphs 4.4.2 and 4.4.3.
- 3.6 Be responsible for any other requirements not specifically identified in this Agreement related to matters of the kind as imposed by the CRTC.
- 3.7 Where an Originating Network Provider has entered into agreements with TELUS with respect to access to TELUS Next Generation 9-1-1 Service, TELUS shall remain responsible for all aspects of the operation of the TELUS Next Generation 9-1-1 Service and shall not be relieved of any of its obligations under this Agreement.
- 3.8 Maintain a 24x7 9-1-1 Support Team to monitor the network and coordinate activities with stakeholders.
- 3.9 Maintain a fallback Third Party Operator Service that will accept NG9-1-1 calls, sessions and events and route them to the appropriate Primary PSAP in the event of network,

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

- routing, or location issues.
- 3.10 Selectively route and enable the selective transfer of 9-1-1 Calls to the Primary-PSAP, Secondary-PSAPs and Dispatch Agency according to Policy Routing Rules crafted to the needs of the LGA, including those described in PSAP Contingency Plans.
 - 3.11 Maintain a PSAP Contingency Plan as prepared by each PSAP in the event of network or customer equipment outage or evacuation.
 - 3.12 Perform Quality Assurance and Quality Control (QA/QC) on the aggregated dataset and provide mapping and addressing discrepancy/errors reporting back to the Local Government Authorities or their designees.
 - 3.13 Provide ESInet IP connection with redundant and, dependent upon availability, diverse facilities to PSAP locations designated by the LGA and as listed in Schedule "D" (PSAP Designations & Locations).
 - 3.14 TELUS is responsible for delivering NG9-1-1 traffic to the TELUS NG9-1-1 demarcation point. TELUS will not be responsible for any issues, nor will it troubleshoot outages or failures proved to be occurring with the LGA network, which begin on the LGA side of the TELUS NG9-1-1 demarcation point.

4 OBLIGATIONS OF THE LGA

- 4.1 As it applies to PSAPS, the LGA agrees to:
 - 4.1.1. Designate Primary PSAPs, Secondary PSAPs, and Back-Up PSAPs to answer and dispatch 9-1-1 Calls in the Serving Area. In the event that the LGA contracts with a third party for the management and operation of the PSAP, the LGA will remain responsible for all aspects of the operation of the PSAP and will not be relieved of any of its obligations under this Agreement.
 - 4.1.2. Ensure that all PSAPs are i3-compliant as per the conditions listed in section 6, requirements listed in Schedule C, and documents referenced in Schedule E of this document are connected to the NG9-1-1 network
 - 4.1.3. Ensure that all PSAPs provide, operate, and manage the personnel and the equipment, including terminal equipment, required to receive and process all emergency calls, sessions and events directed to the PSAP, based on the technical requirements further detailed under Schedule C. LGA shall put in place a Business Continuity Plan applicable to the PSAPs and test it annually.
 - 4.1.4. Provide TELUS with a minimum of ninety (90) days' written notice of an intended change of a PSAP in their serving area.¹
- 4.2 The LGA acknowledges and understands that in cases where Next Generation 9-1-1 calls, sessions and events are delivered to TELUS without complete location information, these calls, sessions and events may be routed to a default PSAP which may be a Provincial Default i3 PSAP, designated by the provincial government or an alternate default PSAP selected and managed by TELUS.
- 4.3 As it applies to mapping addressing data (GIS or MSAG), where not otherwise defined by

¹ See Telecom Decision 2011-309 – CISC consensus reports – Emergency Services Working Group – ESRE0052 Section 4.2.2 – Change activity timelines.

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

applicable provincial legislation and absent a provincial body that acts as a GIS data aggregator, the LGA shall create, maintain and update all boundaries, addressing and mapping information according to applicable standards (MSAG and GIS) and perform quality assurance and control on the data prior to submission. If a third party is to provide the GIS data on behalf of the LGA, such party shall be identified in Schedule "E", and that 9-1-1 specific GIS data layers must be provided directly to TELUS in a secure manner without transiting through any shared open platform upon implementation of GIS functionality within the NG9-1-1 network. The LGA agrees to provide TELUS with a minimum of ninety (90) days' written notice of a change in GIS data providers. The LGA shall take responsibility for changes to the 9-1-1 call routing resulting from submitted GIS data.

- 4.4 As it applies to Serving Area, the LGA shall coordinate the participation of all PSAPs in the Serving Area with respect to TELUS Next Generation 9-1-1 Service. This will include:
- 4.4.1. Determining, in conjunction with TELUS, the Serving Area and Emergency Service Zones served by the PSAPs;
 - 4.4.2. Providing and validating, as required by TELUS, all geographical data, including street names, addresses, or other data provided by the geographic information system (GIS) and associating those with Emergency Service Zones;
 - 4.4.3. Informing TELUS of all changes in the geographical data that may occur during the term of this Agreement and changes in that geographical data must be reported to TELUS as soon as possible after that data changes;
 - 4.4.4. Ensuring all PSAPs in the Serving Area have secure 9-1-1 data and systems which security includes physical security, network security, cybersecurity, and all other considerations within the PSAPs domains;
 - 4.4.5. Ensuring all PSAPs in the Serving Area have and maintain current contact information and make it available as per the NENA i3 standard;
 - 4.4.6. Ensuring the Primary PSAP accepts specific planned test calls from the public;
 - 4.4.7. Ensuring the Primary PSAP implements a call handling solution that includes a test call interface and automaton as described in NENA i3;
 - 4.4.8. Correcting all errors with submitted geographic data as reported by TELUS as soon as possible after the notification is sent to the LGA. LGA shall aim to do it in 72 hours to ensure that all carriers operating within the LGA territory have access to accurate validation information;
 - 4.4.9. Providing TELUS with 85 days written notice of an intended change in borders of the Serving Area.²
- 4.5 As the requirements related to the TELUS Next Generation 9-1-1 Service may evolve in time or need to be detailed, the LGA shall be responsible for any other requirements that are not specifically identified in the Agreement but added in documents referred under the Agreement (such as UNI) or otherwise communicated by TELUS to all LGAs and PSAPs.
- 4.6 The LGA shall not, nor shall it authorize, assist or permit any person other than TELUS to

² Please see Telecom Decision 2011-309 – CISC consensus reports – Emergency Services Working Group – ESRE0052 Section 4.2.2 – Change activity timelines.

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change, repair, reinstall or tamper with the TELUS' Next Generation 9-1-1 Network and equipment up to the demarcation point.

- 4.7 The LGA recognizes that TELUS Next Generation 9-1-1 Service allows for many new functionalities regarding types of data that can be transmitted over the Next Generation 9-1-1 network. It is expected that the Commission will mandate the implementation of such new functionalities. The availability of these functionalities may require the LGA to upgrade software and/ or hardware at the PSAP. To ensure NG9-1-1 services' upgrades and new features are available uniformly across TELUS' ILEC operating territory, the LGA will have to ensure the PSAPs selected to serve its inhabitants implement such upgrades on the implementation schedule set out by the CRTC.
- 4.8 The LGA shall support embargoes implemented to suspend changes to the database during major outages or planned upgrades.
- 4.9 The LGA shall implement guidelines and procedures with respect to the retention and destruction of personal information related to NG9-1-1 services prior to the provision of those services.³
- 4.10 The LGA shall ensure that all communications destined for carriage over the NG9-1-1 network will be secure, and it will take all steps necessary to protect the confidentiality of the information carried over these networks to the maximum extent feasible.
- 4.11 Upon implementation of GIS functionality within the NG9-1-1 network, the LGA must provide sensitive NG9-1-1-related GIS and addressing data directly to TELUS in a secure and encrypted manner without transiting through any shared open platform.⁴
- 4.12 The LGA shall continue to provide TELUS access to the Master Service Addressing Guide until such time as the legacy 9-1-1 network is decommissioned or is advised by TELUS that the Master Service Addressing Guide is no longer required.
- 4.13 Warrant and represent that it has the authority to:
 - 4.13.1. Enter into this Agreement;
 - 4.13.2. Determine that the LGA will utilize TELUS Next Generation 9-1-1 Service to provide End-Users within the Serving Area, served by TELUS or by Originating Network Providers who have entered into agreements with TELUS with respect to access to TELUS Next Generation 9-1-1 Service, access to Emergency Services through calls, sessions and events sent to the 3-digit emergency telephone number 9-1-1; and
 - 4.13.3. Determine that all End-Users, within the Serving Area, served by TELUS or by Originating Network Providers who have entered into agreements with TELUS with respect to access to 9-1-1 Service, shall receive access to Emergency Services through calls, sessions and events sent to the 3-digit emergency telephone number 9-1-1 through use by the LGA of 9-1-1 Service.

5 PROPERTY RIGHTS

- 5.1 Title to, ownership of, and all intellectual property rights in any facilities, equipment, software, systems, processes, and documentation used by TELUS to provide the TELUS Next Generation 9-1-1 Service and all enhancements on them shall be and remain with

³ Pursuant to Telecom Regulatory Policy CRTC 2017-182, paragraph 233.

⁴ Pursuant to Telecom Regulatory Policy CRTC 2020-150, paragraph 22.

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TELUS or its suppliers. Except as expressly set forth elsewhere in this Agreement, this Agreement does not grant the LGA any intellectual property or other rights or licenses in or to any service components listed above.

6 TRUSTED ENTITIES

- 6.1 Trusted entities are entities that have been qualified, certified and authorized by either TELUS and/or CRTC to connect to the TELUS Next Generation 9-1-1 Network.

7 CONFIDENTIAL INFORMATION

- 7.1 Unless the LGA provides express consent or disclosure is pursuant to a legal power, all information kept by TELUS regarding the LGA, other than the LGA's name, address and listed telephone number, is confidential and may not be disclosed by TELUS to anyone other than: i) the LGA; ii) a person who, in the reasonable judgment of TELUS, is seeking the information as an agent of the LGA; iii) another telephone company, provided the information is required for the efficient and cost-effective provision of telephone service and disclosure is made on a confidential basis with the information to be used only for that purpose; iv) an agent retained by TELUS in the collection of the LGA's account, provided the information is required for and is to be used only for that purpose; v) public authority or agent of a public authority, for emergency public alerting purposes, if a public authority has determined that there is an imminent or unfolding danger that threatens the life, health or security of an individual and that the danger could be avoided or minimized by disclosure of information; vi) an Affiliate involved in supplying the LGA with the Services, provided the information is required for that purpose and disclosure is made on a confidential basis with the information to be used only for that purpose.

- 7.2 TELUS is responsible for complying with Canadian privacy legislation (including the Personal Information Protection and Electronic Documents Act (PIPEDA) and substantially similar Canadian provincial privacy legislation) as such is applicable to TELUS in the provision of the Services under this Agreement. TELUS' commitment to the protection of personal information is further detailed in the TELUS Business Customer Privacy Policy available at www.telus.com/businessprivacy. TELUS' provision of the Services is subject to this policy. This policy may be updated by TELUS from time to time. The amended policy will be posted at the location above, and notice of the change will be provided by invoice notification, email, or otherwise. Unless otherwise indicated, the effective date of the amended policy will be the date of posting. The continued use of the Services by the Customer after such date will be deemed to constitute the acceptance of the amended policy. As TELUS does not have a direct contractual relationship with the PSAPs and the End-Users, TELUS relies on and the LGA shall ensure that the LGA (directly or through the PSAPs) has obtained all necessary consents from such End-Users, provided all necessary notices to End-Users, and otherwise have all necessary authority to permit the collection, use or disclosure of personal information by and between LGA and TELUS (if any).

- 7.3 Any information including any and all written documentation provided by TELUS to the LGA, its employees, servants, agents, assigns and/or contractors pertaining to the design, development, implementation, the operation and the maintenance of TELUS the Next Generation 9-1-1 Service is confidential, and will be provided only to such persons who have a need to know for the purposes of this Agreement. The LGA will not permit any of its employees, servants, agents, assignees and/or contractors to duplicate, reproduce, or otherwise copy any such confidential information for any purpose whatsoever, except as may be required by any such employees, servants, agents, assigns and/or contractors with a need to do so for the purposes of this Agreement.

- 7.4 Use all information or data that is provided by an End-User for the sole purpose of

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responding to 9-1-1 related communications, unless the End-User provides express consent for other use or disclosure, or disclosure is ordered pursuant to a legal power. For greater clarity, information or data related to a specific emergency occurrence shall be used only for the purpose of responding to that emergency, unless the End-User provides express consent for other use or disclosure, or disclosure is ordered pursuant to a legal power.⁵ For greater clarity, such obligation also applies to the information or data that are provided on behalf of the End-User, for purposes associated with emergency services accessed through TELUS' NG9-1-1 network. For greater clarity, such obligation also applies when the information or data is stored or otherwise under the custody or control of the PSAP.

- 7.5 The LGA will retain the confidential End-User data, including any audio or video or text files provided and associated information in confidence and will treat the confidential information with the same degree of care that it employs for the protection of its own confidential information and, at a minimum, a reasonable degree of care, and will not use or copy such confidential information except as necessary to perform its obligations under this Agreement, and will not permit disclosure of such confidential information except to employees, servants, agents, assigns and/or contractors, including the PSAP (provided such employees, servants, agents, assigns and/or contractors are bound by similar confidentiality obligations as the one contained in this Agreement and provided such can be evidenced) where there is a need to know for purposes of this Agreement.
- 7.6 The LGA agrees that it will indemnify TELUS against any and all liabilities, losses, damages, costs, and expenses (including legal fees and disbursements on a solicitor and own client basis) resulting from the unauthorized disclosure or use of information identified in paragraphs 7.1 to 7.3 on the part of the LGA, its employees, servants, agents, assigns and/or contractors.
- 7.7 Furthermore, the LGA agrees to abide by all applicable federal and provincial legislation with respect to the protection of privacy and confidential information in effect from time to time.

8 QUALITY OF THE LGA'S SERVICE

- 8.1 The LGA agrees to implement and ensure the operation of its PSAP(s) in a manner that meets the quality standards generally accepted in Canada for such services.
- 8.2 The LGA acknowledges the importance under this Agreement that all PSAPs connected to the TELUS' Next Generation 9-1-1 Network meet at all times the requirements set out under this Agreement and promptly whenever those are changed by TELUS from time to time to assure the operation of TELUS' Next Generation 9-1-1 Network, in accordance with quality standards generally accepted in Canada and that the default of a PSAP to comply with such requirement can compromise the TELUS' Next Generation 9-1-1 Network and affect all End-Users.

9 FORCE MAJEURE

- 9.1 Neither TELUS nor the LGA will be held responsible for any damages or delays as a result of war, invasion, insurrection, demonstrations, or as a result of decisions by civilian or military authorities, fire, floods, strikes, decisions of regulatory authorities, and, generally, as a result of any event that is beyond the LGA's or TELUS' reasonable control ("Force Majeure").
- 9.2 TELUS and the LGA agree that in the event of a Force Majeure, the Parties will cooperate

⁵ Pursuant to Telecom Regulatory Policy CRTC 2017-182, paragraph 232.

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and make all reasonable efforts to provide temporary replacement service until permanent service is completely restored.

- 9.3 The costs required to provide temporary replacement service will be borne according to the sharing of obligations between TELUS and the LGA, as indicated in Articles 3 and 4 of this Agreement.

10 IMPLEMENTATION SCHEDULE

- 10.1 TELUS and the LGA agree that the implementation of TELUS Next Generation 9-1-1 Service within the Serving Area, and based on the requirements set out in Schedule B, will be carried out pursuant to an implementation schedule to be mutually agreed to by the Parties in writing and which may be changed from time to time by agreement of the Parties.

11 LIMITATION OF LIABILITY

- 11.1 TELUS' liability for the performance of its obligations pursuant to this Agreement shall be the one set out in TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001). It is understood that TELUS' limited liability under this Agreement is a condition without which TELUS would not have entered into this Agreement, and therefore, TELUS' liability for the performance of its obligations pursuant to this Agreement shall not exceed any limitation of liability set out under TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) even if such limitation of liability does not specifically apply or refer to the LGA.
- 11.2 The LGA and TELUS shall, during the Term, maintain sufficient insurance to cover their respective obligations under this Agreement and shall provide evidence of same to the other party or, if either the LGA or TELUS is self-insured, provide to the other party evidence that is satisfactory to that party that the LGA and/or TELUS, as the case may be, is and will be, at all relevant times, in a position to face successfully its monetary obligations stemming from liability under this Agreement.
- 11.3 This Article 11 will survive the present Agreement even if it is annulled, in part or in whole, or even if it is terminated for any other reason.

12 TERM

- 12.1 **Term:** This Agreement will be effective as of the Effective Date, and will be valid for a period of five (5) years, with an automatic renewal for a successive period of five (5) years, unless one party gives to the other at least six (6) months' written notice of termination before the end of the then current five (5) years term.
- 12.2 **Termination or Suspension of a Service:** Notwithstanding Article 13.1, TELUS may immediately suspend the entirety or a portion of the NG9-1-1 Service where TELUS has reasonable cause to believe that the LGA's traffic is compromised or otherwise poses a risk to the NG9-1-1 Service. For any reason other than the integrity of NG9-1-1 Service, the LGA may terminate the NG9-1-1 Service, or TELUS may terminate or suspend the NG9-1-1 Service, in accordance with the terms of the relevant Tariffs with six (6) months prior written notice.

13 REGULATORY APPROVAL

- 13.1 It is expressly understood that TELUS Next Generation 9-1-1 Service is provided pursuant to the terms and conditions of the TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) as amended from time to time and as approved by the Commission, and this Agreement as amended from time to time and as approved by the Commission.

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13.2 This Agreement (excluding the Schedules) will be subject to approval by the Commission, and is subject to changes imposed by directions or orders of the Commission. Any future amendments to this Agreement (excluding the Schedules) will also be subject to approval by the Commission.

14 WAIVER

14.1 The failure of either party to require the performance of any obligation hereunder, or the waiver of any obligation in a specific instance, will not be interpreted as a general waiver of any of the obligations hereunder, which will continue to remain in full force and effect.

15 RELATIONSHIP OF THE PARTIES

15.1 This Agreement will not create nor will it be interpreted as creating any association, partnership, any employment relationship, or any agency relationship between the Parties.

16 ENTIRE AGREEMENT

16.1 Except as otherwise stated herein, this Agreement, together with the terms of TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) constitutes the entire agreement of the Parties and supersedes any previous agreement, whether written or verbal. Should any provision of this Agreement be declared null, void, or inoperative, the remainder of the Agreement will remain in full force and effect. In the event of a conflict between this Agreement and TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001), the terms of TELUS NG9-1-1 Tariff (CRTC 21461 Item 1001) will prevail.

17 NOTICES

17.1 Except if expressly specified otherwise elsewhere in the Agreement, all notices necessary under this Agreement shall be given in writing. In the case of TELUS, the notice shall be sent by e-mail and in the case of the LGA, the notice can be either personally delivered, or sent by registered mail or facsimile, or by e-mail at the addresses indicated below. Notices, if personally delivered or sent by facsimile, will be deemed to have been received the same day, or if sent by registered mail, will be deemed to have been received four days (excluding Saturdays, Sundays and statutory holidays) after the date of mailing. Notices delivered by e-mail shall include the following, and shall only be effective if the recipient provides by e-mail a confirmation of delivery and the date of acceptance of the delivery: (i) sender's name, address, telephone number, and e-mail address; and (ii) date and time of the transmission.

17.2 TELUS can change the telecommunication services provided to a PSAP by providing the LGA at least thirty (30) days prior written notice, without the necessity of the Parties signing a formal amendment to this Agreement. By continuing to use the TELUS' Next Generation 9-1-1 Network after TELUS has changed the telecommunication services provided to a PSAP, the change is deemed to have been accepted by the Parties.

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Local Government Authority

TELUS Communications Inc.

TELUS

Regulatory Affairs

Attn: TELUS NG9-1-1 Leadership Team

Regulatory.affairs@telus.com

Or to such other address as either party may indicate in writing to the other.

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives, such execution effective on the Effective Date.

Local Government Authority

Per: _____

Printed: _____

Title: _____

TELUS Communications Inc.

Per: _____

Printed: **_ Jeff Smith**

Title: **Managing Consultant-Regulatory Affairs**



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Schedule A

1 DEFINITIONS

For the purposes of this Agreement, in addition to other terms defined elsewhere in the Agreement, the following terms have the meanings ascribed below:

1.1 "Automatic Number Identification" or "ANI":

TELUS' NG9-1-1 Network's capability to automatically identify the calling telephone number and to provide a display of the number at the PSAP.

1.2 "Border Control Function" or "BCF":

Provides a secure entry into the ESInet for emergency calls presented to the network. The BCF incorporates firewall, admission control, and may include anchoring of session and media as well as other security mechanisms to prevent deliberate or malicious attacks on PSAPs or other entities connected to the ESInet.

1.3 "Business Continuity Plan":

A plan outlining how to continue operating during an unplanned service disruption; i.e.: technology or relocation.

1.4 "Commission":

The Canadian Radio-television and Telecommunications Commission ("CRTC") and its successors.

1.5 "Default Routing":

Default Routing is a contingency routing scheme whereby 9-1-1 calls, sessions and events are directed to an alternative PSAP or PSAPs due to network issues or missing/invalid location information.

1.6 "Demarcation Point":

The furthest physical point of NG9-1-1 interconnection for the PSAPs. The location of the PSAP is designated by the LGA; however, the PSAP shall determine where the termination equipment/demarcation points are to be located.

1.7 "Emergency Services":

The first responders to situations that require immediate assistance, such as law enforcement, fire department, ambulance service, or other emergency medical assistance service.

1.8 "Emergency Services IP Network" or "ESInet":

An ESInet is a managed, private, dedicated IP network used for Emergency Services communications. The ESInet provides the transport and interconnectivity for trusted entities designated by the CRTC such as NENA i3-compliant PSAPs within the Serving Area, as well as CRTC-registered ONPs supporting 9-1-1 calling over IP-capable networks. For PSAPs, the ESInet is delivered using the Company's IP VPN service to the PSAPs' operations premises authorized by the LGA. ONPs interconnect to the ESInet through designated physical Points of Interconnection (POIs).

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1.9 "End-User":

An end-user with NG9-1-1 Network Access within the boundaries of the LGA, as determined by the Company and the LGA.

1.10 "Emergency Service Zone" or "ESZ":

A defined area within a Serving Area consisting of a specific combination of LGA, law enforcement, fire, emergency medical, and PSAP coverage areas.

1.11 "i3 PSAP":

A PSAP that is capable of receiving IP-based signaling and media for delivery of emergency calls conformant to the i3 standard.

1.12 "Local Government Authority" or "LGA":

An LGA is the relevant government authority, at the provincial, indigenous, territorial, regional and/or municipal level, that governs the PSAPs. For greater clarity, the PSAP is selected or designed by the LGA and is under the responsibility of the LGA.

1.13 "Master Service Addressing Guide" or "MSAG":

The MSAG/SAG is a database of street names and house number ranges; it defines emergency service zones within a community and the emergency service numbers associated to them in order to enable proper routing of basic 9-1-1 and enhanced 9-1-1 calls.

1.14 "Network Access":

A connection that allows calls, sessions, or other types of events intended to be delivered to the Company's NG9-1-1 Network.

1.15 "Next Generation Core Services" or "NGCS":

The base set of services needed to process an NG9-1-1 call, session or event on an ESInet. NGCS includes the Emergency Service Routing Proxy (ESRP), Emergency Call Routing Function (ECRF), Location Validation Function (LVF), Border Control Function (BCF), Bridge, Policy Store, Logging Services and typical IP services such as Domain Name System (DNS). The term NGCS includes the services but not the network on which they operate.

1.16 "NG9-1-1 Network Provider":

The carrier that provides connectivity, services, and management for Next Generation 9-1-1 service to LGAs and their PSAPs.

1.17 "Offnet Agency":

An agency outside of the NG9-1-1 network, such as a poison control centre or a hospital, which the LGA may designate to be able to receive PSTN calls transferred by a PSAP through the ESInet.

1.18 "Originating Network Provider":

A CRTC-approved authorized telecommunications service provider, wireless service provider, or other service provider which delivers traffic to the Company's NG9-1-1 Network for routing to a PSAP.

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1.19 "Policy Routing Rules" or "PRRs":

Policy Routing Rules (PRRs) allow PSAP to enable multi-layered treatment policies for diversion within the NG9-1-1 Network, providing more options to a PSAP to divert 9-1-1 calls, sessions and events to another destination based upon multiple conditions defined in the PRRs.

1.20 "Public Safety Answering Point" or "PSAP":

A primary PSAP is a PSAP to which 9-1-1 calls, sessions and events are routed directly as the first point of contact. In some cases, the primary PSAP then contacts the appropriate agency to dispatch emergency responders. However, in cases where local authorities determine that specialized expertise, such as emergency medical services, is required, 9-1-1 calls, sessions and events are then transferred from a primary PSAP to a secondary PSAP.

A secondary PSAP, also known as an Emergency Response Agency dispatch centre, is a PSAP to which NG9-1-1 calls, sessions and events are transferred from a primary PSAP. A secondary PSAP is directly interconnected to an NG9-1-1 Network, allowing for the receipt and display of NG9-1-1 information.

1.21 "PSAP Contingency Plan":

It is a plan prepared by the PSAP, in collaboration with TELUS, to provide Default Routing to ensure 9-1-1 calls are answered. PSAP Contingency Plan is about alternative routing and configuration options related to the NG9-1-1 Network and is more specific than the overall PSAP Business Continuity Plan.

1.22 "Selective Routing and Transfer":

A feature that automatically routes traffic destined for emergency services to the appropriate PSAP based on the location data provided during the setup of the 9-1-1 call, session or event (Automatic Identification information or Geodetic) and facilitates inter-agency transfer.

1.23 "Serving Area":

The area within the LGA's boundaries, as determined by TELUS and the LGA, from which calls, sessions and events sent to the 3-digit emergency telephone number 9-1-1 will be directed to a particular primary PSAP which has a contract with the LGA.

1.24 "TELUS' Next Generation 9-1-1 Network":

A standards-based, all IP emergency communications infrastructure enabling highly reliable and secure voice and multimedia communications.

1.25 "Operator Service":

Operator Service for NG9-1-1 is a last resort routing scheme whereby calls, sessions and events that cannot be routed by the NG9-1-1 network on the ESInet to the PSAP will be routed to an operator service contracted by the NG9-1-1 Service Provider as mandated in Telecom Decision 2019-66.

1.26 "User-to-Network Interface (UNI) Interconnection Design Specifications":

User-to-Network Interface (UNI) Interconnection Design Specifications means the authoritative document which sets the technical specifications an i3-PSAP must comply with.

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Schedule B (for TELUS internal resource planning purposes only)

SCHEDULE B - v.1			
List of NG9-1-1 PSAPs, locations & targeted migration			
Current Emergency Zones & PSAP migration identification			
<p>Schedule B is a current list of PSAPs that provide services to the LGA. Please review and confirm accuracy (initial) of all contracted PSAPs. Post transition changes or updates to Schedule B will be communicated to TELUS via current TELUS operations change process.</p>			
			LGA initial _____

PSAP Serving Information			
PSAP Name (*1 & *2)	PSAP Address	PSAP Address - Backup Site	Targetted Migration Date
Parkland County ECC	53109A HWY 779 moving to 4820 52 Ave Wabamun Parkland County, AB	53115 Range Road 263a, Acheson AB	2023,Q4

Notes:

*1 – LGA shall ensure all PSAP sites meet the NG9-1-1 requirements.
 *2 – LGA shall ensure that if a PSAP changes during the Term, the replacement is aware of the LGA obligations re: PSAPs under this Agreement, and TELUS is notified of the change.

ESZ	Community	Municipality	9-1-1 Answer	Fire
577	Silver Sands	S.V. of Silver Sands	Parkland County ECC	Parkland County ECC

Notes:
 *1 – LGA shall ensure all PSAP sites meet the NG9-1-1 requirements.
 *2 – LGA shall ensure that if a PSAP changes during the Term, the replacement is aware of the LGA obligations re: PSAPs under this Agreement, and TELUS is notified of the change.
 *3 – “Offnet” Agencies are not connected to the ESInet over an IP-UNI
 *4 – This PSAP is only required if there is a PSAP designated as a safety net for a specific Province or Territory.

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Schedule C

Technical requirements\ESInet Access Criteria

Next Generation 9-1-1 is comprised of complex and interactive systems. In order to ensure proper network security, resiliency, diversity, and reliability, the LGA must ensure that all of their PSAPs meet the following technical criteria. A PSAP cannot interconnect to the NG9-1-1 network without meeting these requirements.

PSAPs utilizing networks to process and deliver NG9-1-1 calls outside of the ESInet do so at their own risk and assume all liabilities, including prolonged restoration times in the event of an outage.

LGA must ensure that the PSAP(s):

- 1 Deploy Dual Stack as the preferred method for simultaneous use of IPV4 & IPV6 address space OR to individually perform NAT-PT (Network Address Translation - Protocol Translation) for their Network Domain as defined in the NG9-1-1 network provider's UNI Interconnection Design Specifications, as a mandatory condition to interconnect to the NG9-1-1 network.
- 2 Support a set MTU (Maximum Transmission Unit) value of 1500 bytes for their network domain.
- 3 Utilize the Border Gateway Protocol (BGP) for dynamic routing between peering networks, using registered Autonomous System (AS) numbers, when available.
- 4 Assign a Local Registration Authority ("LRA"). The LRA will be responsible for determining and managing which users will be authorized to access the ESInet. An LRA can be assigned for a specific PSAPs or may be assigned for all PSAPs in an entire serving territory. The PSAP must notify TELUS at least 30 days prior to onboarding to the NG9-1-1 network of its selection and provide TELUS with 60 days' notice prior to any changes to its LRA structure. The LRA will have to enter into a distinct agreement with TELUS regarding the rights and obligations specific to the LRA and agree to TELUS Certificate Policy. For greater clarity, if access to the ESInet is needed for devices, the PSAP must assign an Authorized Organization Representative ("AOR"), which shall also enter into a distinct agreement with TELUS. For greater clarity, LRA and AOR doesn't need to be the PSAP itself.
- 5 Utilize the PCA service provided by the NG9-1-1 network provider, as defined in the UNI Interconnection Design Specifications, as a mandatory condition of interconnection with the NG9-1-1 network until a nation-wide PSAP Credentialing Agency is established.
- 6 Comply with the UNI and any other bulletins or technical documents communicated by TELUS to all LGAs and PSAPs from time to time. Employ a NENA i3 compliant BCF (Border Control Function), as defined in the NG9-1-1 network provider UNI Interconnection Design Specifications, as a mandatory condition of interconnection with the NG9-1-1 network. In addition, the BCF must be deployed in a manner that prevents single points of failure.
- 7 Employ the QoS requirements as defined in the NG9-1-1 network provider UNI Interconnection Design Specifications as a mandatory condition of interconnection with the NG9-1-1 network.
- 8 Implement the mandatory list of audio CODECs as provided by the NG9-1-1 network providers as part of the Onboarding Process, and as updated through the proposed change management process managed by CISC.
- 9 Use the two (2) redundant 9-1-1 IP-VPN circuits and routers provided by TELUS to deliver 9-1-1 calls, sessions and events, and associated data as per TELUS acceptable use policy available at www.telus.com/auip. The PSAPs shall not modify, repair, reinstall, or tamper with the 9-1-1 IP-

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VPN circuits and routers, or use them in a manner that interferes with any service components used to provide them, TELUS' networks, or with the use of TELUS services by other persons, or in a manner that avoids the payment of any charges, or use the 9-1-1 IP-VPN circuits in violation of any law or regulation. TELUS recommends that the PSAP use both 9-1-1 IP-VPN circuits to avoid service impacts in the event of an 9-1-1 IP-VPN circuit or terminating router failure.

- 10 Design and operation the PSAPs WAN/LAN, including resiliency, capacity, management, quality of service and security.
- 11 Support end-to-end encryption of traffic from and towards the ESInet as defined in the TELUS NG9-1-1 UNI Interconnection Design Specifications. PSAPs are strongly encouraged to utilize the TELUS NGCS-based DNS service to ensure the resiliency of DNS functions and seamless PCA functionality. If a PSAP opts to use its own DNS service, it will be the sole responsibility of that agency to design, maintain and administer this element.
- 12 Use the provided ESInet connections strictly for the delivery of NG9-1-1 calling and associated data and not to use any private VPN tunnels across the ESInet.
- 13 Create Policy Routing Rules for NG9-1-1 and communicate their Default Routing, if any, as part of their PSAP Contingency Plans to ensure that 9-1-1 calls are answered in the event of a PSAP outage.
- 14 Synchronize their network elements with those of the NGCS based on the Network Time Protocol resource provided by TELUS.
- 15 Apply on an ongoing basis, the required security updates (including any security patches) promptly, on the schedule communicated by TELUS.

The failure of a PSAP to comply with the technical requirement and access criteria may result in having such PSAP removed from the TELUS Next Generation 9-1-1 network. In the event where a PSAP does not meet the above technical requirements and access criteria to the ESInet, TELUS will inform the LGA before removing the PSAP from the TELUS Next Generation 9-1-1 network.

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

Schedule D

MULTIPLE REGION PSAPs

This Schedule, or an alternative format agreed to by both the LGA and the Company, must be filled out by the LGAs with their respective PSAPs covering multiple regions and managed by a provincial or federal authority (e.g. Alberta Health Services, British Columbia Health Care Services, Royal Canadian Mounted Police.)

Operating as a provincial or federal secondary PSAP, the following provisions within this agreement does not apply: 4.1.1; 4.3; 4.4.1; 4.4.2; 4.4.3; 4.4.8; 4.8.9; 4.12;

The following provisions of this agreement (4.3.2; 4.3.3; 4.6; 4.8.4; 4.8.5; 4.9) that relate to “all PSAPs” for the purposes of this LGA, shall apply only to the single Multiple Regions PSAP.

Communication Centre Sites	Official Name	LGA (municipalities, counties, etc.)

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

Schedule E

NG9-1-1 GIS REQUIREMENTS * **Provided to TELUS upon GIS introduction**

Municipality, County or Other Government Entity name	GIS Data Provider or *Provincial/ Territorial Designated Data Aggregator name	Provincial /Territorial Legislation (Y/N)

In the absence of Provincial or Territorial legislation defining a Data Aggregator body, by default, the NG9-1-1 Network Provider will be the defined GIS and addressing Data Aggregator ([Telecom Decision CRTC 2020-150 | CRTC](#))

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

SCHEDULE F - v.1

LGA must verify with each PSAP and PSAP location listed in Schedule B has a 9-1-1 Contingency Plan and Policy Routing Rules

PSAP Serving Information			
PSAP Name (*1 &*2)	PSAP Addresses	PSAP Address-Backup Site	Contingency Plan & Policy Routing Rules LGA verified (initial)
Parkland County ECC Stony Plain Redundant	53109A HWY 779 moving to	53115 Range Road 263a, Acheson AB	
	4820 52 Ave Wabamun Parkland County, AB		

Notes:

- *1 – LGA shall ensure all PSAP sites meet the NG9-1-1 requirements.
- *2 – LGA shall ensure that if a PSAP changes during the Term, the replacement is aware of the LGA obligations re: PSAPs under this Agreement, and TELUS is notified of the change.
- *3 – “Offnet” Agencies are not connected to the ESInet over an IP-UNI
- *4 – This PSAP is only required if there is a PSAP designated as a safety net for a specific Province or Territory.

NEXT GENERATION 9-1-1 LOCAL GOVERNMENT SERVICE AGREEMENT

SCHEDULE G - v.1				
LGA must designate a Local Registration Authority ("LRA") reference Schedule C, #4.				*
Digital Subscriber Certificate Agreement and Application Form - submitted by LGA's Local Registration Authority designate upon TELUS onboarding				
PSAP Serving Information				
PSAP Name (*1 & *2)	PSAP Addresses	PSAP Address-Backup Site	LGA designated Local Registration Authority ("LRA")	
Parkland County ECC	53109A HWY 779 moving to	53115 Range Road 263a, Acheson AB		
	4820 52 Ave Wabamun Parkland County, AB			

Notes:


- *1 – LGA shall ensure all PSAP sites meet the NG9-1-1 requirements.
- *2 – LGA shall ensure that if a PSAP changes during the Term, the replacement is aware of the LGA obligations re: PSAPs under this Agreement, and TELUS is notified of the change.
- *3 – "Offnet" Agencies are not connected to the ESInet over an IP-UNI
- *4 – This PSAP is only required if there is a PSAP designated as a safety net for a specific Province or Territory.

Fwd: Updated Subdivision Fees and Guide

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Tue 9/26/2023 3:38 PM

To:wendy wildwillowenterprises.com <wendy@wildwillowenterprises.com>

 2 attachments (1,001 KB)

2023 - MPS New Subdivision Fees.pdf; 2023 - MPS Subdivision Guide.pdf;

Get [Outlook for iOS](#)

From: MPS Admin <s.barrett@munplan.ab.ca>

Sent: Tuesday, September 26, 2023 3:13:03 PM

To: svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>; svislandlake wildwillowenterprises.com <svislandlake@wildwillowenterprises.com>; Summer Village of Birch Cove <cao@birchcove.ca>; Summer Village Office <administration@wildwillowenterprises.com>; Summer Village of West Cove <svwestcove@outlook.com>; Summer Village of Southview <svsouthview@outlook.com>

Subject: Updated Subdivision Fees and Guide

Please find a copy of Municipal Planning Services updated fee schedule and subdivision guide.

Please update your website to include the new fee schedule and subdivision guide once you have amended your fees and charges bylaw and please let us know when that was changed.

Thanks, if you have any questions please give our office a call.

SHELLY BARRETT

Administrator



p: 780.486.1991

e: s.barrett@munplan.ab.ca

a: #206, 17511 – 107 Ave NW

Edmonton, AB T5S 1E5

www.munplan.ab.ca

COVID-19:

To proactively protect our staff, families, and clients from the spread of COVID-19 we are limiting visitors to our office. Please note that during this time, members of our staff will be working from our office and remotely as the need arises. Although we may not be in the office at the moment, our email and voice messages will be checked regularly. Thank you. We appreciate your understanding as we all work together to protect the health of our communities.

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is unauthorized. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments. Thank you.

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SUBDIVISION FEES

Effective: September 1, 2023

Payment Options

Cheque	E-transfer
Made payable to: Municipal Planning Services (2009) Ltd. #206, 17511 - 107 Ave NW Edmonton, AB T5S 1E5	Contact MPS for e-transfer details and options.

Application Fee(s)

G.S.T. is payable on all fees.

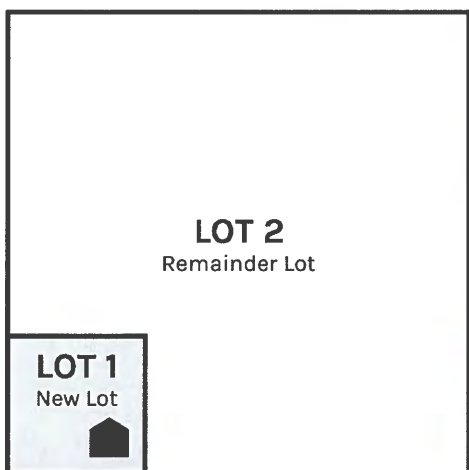
Base Application Fee	Per Lot Fee ¹	Per Lot Endorsement Fee ²
\$750.00	\$250.00	\$200.00 Per Lot
Payable with Initial Application		Payable Prior to Endorsement ³

In addition to the fees charged by MPS, some municipalities charge an additional per lot fee at time of application. Please contact our office for fee information affecting subdivisions in:

County of Barrhead	County of Wetaskiwin	Town of Bon Accord	Town of Redwater	Town of Bruderheim

Example Subdivision Application

Subdividing a farmstead or vacant lot from an existing titled area (provided for information only)



1. Application Fee	\$750.00
2. Per Lot Fee	\$500.00
1 New Lot & Remainder Lot	(\$250.00 x 2)
Subtotal	\$1,250.00
3. Endorsement Fee	\$400.00
1 New Lot & Remainder Lot	(\$200.00 x 2)
Subtotal	\$400.00
G.S.T.	\$82.50
Total	\$1,732.50

¹ Reserve lots, roads, and public utility lots are exempt from the per lot application fee.

² Reserve lots, roads, and public utility lots are exempt from the per lot endorsement fee.

³ Endorsement fees are not charged for Separation of Titles ([s. 652\(4\) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended](#)).

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SUBDIVISION FEES

Effective: September 1, 2023

Additional Fees

The following additional fees may apply to a subdivision. G.S.T. is payable on all fees.

Recirculation \$250.00	Minor changes to an application may be accepted at the office with no additional costs. If the change requires the application to be recirculated to the various agencies and/or adjacent landowners a recirculation fee shall apply.
Extension \$350.00	If the applicant is unable to finalize the subdivision within one year from the date of the decision, an extension may be requested. The extension request and fee must be received before the file expires. Once a file has expired, an extension request cannot be processed, and a new subdivision application will be required.
Title Search \$15.00	The title search fee is applicable when a recent land title (dated within 90 days from the time of application) is not provided by the applicant, and a land title is obtained by MPS.

Additional Costs Associated with the Subdivision Process

Application fees are only one of the costs associated with the subdivision of land. When planning your subdivision, it is important to consider all potential costs associated with the process.

The information provided below is intended to provide potential applicants with an understanding of some of the common costs associated with subdividing land in Alberta.

Surveying Costs	<p>Surveying is often required to show the location of structures, prepare plans and to register documents with the Land Titles Office.</p> <p>The Alberta Land Titles Act requires an Alberta Land Surveyor (ALS) to be retained for this purpose. Surveyors should be contacted directly for estimates related to these services.</p>				
Municipal Reserves	<p>Municipal Reserve (and other forms of reserves) may be taken at time of subdivision in accordance with the Municipal Government Act. Reserves may be required to be provided as either land or cash-in-lieu of land. The land's market value may be assessed/appraised to determine its value.</p>				
Municipal Services	<p>All costs associated with municipal services are (normally) the responsibility of the developer. This includes costs associated with municipal/regional services and franchise utilities. Some municipalities may require the payment of off-site levies at the time of subdivision or development to support local infrastructure and service delivery.</p>				
Land Titles Office	<p>The Land Titles Office of Service Alberta requires fees for the issuance of new titles.</p> <p>These fees are paid to the Land Titles Office when the survey instrument is submitted for registration. An Alberta Land Surveyor will be able to provide information about this process.</p>				
Statutory Plan and/or LUB Amendments	<p>Amendments to either the Municipal Development Plan (MDP), Area Structure Plan (ASP), and/or Land Use Bylaw (LUB) may be required when a proposed subdivision does not conform to the district or policies within one (or more) statutory plan or the LUB. Actual costs and timelines are dependent on the number of amendments required and complexity of the proposal.</p>				
Professional Studies and Reports	<p>For some subdivisions, additional information may be required depending on the characteristics of the site and the complexity of the subdivision. Additional information may be requested if:</p> <ul style="list-style-type: none"> The site or proposal has considerations that may require Federal or Provincial approvals. It is necessary to determine the location and area of suitable building pocket(s). <p>Examples of professional studies and reports include:</p>				
	Geotechnical Report	Historic Resource Act Clearance or Approval	Wetland Assessment	Biophysical Assessment	Private Sewage Disposal System Inspection
	Real Property Report	Preliminary Engineering Study	Traffic Impact Assessment	Phase I and/or II Environmental Assessment	Top of Bank Definition by Survey

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MUNICIPAL PLANNING SERVICES

SUBDIVISION GUIDE

Current as of: September 2023

Pursuant to the *Municipal Government Act*, R.S.A. 2000, C. M-26

About the Subdivision Guide

This guide has been prepared for persons interested in subdividing land. It provides information answering the following common questions:

1. What is a subdivision?
2. How long is the subdivision process?
3. What is the subdivision process?
4. What are subdivision costs?
5. What are the application requirements?
6. What does a tentative plan (sample sketch) look like?
7. What are the site plan requirements?
8. What is the process for subdivision and development near abandoned wells?

Making an Application

Applications for subdivision can be sent by regular letter mail to:

Municipal Planning Services (2009) Ltd.
#206 17511 – 107 Avenue NW
Edmonton, Alberta T5S 1E5

Further information can be obtained by contacting Municipal Planning Services (2009) Ltd.

PHONE : 780.486.1991
FAX : 780.483.7326
EMAIL : admin@munplan.ab.ca
ONLINE : www.munplan.ab.ca



SUBDIVISION GUIDE

Current as of: September 2023

1. What is a subdivision?

Subdivision refers to the process of adjusting the boundaries of a parcel of land to:

- Change the dimensions of an existing parcel;
- Create new/additional parcels of land; or
- Reduce the number of parcels of land.

New subdivisions must be approved by the municipality's Subdivision Authority before the new property boundaries can be registered with the Alberta Land Titles Office.

MPS is the designated Subdivision Authority (or Subdivision Authority Officer) for our municipal clients.

The subdivision process can be quite complex. Although a landowner (or their representative) can apply for a subdivision, engaging the services of a professional Alberta Land Surveyor, Planner, Lawyer, or Engineer who is familiar with planning regulations in Alberta is recommended. Properly prepared applications usually proceed at a faster rate, and registration at the Land Titles Office can be achieved sooner.

A subdivision cannot be registered without the landowner engaging a professional Alberta Land Surveyor to determine the boundaries for plan registration at the Land Titles Office. We recommend contacting surveyors in your area for quotes before you submit your application.

Under the Municipal Government Act, R.S.A. 2000, c. M-26, (MGA) as amended, before the Land Titles Office can register a Plan or another instrument creating a subdivision, the subdivision must be "approved" by the municipality's Subdivision Authority. The process (described on the next page) for processing and issuing decisions for subdivision applications is established in the MGA.

Under the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, municipal Councils appoint Subdivision Authorities. In several municipalities, the Subdivision Authority or the Authority's Officer is Jane Dauphinee, RPP, MCIP, who works through a private company, Municipal Planning Services (2009) Ltd. Please contact our office to confirm who the Subdivision Authority is prior to submitting your plan.

A process chart summarizing the subdivision process is included on the next page of this guide.

2. How long is the subdivision process?

Generally, a subdivision takes approximately 3 to 6 months to complete (from time of application to approval).

Below is a timeline of key steps in the application/approval process, as mandated by provincial legislation.

Deeming an application complete or incomplete	20 Days
Circulation to agencies and adjacent landowners	21 Days
Review of complete subdivision application to condition approval	30 Days
Appeal period	21 Days
Fulfilment of subdivision conditions	Applicant's responsibility ¹
Final approval or endorsement	Normally 3 to 5 days
Registration of the plan and/or other instruments at the Alberta Land Title Office	Normally 3 to 5 weeks

¹ Subdivision approvals are only valid for 1 year, at which time a final plan (Descriptive Plan or Plan of Survey) must have been submitted to Municipal Planning Services (2009) Ltd. for final approval. Extensions for an additional year may be granted, but the extension request and fee must be received before the file expires. Once a file has expired, an extension request cannot be processed, and a new subdivision application will be required. Extensions are normally granted for a maximum of 3 years.

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SUBDIVISION GUIDE

Current as of: September 2023

3. What is the Subdivision Process?

To process a subdivision application the following steps are required:

<p>01 Pre-Application</p>	<p>It is recommended the applicant meet with municipal staff or arrange for a virtual meeting with a planner from MPS prior to applying for subdivision.</p>
<p>02 Application</p>	<p>Subdivision application packages may be picked up at the municipality's office, downloaded and printed, or emailed/mailed to you by request. The landowner or an agent authorized by the landowner can submit a completed application.</p>
<p>03 Preliminary Review</p>	<p>Once the subdivision application has been submitted to MPS along with the required fee (see fee information) MPS staff will undertake a preliminary review of the application to determine if it is complete. If additional information is required, MPS will contact the applicant.</p>
<p>04 Internal Review</p>	<p>When the application is deemed complete (all forms & fees have been provided the file is opened), MPS staff will assess the application by reviewing it for conforming with:</p> <ul style="list-style-type: none"> • Municipal Government Act • Matters Related to Subdivision and Development Regulation • Government of Alberta Acts and Regulations (i.e., Water Act, Wetland Policy, etc.) • Requirements from Provincial Departments and Agencies • Intermunicipal Development Plans (if applicable) • Municipal Development Plan • Area Structure Plan (if applicable) • Land Use Bylaw • Applicable Municipal Policies and Procedures.
<p>05 Circulation</p>	<p>For a period of three weeks, the application is circulated for comment to the following for review and comment:</p> <ul style="list-style-type: none"> • Municipal or Government of Alberta departments or agencies • Utility agencies and service providers • School divisions • Adjacent landowners and/or municipalities
<p>06 Subdivision Report</p>	<p>Once the circulation comments have been received and the internal review is complete, staff will prepare a report and make a recommendation to the Subdivision Authority.</p>
<p>07 Decision</p>	<p>The report addressing the subdivision application will be reviewed by the Subdivision Authority who will:</p> <ul style="list-style-type: none"> • render a decision on the application; or • defer the application pending provision of further information by applicant/owner. <p>The Subdivision Authority will render one of the following two decisions:</p>



SUBDIVISION GUIDE

Current as of: September 2023

Conditional Approval: All approved subdivision applications are subject to the applicant meeting certain conditions. These conditions will be listed in an official letter informing the applicant/owner of the Subdivision Authority's decision. The applicant/owner must satisfy all conditions before MPS will endorse the Plan of Survey or Descriptive Plan (whichever is applicable). The applicant/owner may appeal any or all conditions of approval.

Approved No Conditions: While most subdivision applications are subject to the applicant meeting certain conditions, in certain cases the subdivision may be approved without conditions when none are required.

Refusal: The Subdivision Authority must provide reasons for refusal of an application.

The Municipal Government Act stipulates that the Subdivision Authority must render a decision on an application within 60 days of accepting the application as complete unless the applicant and the Subdivision Authority agree to a time extension.

If the Subdivision Authority fails to issue a decision within the specified time frame and extensions are not granted, the applicant may initiate an appeal. The appeal would be considered an appeal of a deemed refusal.

08

Appeal

The decision of the Subdivision Authority may be appealed by the applicant, landowner, affected government departments, and (if regarding municipal and school reserves) a school division.

Appeal to the Subdivision and Development Appeal Board (SDAB):

- Appeals are made by the applicant or school authority in relation to Subdivision Authority decisions.
- Notices of appeal must be received within 21 days from the receipt of decision. The appeal hearing will be held within 30 days of the date the appeal was filed.

Appeal to Land and Property Rights Tribunal (LPRT):

- Appeals are made by Provincial Government Agencies in relation to Subdivision Authority decisions or by the Applicant in relation to Provincial Government Authority interests in Subdivision Authority decisions.

Notices of appeal must be received within 21 days of the date of the notice of decision.

The appeal hearing will be held within 60 days.

The appeal board must have regard to any statutory plan, conform with the uses of land referred to in a land use bylaw, be consistent with land use policies and have regard for the Subdivision and Development Regulation (not binding). The decision of the appeal board is final, and no further appeals may be made, except to a court on a point of law or jurisdiction.

09

Plan Endorsement

Once the conditions of approval have been satisfied, the applicant or their surveyor may submit one paper print and a digital copy of the plan to MPS and the municipality for endorsement.

This submission must be accompanied by an endorsement fee (see fee information).

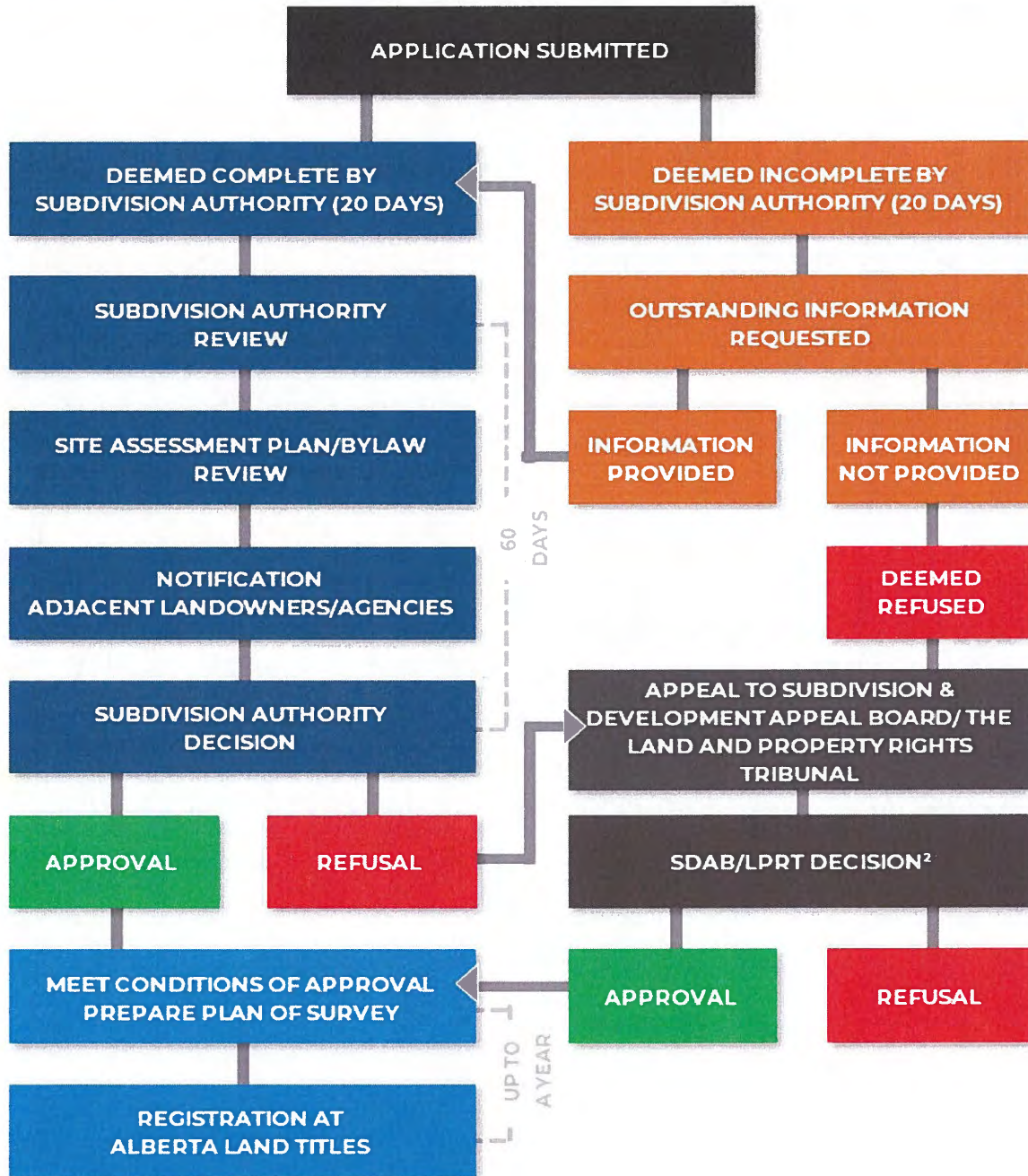
10

Registration

Once endorsed, the planner will contact the applicant and/or the applicant's surveyor.

The endorsed plan may then be registered at the Alberta Land Titles Office by an Alberta Land Surveyor.

Subdivision Process Chart



² Subdivision and Development Appeal Board (SDAB) and Land and Property Rights Tribunal (LPRT).



SUBDIVISION GUIDE

Current as of: September 2023

4. What are the Subdivision Costs?

Generally, the costs for a subdivision are as follows:

1. Fee due at application (see fee schedule for more information).
2. Fulfillment of any conditions specified in the decision (dependent on conditions - may include building roads, accesses, sewer, and water lines, etc., off-site levies, etc.).
3. Preparation of Descriptive Plan or Plan of Survey to effect plan (contact an Alberta Land Surveyor to discuss costs) **Note: Flagstaff County requires a Plan of Survey for all subdivisions.**
4. Fee due at endorsement (final approval).
5. Registration of the Plan and/or other instruments at the Alberta Land Titles Office.
6. **G.S.T is payable on all fees.**

Additional Fees

The following additional fees may apply to a subdivision.

Recirculation \$250.00	Minor changes to an application may be accepted at the office with no additional costs. If the change requires the application to be recirculated to the various agencies and/or adjacent landowners a recirculation fee shall apply.
Extension \$350.00	If the applicant is unable to finalize the subdivision within one year from the date of the decision, an extension may be requested. The extension request and fee must be received before the file expires. Once a file has expired, an extension request cannot be processed, and a new subdivision application will be required
Title Search \$15.00	The title search fee is applicable when a recent land title (dated within 90 days from the time of application) is not provided by the applicant, and a land title is obtained by MPS.

Additional Costs Associated with the Subdivision Process

Application fees are only one of the costs associated with the subdivision of land. When planning your subdivision, it is important to consider all potential costs associated with the process.

The information provided below is intended to provide potential applicants with an understanding of some of the common costs associated with subdividing land in Alberta.

Surveying Costs	Surveying is often required to show the location of structures, prepare plans and to register documents with the Land Titles Office. The Alberta Land Titles Act requires an Alberta Land Surveyor (ALS) to be retained for this purpose. Surveyors should be contacted directly for estimates related to these services.
Municipal Reserves	Municipal Reserve (and other forms of reserves) may be taken at time of subdivision in accordance with the Municipal Government Act. Reserves may be required to be provided as either land or cash-in-lieu of land. The land's market value may be assessed/appraised to determine its value.
Municipal Services	All costs associated with municipal services are (normally) the responsibility of the developer. This includes costs associated with municipal/regional services and franchise utilities. Some municipalities may require the payment of off-site levies at the time of subdivision or development to support local infrastructure and service delivery.

Land Titles Office	The Land Titles Office of Service Alberta requires fees for the issuance of new titles. These fees are paid to the Land Titles Office when the survey instrument is submitted for registration. An Alberta Land Surveyor will be able to provide information about this process.				
Statutory Plan and/or LUB Amendments	Amendments to either the Municipal Development Plan (MDP), Area Structure Plan (ASP), and/or Land Use Bylaw (LUB) may be required when a proposed subdivision does not conform to the district or policies within one (or more) statutory plan or the LUB. Actual costs and timelines are dependent on the number of amendments required and complexity of the proposal.				
Professional Studies and Reports	<p>For some subdivisions, additional information may be required depending on the characteristics of the site and the complexity of the subdivision. Additional information may be requested if:</p> <ul style="list-style-type: none"> • The site or proposal has considerations that may require Federal or Provincial approvals. • It is necessary to determine the location and area of suitable building pocket(s). <p>Examples of professional studies and reports include:</p>				
	Geotechnical Report	Historic Resource Act Clearance or Approval	Wetland Assessment	Biophysical Assessment	Private Sewage Disposal System Inspection
	Real Property Report	Preliminary Engineering Study	Traffic Impact Assessment	Phase I and/or II Environmental Assessment	Top of Bank Definition by Survey

5. What are the application requirements?

The following is a list of application requirements needed to provide a completed subdivision application:

1. Application Fee (Please refer to applicable MPS fee schedule)
2. FORM 1 | Application for Subdivision (must be completed in full and signed)
3. FORM 2A or 2B | Alberta Energy Regulator (AER) Abandoned Wells Statement (whichever is applicable)
4. FORM 3A | Authorization for Electronic Communication
5. FORM 4 | Tell Us About Your Sewage Disposal System
 To be completed for each private sewage disposal system on the subject property
6. FORM 5 | Landowner Letter of Authorization
 Must accompany all applications where the applicant is not the landowner OR where there is more than one registered landowner. Please note that signatures are required for ALL registered landowners
7. Certificate of Title (obtained within 3 months of the submission of the application)
 Please note that if one is not provided, we may acquire one on your behalf for a fee
8. Tentative Plan of Subdivision (with area and dimensions of the proposed lot(s) and remainder parcel)
9. An orthophoto of the subject site (including proposed and remainder parcels)
10. Any other items or information identified during pre-submission consultation.

8. Abandoned Well Process

Provincial subdivision and development regulations require that applicants for new subdivisions provide information about abandoned oil and gas wells on the subject property.

Before an application for subdivision or development can be considered, applicants must provide this information. By having the landowner (or agent acting on behalf of the landowner) conduct this search it can prevent damage to wells and excavation equipment, as well as injury to equipment operators and landowners/occupants.

The following chart outlines the process for determining what information is required depending on whether abandoned wells are located on the property.

STEP 1

Check

Check the Alberta Energy Regulator (AER) Abandoned Wells Viewer to determine if abandoned wells are located on the subject property.

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

STEP 2 Identify	YES Abandoned Wells Are Found	NO Abandoned Wells Are Not Found
	The applicant must contact ALL LICENSEES identified as affecting their property and confirm:	The applicant must provide the following as part of their application:
	<input type="checkbox"/> The exact location of each abandoned well	<input type="checkbox"/> A statement that no abandoned wells are located on the property
	<input type="checkbox"/> The setback distance required by the Licensee from each abandoned well	<input type="checkbox"/> A copy of the map from the AER Abandoned Wells Map Viewer of the subject property
	The applicant must provide the following as part of their subdivision application:	
	<input type="checkbox"/> A copy of the map from the AER Abandoned Wells Map Viewer of the subject property	
	<input type="checkbox"/> A list of all abandoned wells, including the surface coordinates	
	<input type="checkbox"/> A sketch of the proposed development showing the required setback area of each abandoned well	
	<input type="checkbox"/> Any additional information from Licensee(s) that led to a change in the setback	

Abandoned Wells Process FAQ

1

Can an agent sign the statement on behalf of the landowner, or does the statement have to be filled and signed by the registered owner of the property?

An agent can sign the required statement on behalf of the registered landowner. The wording of the Alberta Energy Regulator's (AER) Directive 79 requires "confirmation from the applicant."

The applicant, whether the landowner or an agent acting on behalf of the owner, can sign the statement and provide written confirmation.

2

If there is an abandoned well or wells on the subject property, what is the proper procedure to be followed? What is required by the licensee and the registered owner of the property?

The landowner, or agent acting on behalf of the landowner, must contact all licensees on the affected property. The licensee(s) are then required to physically locate the abandoned well(s).

To demonstrate that this has occurred, MPS will require the following:

1. GPS coordinates of the well site(s); and
2. A sketch of the site showing the exact location of the well(s) on the property and the required setback distance from the well site(s).

This information must be provided by the licensee or an Alberta Land Surveyor.

3

What does a landowner, or the agent acting on behalf of the landowner, do if an abandoned well licensee no longer exists or is defunct?

The AER's Directive 79 states: "If an applicant is unable to contact the licensee of record using the information provided by the [AER Abandoned Wells Map] viewer or the [AER] Information Management Branch, the AER may be able to supply additional contact information."

Well(s) must be located and tested as per Directive 079 requirements. The developer may choose to hire professionals to locate and test the well(s) and assume the associated costs.

As per Directive 079, if a methane anomaly is detected, the test results must be immediately submitted to the AER at Directive079@aer.ca. The associated cost to locate and test for leaks in abandoned wells will generally be the responsibility of the developer where the license is no longer viable.

4

Does this information need to be provided before an application for subdivision can be deemed complete?

Yes. A subdivision application submitted to MPS will not be deemed complete until all relevant information regarding abandoned oil and gas wells has been provided in full by the applicant.

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*Proposed
New Fees*

SCHEDULE 'A' – Page 1 of 2	
BYLAW #304-2020 FEES & CHARGES	
Summer Village of Silver Sands	
ADMINISTRATIVE FEES	
REQUEST FOR COPIES OF VILLAGE DOCUMENTS PER REQUEST	\$25
COST OF COPIES PER COPY	\$0.50
SPECIAL SERVICES RATE PER HOUR	\$75
TAX CERTIFICATE	\$25 50
WEBSITE ADVERTISING FEE (ANNUAL)(BUSINESS CARD SIZE)	\$100
APPEAL/AMENDMENT FEES	
ASSESSMENT APPEAL FEE (Refundable if applicant is successful)	\$50
DEVELOPMENT APPEAL FEE (Refundable if applicant is successful)	\$200 1000
SUBDIVISION APPEAL FEE	\$200 1000
LAND USE BYLAW AMENDMENT FEE	\$2,000
DEVELOPMENT FEES	
DEVELOPMENT PERMITS - DWELLINGS	\$150
DEVELOPMENT PERMITS - ACCESSORY/ADDITIONS	\$125
DEVELOPMENT PERMITS - SEPTIC, CISTERN, FENCE	\$100
DEVELOPMENT PERMITS - DEMOLITION	\$90
DEVELOPMENT PERMITS - COMMERCIAL	\$250
LETTER OF COMPLIANCE - STANDARD	\$75
LETTER OF COMPLIANCE - RUSH	\$150
PLAN CANCELLATION BYLAW (LOT CONSOLIDATION)	\$800
PLAN CANCELLATION BYLAW REGISTRATION	\$35
BUILDING PERMITS	AS PER
ELECTRICAL PERMITS	SAFETY CODES
PLUMBING PERMITS	SERVICE PROVIDER
GAS & HEATING PERMITS	FEES

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Municipal Government Act RSA 2000 Chapter M-26
Section 8 Establishing Fees

SCHEDULE 'A' – Page 2 of 2	
BYLAW #304-2020 FEES & CHARGES	
Summer Village of Silver Sands	
SUB-DIVISION FEES (SUBDIVISION AUTHORITY)	
Subdivision fees at application for up to 3 lots, including any remainder	\$700 + \$100 per lot NEW # 750 / #250
Subdivision fees at application for 4 or more lots, including any remainder	\$700 + \$250 per lot
Separation of Titles (MGA 652 (4))	\$700
Condominium Plan Consent	\$50 per unit
Extension	\$250 # 350
Re-circulation	\$250 same
Fee at Endorsement **Endorsement fees are charged at time of endorsement for all subdivisions except Separation of Titles	\$100 + (\$150 per lot) # 200 / lot
Current Land Title	\$12 (per title) # 15
Air Photo	\$7 (per photo)
SUB-DIVISION FEES (MUNICIPALITY)	
Lot Subdivision fee for lots that were previously consolidated:	
-1 st Lot	\$5,000
-each subsequent lot	\$2,500
RE-DISTRICTING/RE-ZONING FEES	
Re-districting application	\$2,000
Amend Municipal Development Plan	\$2,000
Amend Land Use Bylaw	\$2,000
Amend Provision of a Statutory Plan	\$2,000
Adoption of New Statutory Plan	\$2,000
<i>GST will be charged where applicable.</i>	

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Summer Village of Silver Sands

ADMINISTRATION FEES

REQUEST FOR COPIES OF VILLAGE DOCUMENTS (PER REQUEST)	\$	25.00
COST OF COPIES (PER COPY)	\$	0.25
SPECIAL SERVICES RATE (PER HOUR)	\$	75.00
TAX CERTIFICATE	\$	25.00
WEB ADVERTISING FEE (ANNUAL - BUSINESS CARD SIZE)	\$	100.00

APPEAL / AMENDMENT FEE

ASSESSMENT APPEAL FEE (Refundable if applicant successful)	\$	50.00	SAME
DEVELOPMENT APPEAL FEE (Refundable if applicant successful)	\$	200.00	SAME
SUBDIVISION APPEAL FEE	\$	200.00	SAME
LAND USE AMENDMENT FEE	\$	2,000.00	SAME

DEVELOPMENT FEES

DWELLING / SECONARY SUITE - PERMITTED	\$	300.00	WAS \$150.00
DWELLING / SECONARY SUITE - DISCRETIONARY	\$	500.00	NEW
COMMERCIAL - PERMITTED	\$	300.00	WAS \$250.00
COMMERCIAL - DISCRETIONARY	\$	500.00	NEW
ACCESSORY BUILDINGS / ADDITIONS - PERMITTED	\$	125.00	SAME
ACCESSORY BUILDINGS / ADDITIONS - DISCRETIONARY	\$	200.00	NEW
SIGNS, DECKS, FENCES, GAZEBOS, RETAINING WALLS, DEMOLITIONS	\$	100.00	SAME
WATER SUPPLIES, SEPTIC SYSTEMS	\$	100.00	SAME
HOME BASED BUSINESS / HOME OCCUPATION	\$	150.00	NEW
LETTER OF COMPLIANCE - STANDARD	\$	100.00	NEW
LETTER OF COMPLIANCE - RUSH (< 72 HOURS)	\$	200.00	NEW
PLAN CANCELLATION BYLAW (LOT CONSOLIDATION)	\$	800.00	SAME
PLAN CANCELLATION BYLAW REGISTRATION	\$	35.00	SAME

BUILDING PERMITS AS PER
ELECTRICAL PERMITS SAFETY CODES
PLUMBING PERMITS SERVICE PROVIDER SAME
GAS & HEATING PERMITS FEES

FAILURE TO APPLY FOR DEVELOPMENT PERMIT DOUBLE
PERMIT FEES ARE DOUBLED WHERE CONSTRUCTION BEGINS
PRIOR TO APPROVAL OF A DEVELOPMENT PERMIT

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PUBLIC HEARING SUMMARY REPORT



Summer Village of Silver Sands Land Use Bylaw
Prepared: 22 September 2023

BYLAW NO.

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

PROPOSAL

To adopt a Land Use Bylaw (LUB) for the Summer Village of Silver Sands.

OVERVIEW

On August 19, 2023, the Summer Village of Silver Sands held a public hearing for Bylaw No. 335-2023, a bylaw to adopt a new Land Use Bylaw for the Summer Village.

PUBLIC HEARING INFORMATION

Date: August 19, 2023
Time: 9:00 AM
Format: In-person (Fallis Community Hall) and online (Zoom)
Attendance: Council (3)
Administration (1)
Municipal Planning Services Staff (2)
Public, In-Person (26)
Public, Online (5)

Written Submissions: 3 (2 prior to submission deadline, 1 after)

PROCEEDINGS

The bylaw was introduced by the public hearing Secretary. Jane Dauphinee of MPS provided an overview of the proposed Land Use Bylaw which included background information, a summary of agency referral comments, and a copy of the Planner's Report.

The written submissions were identified for Council by the Secretary who asked if any of the authors were present at the hearing and offered them the opportunity to present their submissions as part of their verbal testimony at the hearing. All written submissions were read into the record by the Secretary.

In addition to the written submissions, verbal presentations were made at the public hearing. The chair opened the floor to all attendees to speak after all the speakers had provided testimony to ensure that everyone had the opportunity to be fairly heard.

PUBLIC TESTIMONY

The following is a summary of the subjects raised at the public hearing relevant to the proposed Land Use Bylaw. Adjacent to each subject is a response/recommendation from MPS for Council's consideration.

Subject Raised at the Public Hearing

MPS Response/Recommendation

Environmental conservation regulations will have little impact on Lake Isle if all municipalities in the region are not upholding the same standard

No changes to the bylaw recommended.

The Land Use Bylaw infringes on property owners' rights. The Land Use Bylaw should include provisions that would allow a non-conforming development if signatures are collected from neighbouring properties supporting the development.

No changes to the bylaw recommended.

The proposed tourist home regulations do not provide a benefit to the Summer Village or tourist home operators. No other

Multiple Summer Villages have recently adopted new Land Use Bylaws or made amendments to current Land Use Bylaws that



**AGENCY
RESPONSES**

municipality has adopted similar development permit requirements for a tourist home.

regulate the development of tourist homes through the development permitting process.

No changes to the bylaw recommended.

Tourist homes provide a benefit to the Summer Village, the local golf course, and area businesses by enabling guests to stay locally. Tourist homes also enable prospective residents of the Summer Village to stay in Silver Sands before buying a property.

No changes to the bylaw recommended.

Tourist home operators are able to regulate renter behavior through the booking process.

Tourist homes should be regulated by a business license, not a development permit.

The Summer Village does not currently have a business licensing bylaw.

No changes to the bylaw recommended.

Corner lots should be allowed two culverts and approaches.

No changes to the bylaw recommended.

MPS considers this to be a reasonable request, however this Land Use Bylaw (and the current Land Use Bylaw) does not include standards for approaches. This comment is identified for Council's consideration at a future meeting.

More than one recreational vehicle should be allowed on residential lots to allow for temporary accommodations.

No changes to the bylaw recommended.

Questions related to the construction of fences on residential lots, and whether development permits are required

MPS clarified that development permits are required for all fences (Section 9.10.1), and that fences shall not be constructed within front yard of a lakefront lot. MPS also clarified the maximum fence height requirements (Section 9.10.5).

No changes to the bylaw recommended.

Section 9.19.1 identifies that a maximum of one 'tent' may be situated on a parcel. This section of the proposed Land Use Bylaw is intended to address the placement of recreational vehicles on residential lots, not tents in back yards.

MPS recommends that Section 9.19.1 be revised to remove the reference to tents.

An amending motion with wording to support this recommendation has been included with this report as **Appendix A – Amending Motion**.

Referral agencies were notified of the public hearing and were provided with the opportunity to submit comments on the proposed Land Use Bylaw. The following is a summary of comments received by MPS:

Agency

Comment

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Alberta Energy Regulator	No response
Alberta Culture and the Status of Women	No responses
Alberta Health Services	AHS noted that all habitable dwellings (primary dwelling, suites, tourist homes) must be built to all applicable building and safety code standards.
Alberta Environment and Protected Areas	Noted typographical error (ERE shown twice in list of definitions). Noted ESRD setback recommendations chart (Appendix A) was not referenced in the regulations. MPS notes that Appendix A is referenced (Section 6.9.4); to improve clarity, MPS recommends that this regulation be re-worded. Noted that the Province may have interest when a development/landscaping affects Isle Lake, wetlands, and waterbodies.
Alberta Transportation and Economic Corridors	No concerns
EQUS Rural Electrification Association	No response
Ste Anne Gas Co-op	No response
Northern Gateway Public School Division	No response
Fortis Alberta	No response
Summer Village of South View	No response
Parkland County	No concerns
Lac Ste. Anne County	No concerns
Natural Resources Conservation Board	No response

SUBMITTED BY

Jane Dauphinee | RPP, MCIP
Principal + Senior Planner, Municipal Planning Services

ATTACHMENTS

Appendix A – Amending Motion

That proposed Bylaw 335-2023 be amended as follows:

1. Entire Land Use Bylaw

Correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurement formatting, and list numbering.

2. That Section 2.2 – Definitions be revised to include the following changes to the definition for ‘dwelling, single detached’ (changes shown in bold):

2.2.52 – Dwelling, Single Detached 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:**

- **have a front door facing the road or clearly visible from the road directly into the main level of building;**
- **occupy a greater floor area than the attached garage in the building; and**
- **comply with orientation and design requirements in Section 9.3 -Building Orientation and Design.**

3. That Section 2.2 – Definitions be revised to include the following changes to the definition for ‘habitable room’ (changes shown in bold and strikethrough):

2.2.79 – Habitable Room 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, utility space**, 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.

4. That Section 6.4.9.d – Requirements and Conditions of Subdivision be deleted and replaced with the following:

6.4.9.d - Alberta Environment and Protected Areas’ Recommended Guidelines for Minimum Environmental Reserve/Easement Widths (included as Appendix A).

5. That Section 9.28 – Tourist Homes be revised to include the following as 9.28.3 (and all following regulations be renumbered accordingly):

9.28.3 - The development of a Tourist home in the Summer Village of Silver Sands shall require a Development Permit annually. A development permit for a Tourist home shall only be issued for a temporary period up to but not exceeding 12 months.

6. That Section 10.2 – R1 Small Lot Residential be revised to include the following in the list of discretionary uses (and all following discretionary uses be renumbered accordingly):

10.2.3.j – Tourist homes

7. That Section 10.3 – R2 Large Lot Residential be revised to include the following in the list of discretionary uses (and all following discretionary uses be renumbered accordingly):

10.3.3.j – Tourist homes

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8. That Regulation 9.19.1 (9.19 - Recreational Vehicles and Temporary Living Accommodations in the Residential Districts) be deleted and replaced (with the intent of removing 'tent' from the list of recreational vehicles permitted on a lot):

~~9.19.1—A total maximum of one (1) recreational vehicle, be it holiday trailer, motor home, camper, tent trailers or tent, may be situated, either occupied or unoccupied for storage purposes, on a residential parcel provided that a permanent single detached dwelling exists on the parcel. Such recreational vehicle must be located on-site on a parking stall or in another location on-site in a manner satisfactory to the Development Authority.~~

9.19.1 A total maximum of one (1) recreational vehicle, be it holiday trailer, motor home, camper, or tent trailer may be situated, either occupied or unoccupied for storage purposes, on a residential parcel provided that a permanent single detached dwelling exists on the parcel. Such recreational vehicle must be located on-site on a parking stall or in another location on-site in a manner satisfactory to the Development Authority.

Additional MPS Comments

In MPS' review of regulations affecting tents and recreational vehicles, we noted that no additional changes were needed to the definitions for recreational vehicles or tented structures to support the proposed amendments identified above. MPS further notes that the use of tented structures as an accessory building is prohibited in the Summer Village (Regulation 9.1.12).

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Amending Motions

That proposed Land Use Bylaw 335-2023 be amended as follows:

1. Entire Land Use Bylaw:

Correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurement formatting, and list numbering.

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**THIS IS A BYLAW OF THE SUMMER VILLAGE OF SILVER SANDS,
IN THE PROVINCE OF ALBERTA,
TO BE KNOWN AS THE SUMMER VILLAGE OF SILVER SANDS
LAND USE BYLAW.**

WHEREAS, in accordance with the *Municipal Government Act*, every municipality must pass a Land Use Bylaw.

NOW THEREFORE, the Council of the Summer Village of Silver Sands, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw be cited as the "LAND USE BYLAW".
2. Bylaw #256-2015 Land Use Bylaw, Bylaw #281-2018 Land Use Bylaw Amendment, Bylaw #319-2021 Land Use Bylaw Amendment are hereby repealed.
3. THAT this BYLAW shall come into force and have effect on the date of the third and final reading.

Read a first time on this 21st day of July, 2023.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman

Read a second time on this 6th day of October, 2023.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman

Read a third and final time on this 6th day of October, 2023.

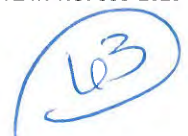
Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman

Signed this 6th day of October, 2023.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman





LAND USE BYLAW
BYLAW 335-2023
OCTOBER 2023

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LIST OF AMENDMENTS

Number	Bylaw	Third Reading Date	Purpose
1			
2			
3			
4			
5			

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The Land Use Bylaw (LUB) establishes regulations for how land can be developed within the Summer Village of Silver Sands. Regulations vary depending on the location and type of development. A development permit must be obtained prior to any new construction, structural renovations, opening of a new business and/or changing the use of an existing building. Development permits provide municipal approval for the use of land as well as the placement, size and location of new buildings or structures. In addition to the LUB, other bylaws and polices of the Summer Village of Silver Sands, as well as Provincial and Federal regulations must also be followed.

The following steps may assist the user of the Land Use Bylaw:

1	Locate the subject property on the Land Use Districts Map in Section 11. The map divides the Summer Village into nine different land use districts. Take note of which land use district the subject property is located in. Note that land use districts are often referred to as "Zones" or "Zoning." To conform to the language of the <i>Municipal Government Act</i> , this Land Use Bylaw uses the terms "district" and "districting."
2	Check the Table of Contents and locate the land use district you are interested in. Each land use district is listed in Section 10. In each land use district, you will find a list of permitted and discretionary uses, subdivision regulations, development regulations and other miscellaneous regulations. This determines how and what can be developed in any given land use district. There are definitions in Section 2 that should also be consulted to ensure that words and terms used in the Land Use Bylaw are understood.
3	Review the Table of Contents to see if there are any regulations that apply to the specific situation or use in question. For example, Section 9 contains regulations affecting accessory buildings, recreational vehicles, sea cans, and suites, among many others.
4	Discuss your proposal or concern with the Summer Village Development Officer. The Development Officer is trained and eager to assist you with your development, or general inquiry issues and to explain procedures. They can also assist with other situations such as enforcement or a Land Use Bylaw amendment.

Please note that **the above guide (on this page only)** is only intended to assist users and is not approved as part of the Summer Village of Silver Sands Land Use Bylaw.



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1.6 Conformity and Compliance

- 1.6.1 No person shall commence any subdivision or development unless it is in accordance with the regulations of this Bylaw. Nothing in this Bylaw affects the duty or obligation of a person to obtain a development permit or subdivision approval as required in this bylaw, or to obtain any other permit, license, approval, or other authorization required by any bylaw, Act, or any regulation pursuant to an *Act*.

1.7 Compliance

- 1.7.1 Compliance with the requirements of this Bylaw does not exempt a person from:
- a. The requirements of any federal or provincial legislation;
 - b. The policies and regulations of Summer Village statutory plans and bylaws;
 - c. Complying with any easement, covenant, agreement, or contract affecting the development.
- 1.7.2 Nothing in this Bylaw removes the obligation of a person to obtain other permits, licenses or approvals required by other legislation, statutory plans, or bylaws.

1.8 Severability

- 1.8.1 Each separate provision of this Bylaw shall be deemed independent of all other provisions.
- 1.8.2 If any provision of this Bylaw be declared invalid, that provision shall be severed, and all other provisions of the Bylaw shall remain in force and effect.

1.9 Relationship with the Municipal Government Act

- 1.9.1 This Bylaw is enacted under the *Municipal Government Act*, as amended or replaced. This Bylaw is intended to be read in conjunction with the *Municipal Government Act*, as amended or replaced. Reference should be made to *the Act* and its regulations with respect to definitions of terms, administrative matters, and the powers of agencies and officers referred to in this Bylaw, if these are not set out in this Bylaw.

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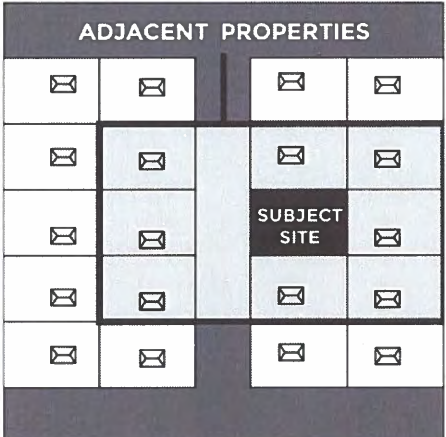
2. INTERPRETATION

2.1 Measurements

- 2.1.1 The metric measurement shall take precedence for the purposes of interpretation of the regulations in this Land Use Bylaw.
- 2.1.2 The imperial measures are approximate and are provided only for information.
- 2.1.3 Unless specified elsewhere in this Land Use Bylaw, measurements shall be rounded to the tenth decimal place.

2.2 Definitions

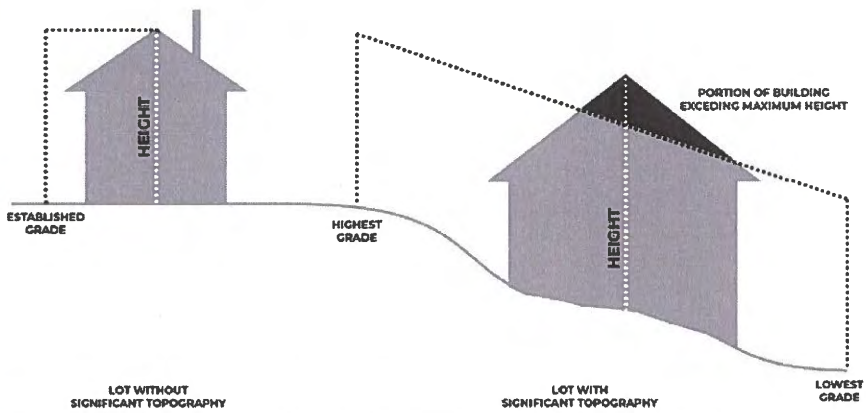
2.2.1 In this Bylaw:

- | | | |
|----|---------------------------|---|
| 1. | Abut | Means immediately contiguous to, or physically attaching to, and when used in respect of a parcel, means that the parcel physically touches upon another parcel and shares a property line with it. |
| 2. | Accessory Building | <p>Means a building separate and subordinate to the principal building, the use of which is incidental to that main building and is located on the same lot. An accessory building shall be secondary to the principal building on the lot in size and use.</p> <p>A building which does not share footings with the main building on the lot is deemed to be an accessory building even if it is connected to the main building by a roof, breezeway, deck, patio, or other at grade or above grade connection.</p> <p>Accessory buildings include (among other forms of development) garages, boathouses, sheds, and guest houses.</p> |
| 3. | Accessory Use | Means a use separate and subordinate to any use of land or use of the principal building lawfully occurring on a site. |
| 4. | Act | Means the <i>Municipal Government Act</i> R.S.A. 2000 c. M—26 as amended or replaced. |
| 5. | Adjacent Land | <p>Means land that is immediately contiguous to land that is the subject of an application or would be immediately contiguous to land that is the subject of an application, if not for a road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature.</p>  <p>The diagram, titled 'ADJACENT PROPERTIES', shows a grid of 10 property parcels. The central parcel is shaded and labeled 'SUBJECT SITE'. It is surrounded by other parcels, some of which are marked with an envelope icon, indicating they are adjacent to the subject site.</p> |
| 6. | Adjacent Landowner | Means owner(s) of land that is contiguous to the land that is the subject of an application, and includes owners of: |

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		<p>a. land that would be contiguous if not for a highway, road, river or stream; and</p> <p>b. any other land identified in this Bylaw as adjacent for the purpose of satisfying notification or referral requirements of this Bylaw.</p>
7.	Amenity Area	Means an area which shall be provided subject to the regulations of this Bylaw, and which must be developed for the active or passive recreation and enjoyment of the occupants of a residential development. Such area may be for either private or communal use and may be under either individual or common ownership
8.	Amenity Area, Private Outdoor	Means an amenity area which shall be provided subject to regulations in this Bylaw, but which must be developed for the active or passive recreation and enjoyment of the residents of a specific dwelling unit, and which is immediately adjacent to and directly accessible from the dwelling unit it is intended to serve.
9.	Animal Day Care	Means any person or business other than the owner of the animal that provides care, maintenance, and supervision for domestic animals for compensation for periods of less than 24 consecutive hours. For this bylaw, an animal day care shall not be a home occupation.
10.	Applicant	Means the person applying for a development permit, subdivision, amendment, or appeal who shall be the registered owner(s) of the subject land or the representative or agent of the owner(s), duly authorized by the owner in writing to make application on behalf of the owner(s) as evidenced on the application form.
11.	Aquifer	Means a sub-surface layer or layers of porous rock which hold water within the spaces between the rocks (interstitial spaces).
12.	Arborist's Report	Means a report prepared by a certified arborist includes an inventory of the trees on the site and identifies a plan to manage the trees on the site to best preserve their health and function.
13.	Area of Copy	Means the entire area of a sign within a single common continuous perimeter enclosing the extreme limits of the advertising message, announcement, or decoration on the sign, and shall be for the purpose of area calculation square or rectangular in shape.
14.	Area Redevelopment Plan	Means a plan adopted by Council as an area redevelopment plan pursuant to the <i>Act</i> .
15.	Area Structure Plan	means a plan adopted by Council as an area redevelopment plan pursuant to the <i>Act</i> .
16.	Bed and Breakfast Operation	means a commercial use of a dwelling where temporary sleeping accommodations - up to a maximum of three (3) bedrooms, with or without meals - are provided for remuneration to members of the public.



17.	Bed and Shore	means the land covered so long by water as to wrest it from vegetation or as to mark a distinct character on the vegetation where it extends into the water or on the soil itself.
18.	Boat Hoist	means a hoist installed within a waterbody for the purpose of raising boats and other watercraft from, or lowering into, a waterbody.
19.	Boat House	means an accessory building located between the legal bank of the lake and the principal building on the site that is used primarily for the storage of watercraft and/or items associated with aquatic recreation. A boathouse shall not include a suite, and shall not contain cooking, bathing or sleeping facilities. A boat house shall not be developed in the bed and shore of a waterbody.
20.	Buffer	means a row of trees, shrubs, berm(s), or fencing to provide visual screening and separation between sites and incompatible land uses.
21.	Building	includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge that forms part of a highway or road.
22.	Building Height	means the vertical distance of a building measured from the grade to the highest point of the building (see "Grade"). The highest point of a building shall be determined without considering an elevator housing, stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smokestack, a firewall, a parapet wall, a flagpole or similar device or feature not structurally essential to the building. 
23.	Building Pocket	means the land on which yard amenity areas, the main building on the site, and all accessory buildings will be situated.
24.	Cannabis	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act and its regulations, as amended (or replaced) from time to time and includes edible products that contain cannabis.
25.	Cannabis Consumption Facility	means a development, or any part thereof, licensed to sell cannabis to the public for consumption within the premises.

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26.	Cannabis Retail Sales	means a retail store licensed by the Province of Alberta where cannabis and cannabis accessories are sold to individuals who attend the premises.
27.	Canopy	means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the sun.
28.	Canopy Sign	see "sign, canopy."
29.	Carport	means a roofed structure used for storing or parking of not more than two private vehicles which has not less than 40% of its total perimeter open and unobstructed.
30.	Chattel	means a moveable item of personal property.
31.	Corner	means the intersection of any two property lines of a parcel.
32.	Council	means the Council of the Summer Village of Silver Sands.
33.	Curb Cut	means the lowering of a curb, sidewalk or boulevard to provide vehicular access to a parcel.
34.	Day Care Facility	means a facility and program for the provision of care, maintenance and supervision for four or more children under the age of fifteen years, by a person other than one related by blood or marriage, for periods of more than three (3) but less than twenty-four (24) consecutive hours, other than institutions operated by or under the authority of the Province of Alberta
35.	Day Home	means a childcare facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include childcare programs as defined by the Child Care Licensing Act.
36.	Deck	means any open structure attached to a building having a height greater than 0.6 m (2.0 ft.) above grade, and thereby requiring stairs and railings as outlined in regulations approved under the <i>Safety Codes Act</i> . A deck shall not have walls higher than 1.2 m (4.1 ft.).
37.	Demolition	means the tearing down, wrecking, destroying, or removal of a development, and is considered a form of development.
38.	Designated Officer	means a person authorized to exercise development authority powers on behalf of the municipality pursuant to the provision of the <i>Act</i> and this Bylaw.
39.	Developable Area	means an area of land suitable for a building site and containing adequate surface elevation to preclude marshland, wetland, or high-water table conditions
40.	Developer	means an owner, agent, or any person, firm or company required to obtain or having obtained a development permit.
41.	Development	means development as defined in <i>the Act</i> , and includes the following: <ul style="list-style-type: none"> a. an excavation or stockpile and the creation of either of them; b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, or under land;

		<ul style="list-style-type: none"> c. removal or demolition of a building or structure in whole or in part; d. a change in the use of land or of a building, or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building, and e. a change in the intensity of use of land or of a building, or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building; f. redevelopment of a previously developed parcel of land; g. vegetation removal; h. tree removal; i. stripping; j. grading; k. recontouring; or l. a change of use of land or a building that alters natural drainage patterns.
42.	Development Authority	means the Development Authority established by this Land Use Bylaw and as appointed by Council.
43.	Development Officer	means the person(s) appointed as the Summer Village's Development Officer as established by this bylaw.
44.	Development Permit	means a document authorizing a Development issued by the Development Authority pursuant to this Bylaw.
45.	Discontinued	means the time at which, in the sole opinion of the Development Officer, substantial construction activity or a use (conforming or non-conforming) has ceased.
46.	Discretionary Use	means the use of land or a building provided for in this bylaw for which a development permit may or may not be issued, at the discretion of the Development Authority. Discretionary uses are listed in the land use districts in which they may be considered.
47.	Drive-In Business	means an establishment which services customers traveling in motor vehicles driven onto the parcel where such business is carried on, where normally the customer either remains in the vehicle for service or parks their vehicle for a short period for the purpose of doing business at the premises and includes service stations.
48.	Dwelling	means any building used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level.
49.	Dwelling, Manufactured Home	means a dwelling which is constructed with a chassis or related assembly that allows for the permanent or temporary attachment of a hitch and assembly to enable relocation of the dwelling. A manufactured home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling. Manufactured homes do not include stick-built dwellings, modular homes, mobile homes, or

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		<p>temporary living accommodation. Under this Bylaw, a manufactured home features the following design standards:</p> <ol style="list-style-type: none"> a minimum roof pitch of 5.0 cm (2.0 inches) of vertical rise for every 30.5 cm (12 inches) of horizontal run (2:12 pitch) have a roof surface of wood or asphalt shingles, clay or concrete tile, slate shingles, sheet metal shingles, or hand split shakes; have a minimum roof overhang or eaves of 30.5 cm (1 foot) from the primary surface of each façade; have a minimum length width (or width length) ratio of 2:1; meets the National Building Code of Canada CAN/CSA A277 standard; and constructed after January 1, 1996. <p>This use does not include park models, mobile homes, or modular home.</p>
50.	Dwelling, Mobile Home	<p>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.</p>
51.	Dwelling, Multi-Unit	<p>means a development containing two or more dwelling units, and includes residential uses such as duplexes, triplexes, and apartment buildings.</p>
52.	Dwelling, Single Detached	<p>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:</p> <ol style="list-style-type: none"> have a front door facing the road or clearly visible from the road directly into the main level of building; occupy a greater floor area than the attached garage in the building; and comply with orientation and design requirements in Section 9.3 - Building Orientation and Design.
53.	Dwelling Unit	<p>means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit.</p>

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54.	Easement	means a right to use land, generally for access to other property or as a right-of-way for a public utility.
55.	Eating or Drinking Establishment	means development where prepared food and beverages (both non-alcoholic and alcoholic) are offered for sale to the public, for consumption within the premises. This use class includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, and lunchrooms.
56.	Environmental Reserve Easement	means lands that would normally be taken as Environmental Reserve at the time of subdivision may instead be the subject of an Environmental Reserve Easement. The lands are owned by the landowner and not the municipality; however, the lands subject to the ERE must remain in a natural state as if they were owned by the municipality and the ERE may be enforced by the municipality.
57.	Environmentally Sensitive Area	means: <ul style="list-style-type: none"> a. Hazardous lands and areas that are unsuitable for development in their natural state (i.e., floodplains, steep and unstable slopes); b. Areas that perform a vital environmental, ecological or hydrological function (i.e., aquifer or recharge groundwater storage areas); c. Areas that contain unique geological or physiological features; d. Areas, buildings or features that are important for cultural, historical, prehistoric or archeological reasons; e. Areas that contain significant rare or endangered animal or plant species; f. Areas containing unique habitats with limited representation in the region or small remnants of previously abundant habitats which have virtually disappeared; g. Areas that contain large, relatively undisturbed habitats and provide shelter for species that are intolerant of human disturbance; h. Areas that provide an important link for the natural migration of wildlife; and/or i. Riparian areas of water bodies, wetlands, and watercourses.
58.	Environmentally Significant Area	are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. ESAs are determined by the Government of Alberta as per the criteria and evaluation matrix outlined in Environmentally Significant Areas in Alberta: 2014 Update.
59.	Erosion and Sediment Control Plan	means a plan that satisfies the requirements of the Development Authority which is to be provided to the contractor for implementation to address erosion and sedimentation issues both through temporary measures during construction and permanent measures to address post-construction conditions. It provides details about how the site will be managed during construction for the preservation of vegetation, topsoils, and municipal infrastructure and must detail how noise, erosion, mud, and

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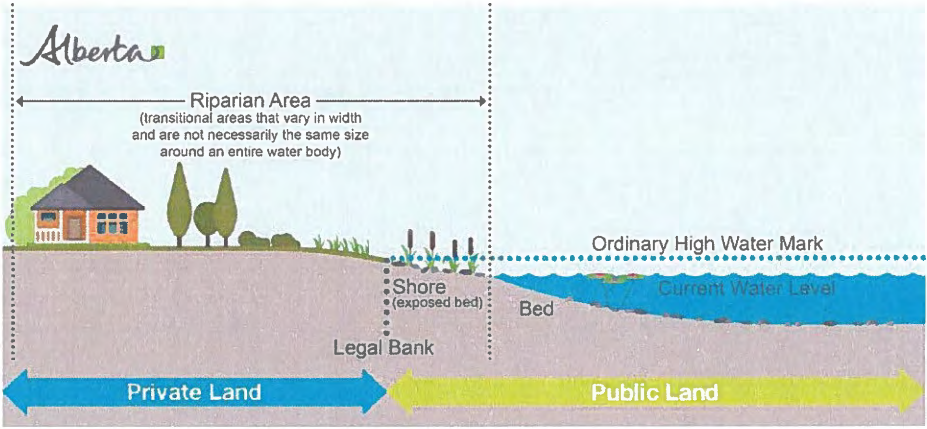
		sediment transport will be controlled and minimized, how the disturbance of vegetation and topography will be minimized.
60.	Excavation	means any breaking of ground, except common household gardening and ground care.
61.	Extensive Agriculture	means a system of tillage which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming.
62.	Extensive Livestock Operation	means a farming operation involving the rearing of livestock either in conjunction with or separate from an extensive agricultural operation. Extensive Livestock Operations do not include Confined Feeding Operations.
63.	Fence	means a vertical physical barrier constructed to prevent visual intrusion, sound abatement or unauthorized access.
64.	Flanking Lot	means a corner lot on which a side boundary is abutting onto a street and where all other parcels which are within 9.1 m (30.0 ft.) of the parcel have no front boundary on the same street.
65.	Floor Area	means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the glass-line of exterior walls and the centreline of fire walls but not including the floor areas of basements, attached garages, sheds, open porches or breezeways
66.	Foundation	means the lower portion of a building, usually concrete or masonry, and includes the footings which transfer the weight of and loads on a building to the ground
67.	Freestanding Sign	see "sign, freestanding."
68.	Front Yard	see "yard, front."
69.	Frontage	means the length of a street boundary measured along the front lot line
70.	Garage	means an accessory building, or part of a main building, designed and used primarily for the storage of motor vehicles, recreational vehicles, boats, and chattel and is not intended to be occupied.
71.	Gazebo	means a freestanding, roofed structure which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in conjunction with a residential dwelling. A gazebo is not serviced by permanent electrical or heating. A gazebo is not considered a tented structure for the purposes of this bylaw.
72.	Grade	means the ground elevation established for the purpose of determining building height. In determining grade, the Development Authority shall select from the following methodologies, whichever one best ensures compatibility with neighbouring developments: <ul style="list-style-type: none"> a. If the applicant can show by a survey prepared by a qualified professional that the predevelopment elevation of the subject

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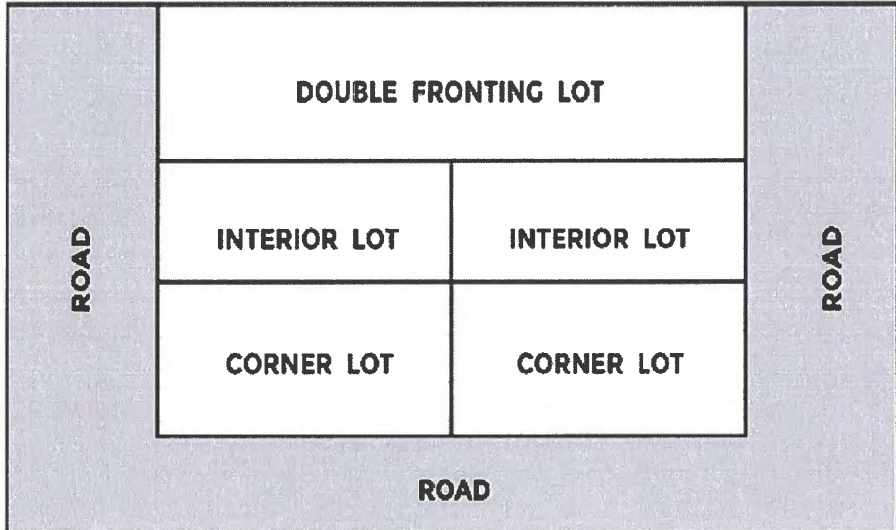
		<p>parcel varies by no more than 1.0 m (3.3 ft.) in 30.0 linear metres, the Development Authority may determine grade by calculating the average of the highest and lowest elevation on the parcel; or</p> <p>b. The Development Authority may determine grade by calculating the average of the pre-development elevations at the corners of the parcel as shown on a reliable survey; or</p> <p>c. The Development Authority may determine grade by calculating the average elevation of the corners of the principal buildings on all properties abutting the subject parcel; or</p> <p>d. the average of the pre-development elevations at the corners of the building as shown on a survey prepared by an Alberta Land Surveyor.</p>
73.	Geotechnical Report	<p>Means a report prepared by a qualified professional that may include the following:</p> <p>a. Slope stability, including slope setback distances, cross-sections of the slope area both before and after development and final grading (The height and existing angle of the slope verified by accurate historical survey data or site-specific information completed by a qualified surveyor);</p> <p>b. Seasonally adjusted and recommended water tables;</p> <p>c. Location of on-site storage of sewage;</p> <p>d. Recommended building foundations and basement construction; and</p> <p>e. Soil bearing capabilities.</p>
74.	Grading	<p>means the recontouring or sloping of the land in such a way that surface drainage from rainstorms, snowmelt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes the impact on adjacent properties.</p>
75.	Gross Leasable Area	<p>means the total floor area of the building contained within the outside surface of the exterior and basement wall, but excludes mechanical and utility rooms, public washrooms, and stairwells</p>
76.	Group Care Facility	<p>means a facility which provides resident services to seven or more individuals of whom one or more are unrelated. These individuals may be aged, disabled, or are undergoing rehabilitation, and are provided services to meet their needs. This use includes supervised facilities such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes, and psychiatric care facilities. These facilities are not intended to include major institutional care facilities such as hospitals.</p>
77.	Guest House	<p>see "suite, guest house."</p>
78.	Habitable Room	<p>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</p>

		include utility spaces, 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.
79.	Half Storey	see "storey, half."
80.	Home Occupation, Major	<p>means any business, occupation, trade, profession, or craft that is carried on as a secondary use within a dwelling and/or within the accessory buildings associated with that dwelling by at least one permanent resident of said dwelling, and which may increase traffic circulation in the neighbourhood in which it is located. A home occupation does not change the character of the dwelling in which it is located or have any exterior evidence of secondary use other than a small sign as provided for in this Bylaw.</p> <p>A Major home occupation may generate some external impacts on the neighborhood due to regular business activities. These impacts may include traffic generation due to client visits to the site, dust, and noise due to use of equipment on the site, or visual impacts due to outdoor storage.</p>
81.	Home Occupation, Minor	<p>means any business, occupation, trade, profession, or craft that is carried on as a secondary use within a dwelling, but not within any accessory buildings associated with that dwelling, by at least one permanent resident of said dwelling, and which does not increase traffic circulation in the neighbourhood in which it is located.</p> <p>A minor home occupation does not change the character of the dwelling in which it is located or have any exterior evidence of secondary use other than a small sign as provided for in this Bylaw.</p> <p>A Minor home occupation shall not generate external impacts on the neighborhood due to regular business activities. These impacts may include traffic generation due to client visits to the site, dust, and noise due to use of equipment on the site, or visual impacts due to outdoor storage.</p>
82.	Indoor Eating Establishment	means an establishment where a combination of food and non-alcoholic drink are intended to be consumed within the confines of the establishment.
83.	Interior Parcel	see "Parcel, Interior."
84.	Kennel	means any person or business engaged in the boarding, maintaining, training, or caring for domestic animals for compensation. For the purpose of this bylaw, a kennel shall not be a home occupation.
85.	Landscaping	means the incorporation, preservation, or enhancement of vegetation and other materials on a site which are intended to improve the aesthetic appeal of the site, contribute to the character of a neighbourhood, and/or harmonize the site with its surrounding natural environment and may

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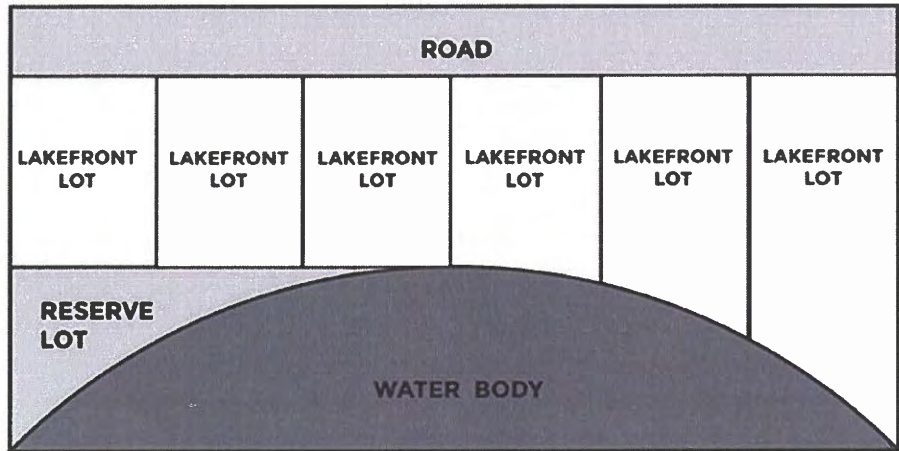
		include the placement or addition of any or a combination of soft landscaping elements and/or hard landscaping elements. Landscaping does not include stripping, grading, shoreline modification, and architectural elements (i.e., decorative fencing, sculpture).
86.	Landscaping Plan	means a site plan drawing detailing the design of the non-building area of a site which incorporates scaled dimensions and provides a visual representation of the proposed trees, vegetation, walkways, garden beds and other design elements including irrigation and lighting proposed to be developed on the site.
87.	Lane	means a public thoroughfare for vehicles, the right-of-way of which does not exceed 10.0 m (32.8 ft.) and is not less than 6.0 m (19.7 ft.) wide, and which provides a secondary means of access to a parcel or parcels.
88.	Legal Bank	means the line where the bed and shore of the body of water cease and the line is to be referred to as the bank of the body of water. The legal bank in Alberta is the line separating the Crown-owned bed and shore from the adjoining upland. 
89.	Living Room	means any room in a dwelling unit used primarily for the social activities of the occupants and which is designed for general living whether combined with specific activities such as dining, food preparation, or sleeping
90.	Loading Space	means an off-street space on the same parcel as a building or group of buildings, for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded
91.	Lot	means a parcel of land, the boundaries of which are separately described in a certificate of title, which may or may not be shown on a registered plan of subdivision
92.	Lot, Back	means a lot which has other developable property between it and the lake but does not include lots where the only property existing between it and the lake is a road, or a reserve lot.

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93.	Lot, Corner	means a lot with boundary lines on two separate roads or highways or a single road or highway that curves at an angle of sixty (60) degrees or more at the subject lot. For the purposes of this definition, a road or highway shall include a lane.
94.	Lot Coverage	means the combined area covered by all buildings, structures, and non-permeable surfaces on a lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane.
95.	Lot Depth	means the average distance between front and rear property lines of a lot.
96.	Lot, Double Fronting	<p>means a lot which abuts two (2) roads (except alleys or lanes as defined in the <i>Traffic Safety Act</i>, R.S.A. 2000, c. T-06, as amended or replaced) which are parallel or nearly parallel abutting the lot but does not include a corner lot.</p> 
97.	Lot Grading and Drainage Plan	means a plan that specifies design elevations, surface gradients, swale locations, and other drainage information required for lot grading.
98.	Lot, Interior	means a lot which is bordered by only one road.

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99. **Lot, Lakefront** means a lot adjacent to a water body or would be adjacent to a water body if not for a reserve lot or public/crown land parcel.



100. **Lot Substandard** means any lot which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the land use district in which the lot is located.

101. **Lot, Undeveloped** means a lot which does not contain a residence, building or structure.

102. **Lot Width** means the length of a line parallel to the front property line or, in a lot with a curved front property line, perpendicular to a line running between the mid-point of the front property line and the mid-point of the rear property line, measured at a distance from the front property line equal to the minimum required front yard.

103. **Low Impact Development** means land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation, the minimization of hard surfaces, and use of natural features and processes to replicate predevelopment hydrology in terms of rate, volume, and quality. Both natural and engineered solutions are employed to prevent and manage runoff as close to its source as possible with a treatment-train approach using the processes of evaporation, transpiration, storage, infiltration, and treatment.

The term "green infrastructure" or "green stormwater infrastructure" or "natural/ engineered natural infrastructure" are sometimes used to refer to the constructed components of an LID approach.

104. **Maintenance** means the upkeep of the physical form of any building, which upkeep does not require a permit pursuant to the *Safety Codes Act*. Maintenance will include painting, replacing flooring, replacing roofing materials, and repair of any facility related to a development, but will not include any activity that will change the habitable floor area of any dwelling unit or the internal volume of any building.

105. **May** is an operative word meaning a choice is available, with no direction or guidance intended.

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106.	Minor	means where added as a prefix to a permitted or discretionary use, a use which due to its nature or relatively small size will, at the discretion of the Council, have a limited impact on surrounding uses, or which is intended to serve a small or local rather than a major or municipal area.
107.	Manufactured Home Lot	means the space allotted for the installation of one (1) manufactured home in any manufactured home park or manufactured home subdivision.
108.	Modular Building or Dwelling	means a single detached dwelling constructed in large sections, away from the home site, and under controlled conditions. It does not refer to a type of dwelling but rather to a method of construction. A modular dwelling does not include a park model, recreational vehicle, or manufactured home dwelling.
109.	Municipal Development Plan	means a plan adopted by Bylaw as a Municipal Development Plan pursuant to the <i>Act</i> .
110.	Municipality	means the Summer Village of Silver Sands, unless otherwise noted.
111.	Natural Open Space Area	means areas of protected or conserved land or water. The purpose of a natural open space area may include the preservation or conservation of a community's natural or historic character, the conservation or preservation of a land or water area for the sake of recreational, ecological, environmental, aesthetic, or buffering.
112.	Non-Conforming Building	means a building: <ul style="list-style-type: none"> a. that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and b. that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.
113.	Non-Conforming Use	means a lawful specific use: <ul style="list-style-type: none"> a. being made of land or a building or intended to be made of a building lawfully under construction, at the date the Land Use Bylaw or any amendment thereof affecting the land or building becomes effective, and b. that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction, will not comply with the Land Use Bylaw;
114.	Occupancy	means the use or intended use of a building or part thereof for the shelter or support of persons or property.
115.	Off-Site Sign	see "sign, off-site."
116.	Off-Street Parking	means an off-street facility for the parking of three or more vehicles.

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117.	On-Parcel Sewage Disposal System	means a method of treating effluent recognized by Alberta Labour and/or Alberta Environment involving the containment of sewage effluent in an impermeable holding tank for transfer to a central depot for decomposition or the actual primary or secondary treatment of sewage effluent on the parcel of its origin and may include a septic tank, holding tank or evapo-transpiration mound system but does not include pit style privies.
118.	Outdoor Eating Establishment	means an establishment where a combination of food and non-alcoholic drink are normally consumed either outside or inside the confines of the establishment.
119.	Parapet Wall	means that part of an exterior, party wall or fire wall extending above the roof line or a wall which serves as a guard at the edge of a balcony or roof
120.	Parcel	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
121.	Parcel Area	means the total area of a parcel.
122.	Parcel, Corner	means a parcel at the intersection of two abutting streets.
123.	Parcel Coverage	means the combined area, measured at 1.0 m (3.0 ft.) above grade, of all buildings on a parcel excluding all features which would be permitted under this Bylaw as projections into required yards.
124.	Parcel Depth	means the average distance between the front and rear property lines.
125.	Parcel, Interior	means a parcel which is bounded by only one street.
126.	Parcel, Lakefront	see "lot, lakefront."
127.	Parcel Width	means the distance between the side property lines of a parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road.
128.	Park	means a parcel of land designated for public use as municipal reserve land or by Resolution or Bylaw of Council.
129.	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 a recreational vehicle 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.
130.	Parking Facility	means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility.
131.	Parking Stall	means a space set aside for the parking of one vehicle.

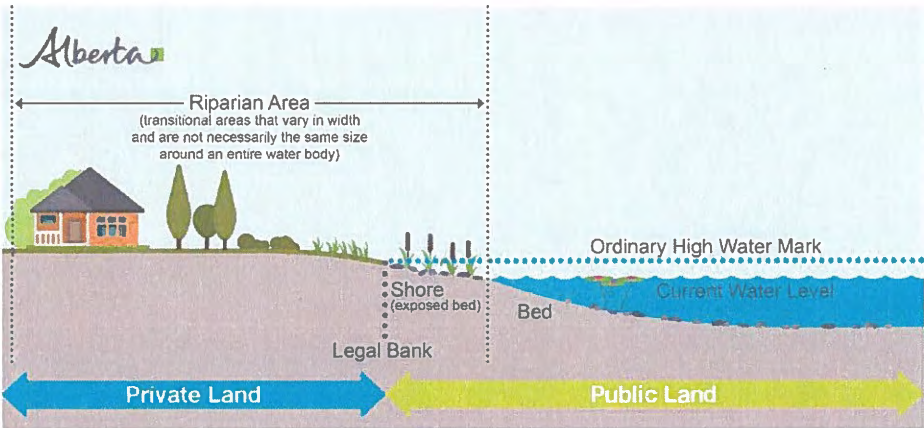
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132.	Patio	means a developed surface (adjacent to a building on a site) less than 0.6 m (2.0 ft.) in height above grade and without a roof or walls. A patio is designed and intended for use as an outdoor amenity area.
133.	Permitted Use	means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made which conforms to the Land Use Bylaw.
134.	Places of Worship	means development owned by a religious organization used for worship and related religious, philanthropic, or social activities including rectories, manses, classrooms, dormitories, and accessory buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.
135.	Planting	see "landscaping."
136.	Principal Building	means a building which, in the opinion of the Development Authority <ul style="list-style-type: none"> a. occupies the major or central portion of a parcel, b. is the chief or main building among one or more buildings on the parcel; or c. constitutes by reason of its use the primary purpose for which the parcel is used.
137.	Principal Use	means the primary purpose, in the opinion of the Development Authority, for which a building or parcel is used. There shall be no more than one principal use on each parcel unless specifically permitted otherwise in the Bylaw.
138.	Private Club or Lodge	means a development used for the meeting, social or recreational activities of members of non-profit, philanthropic, social service, athletic business, or fraternal organizations, and does not include any on parcel residence.
139.	Private Liquor Outlet	means a development where alcoholic beverages are offered to the public for retail sale and consumption off premises.
140.	Privy or Portable Toilet	means an outdoor toilet facility and/or outhouse.
141.	Public Park	means an active or passive public recreation area together with any accessory buildings or uses complimentary to the said recreational purpose.
142.	Public Uses	means a building, structure or lot used for public services by the municipality, by any Department, Commission or Agency of any other Municipal Corporation or Government of Alberta or Canada, or by any Railway Company or Utility.
143.	Public Utility	means the right of way for one or more of the following: sanitary and storm water sewerage, telecommunications systems, water works systems, irrigation systems, systems for the distribution of gas, whether

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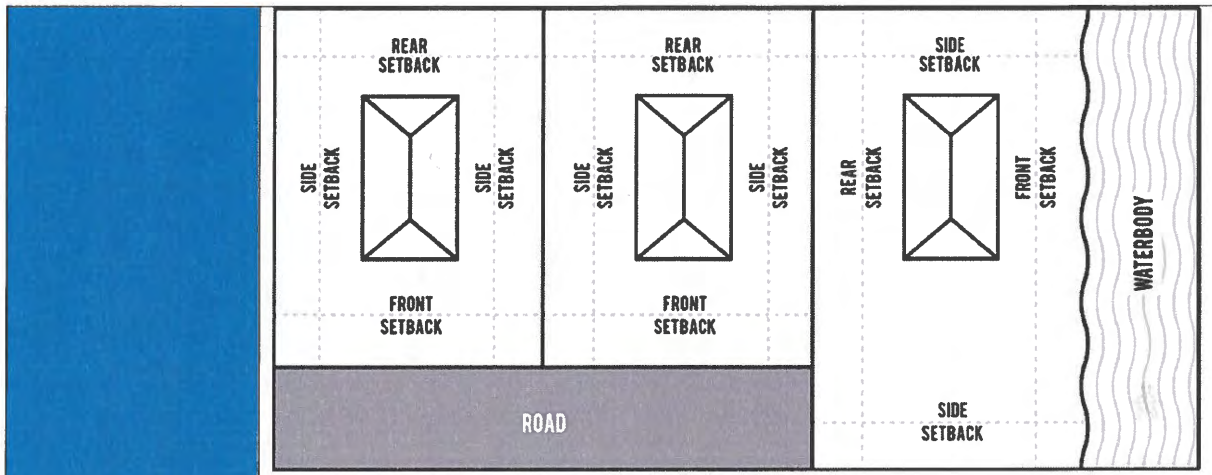
		natural or artificial, systems for the distribution of artificial light or electric power and heating systems.
144.	Public Utility Building	means a building to house a public utility, its office or equipment.
145.	Real Property Report	means a codified standard report adopted by the Alberta Land Surveyor's Association which contains pertinent information on a parcel of land and the development which exists on the property.
146.	Rear Yard	see "yard, rear."
147.	Recreational Equipment	means any permanent building, the intended use of which is for either active or passive recreation. Certain types of sidewalk furniture may be classified as recreational equipment at the discretion of the Development Officer.
148.	Recreational Use	means a development providing for commercial or non-commercial leisure activities located to take advantage of the natural setting, without restricting the generality of the foregoing, this shall include: <ul style="list-style-type: none"> a. non-facility oriented recreational activities such as hiking, cross country skiing, rustic camping, and other similar uses, and b. means an active or passive recreational use and any facility or building required to carry out said activity.
149.	Recreational Vehicle	means a mobile unit that is designed to be used as temporary living or sleeping accommodation, whether it has been modified so as to no longer be mobile or capable of being mobile, and includes but is not limited to holiday trailers, tent trailers, truck campers, fifth wheel trailers, camper vans, and motor homes, but does not include manufactured home dwellings or park model trailers.
150.	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
151.	Redistrict	means a type of Land Use Bylaw amendment that changes the land use district that applies to a specific parcel (or parcels) and includes a corresponding graphic change (or changes) to the Land Use District Map.
152.	Reserve, Conservation	means land designated Conservation Reserve (CR) at time of subdivision Conservation Reserve at time of subdivision if: <ul style="list-style-type: none"> a. in the opinion of the subdivision authority, the land has environmentally significant features; b. The land is not land that could be required to be provided as environmental reserve; c. The purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land; and

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	<p>d. The taking of the land as conservation reserve is consistent with the municipality's municipal development plan and area structure plan.</p> <p>The municipality must pay compensation to the landowner in an amount equal to the market value of the land at the time the application for subdivision approval was received by the subdivision authority.</p>
<p>153. Reserve, Environmental</p>	<p>means designated as "Environmental Reserve" are lands designated at time of subdivision that are left in a natural state or may be used as a public park. Lands may be designated as "Environmental Reserve" if they consist of the following:</p> <ul style="list-style-type: none"> a. a swamp, gully, ravine, coulee or natural drainage course, b. land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or c. a strip of land, not less than 6.0 m (19.7 ft.) in width, adjacent to the bed and shore of any body of water. <p>Environmental Reserves are primarily used to establish development setbacks from water bodies and watercourses to prevent development from occurring too close to the shoreline.</p>
<p>154. Reserve, Municipal</p>	<p>means lands designated as "Municipal Reserve" are lands designated at time of subdivision for schools, parks and public recreation purposes provided by the developer as part of the subdivision process.</p>
<p>155. Riparian Area</p>	<p>means transitional areas between upland and aquatic ecosystems. They have variable width and extent above and below ground and perform various functions. These lands are influenced by and exert an influence on associated water bodies, including alluvial aquifers and floodplains. Riparian lands usually have soil, biological, and other physical characteristics that reflect the influence of water and hydrological processes.</p>  <p>The diagram illustrates the Riparian Area as a transitional zone between upland and aquatic ecosystems. On the left, 'Private Land' contains a house and trees. A 'Legal Bank' is marked with a vertical dashed line. The 'Riparian Area' is defined as transitional areas that vary in width and are not necessarily the same size around an entire water body. It includes the 'Shore (exposed bed)' and the 'Bed' of the water body. The 'Current Water Level' is shown as a blue line, and the 'Ordinary High Water Mark' is shown as a dotted line. The area to the right of the 'Legal Bank' is designated as 'Public Land'.</p>
<p>156. Road</p>	<p>means land:</p> <ul style="list-style-type: none"> a. shown as a road on a plan of survey that has been filed or registered in an Alberta Land Titles Office; or

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		b. used as a public road; and includes a bridge forming part of a public road and any structure incidental to a public road.
157.	Roof Sign	see "sign, roof."
158.	Runoff	means water that moves over the surface of the ground. Runoff collects sediments and contaminants as it moves from higher elevations to lower elevations.
159.	Separation Space	means the horizontal open space provided around a dwelling to ensure no conflict of visibility from dwellings and adequate light, air and privacy, for activities undertaken within the dwelling. Unless otherwise specified in this Bylaw, a separation space may be partially or entirely outside the parcel boundaries of a dwelling unit.
160.	Service Station	means a parcel or the portion thereof used or intended to be used for any of the following: the servicing or repairing of motor vehicles, the sale of gasoline, the sale of lubricating oils and other automotive fluids, accessories for motor vehicles, and a towing service dispatch point.
161.	Setback	means the minimum horizontal distance between the parcel boundary and the nearest point on the exterior wall or chimney of the building, or another part of the building if specified elsewhere in this Bylaw.
162.	Sewage Collection System	means a privately or publicly owned system for treating sewage effluent, recognized by Alberta Environment, consisting of either a communal or an on-site sewage collection system.
163.	Sewage Collection System, Communal	means a sewerage project for sewage disposal (as defined under Safety Codes Act) which involves the transfer of effluent from its place of origin, such as an On-Site Sewage Collection System, to a central holding area, such as a lagoon, where primary and secondary treatment can occur.
164.	Sewage Collection System, On-Site	means a method of sewage collection, and treatment recognized under the <i>Safety Codes Act</i> . Sewage containment systems may include impermeable holding tanks for transfer to a communal sewage collection system, septic fields, and evaporation mounds, but does not include any form of outhouse or privy that is not capable of accommodating grey water waste.
165.	Sea Can	means a shipping container which is used as a storage vault and includes sea/land/rail shipping containers.
166.	Setback	means the distance that a development or a specified portion of it, must be set back from a property line, road, waterbody, watercourse, or other development or feature as required by this bylaw or the Development Authority.



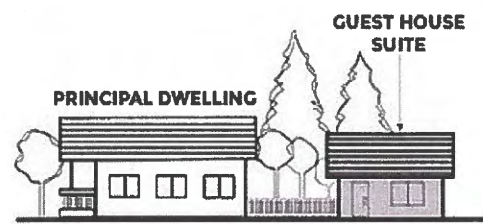
167.	Shall	is an operative word which means the action is obligatory.
168.	Shed	see "Accessory Building."
169.	Shoreline	means the fluctuating line demarcating the bed and shore of a water body.
170.	Shoreline Modification	means any activity, modification, alteration that alters the shoreline including but not limited to placing sand, removing rocks and vegetation, tilling, armouring with rip rap or vegetative rip rap, constructing retaining walls or other permanent structures such as piers, groins, and docks.
171.	Show Home	means a dwelling, recreational vehicle, or park model that is constructed or placed on a lot for the temporary purpose of illustrating to the public the type or character of a dwelling, recreational vehicle, or park model that may be developed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or structures in the area.
172.	Should	is an operative word which means that, in order to achieve local goals and objectives it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances.
173.	Shrub	means plant species with woody stems that are distinguished from trees by their lower stature and multiple stems and may be native or horticultural.
174.	Sign	means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.
175.	Sign, Canopy	means a sign which is part of or attached to the outside edge of a canopy.
176.	Sign, Freestanding	means a sign supported by one or more uprights, braces or pylons, and which stands independently of buildings.
177.	Sign, Off-Site	means a sign that advertises goods, products, services or facilities, or directs persons to a different location from where the sign is located. Such a sign is not located on the parcel of the goods, products, services or facilities advertised.

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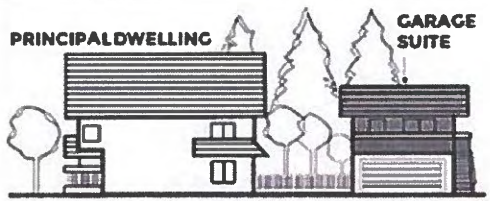
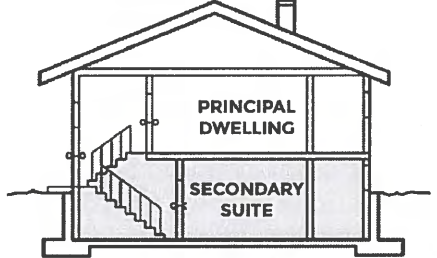
178.	Sign, Projecting	means a sign which is affixed to any building or part thereof and extends beyond the building wall or parts thereof by more than 0.3 m (1.0 ft.). This does not include a sign attached to the ground.
179.	Sign, Roof	means any sign erected upon, against or directly above a roof or on top of or above the parapet wall of a building.
180.	Sign, Under-Canopy	means a sign which is attached to the bottom face of a canopy.
181.	Sign, Wall	means a sign that is attached to or placed flat against the exterior wall or surface of any building, no portion of which projects more than 0.1 m (0.3 ft.) from the wall, and which does not project above the roof or parapet.
182.	Similar Use	means a use which, in the opinion of the Development Authority, closely resembles another specified use with respect to the type of activity, structure and its compatibility with the surrounding environment.
183.	Single Detached Dwelling	see "Dwelling, Single Detached."
184.	Site	means a lot or parcel on which a development exists or for which an application for a development permit is made.
185.	Site Coverage	means the combined area of all buildings on a lot, measured at the level of the lowest containing habitable or usable rooms, including porches and verandas, open or covered, but excluding open and enclosed terraces at grade, steps, cornices, eaves, and similar projections.
186.	Site Plan	means a plan drawn to scale showing the boundaries of the lot, the location of all existing and proposed buildings upon that lot, and the use or the intended use of the portions of the lot on which no buildings are situated, and showing fencing, screening grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.
187.	Solar Energy Collection System	means the complete system required to convert solar rays into useable electricity for private use, including solar panels, mounting equipment and additional required conversion electronics.
188.	Split Level	means a dwelling that has three separate living areas, each separated from the next by one half-storey.
189.	Statutory Plan	means a municipal plan, area structure plan or area redevelopment plan pursuant to the <i>Act</i> .
190.	Storey	means the habitable space between the upper face of one floor and the next above it. The upper limit of the top storey shall be the ceiling above the topmost floor. A basement or cellar shall be considered a storey in calculating the height of a building if the upper face of the floor above it is more than 1.8 m (5.9 ft.) above grade.

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191.	Storey, Half	means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor.
192.	Street	means a right-of-way no less than 10.0 m (32.8 ft.) in width for a public thoroughfare and designed for the use of vehicular or pedestrian traffic but does not include a lane or as defined as a street.
193.	Stormwater Management Plan	means a plan prepared by a qualified professional that outlines the design and implementation of systems that mitigate and control the impacts of man-made changes to the runoff and other components of the hydrologic cycle. Stormwater management plans should include design considerations to minimize flooding, erosion, and impacts on groundwater, water bodies and watercourses. SMWPs must include: <ul style="list-style-type: none"> a. Topography; b. Proposed plan to control runoff; c. Proposed minor drainage system (ditches/pipes/catch basin locations/flow rate); d. Proposed major drainage systems (direction of surface drainage/flow rate); e. Proposed on-site detention/retention facility (location/size/capacity); f. Location of outflow/outfall structures; and g. Any related modeling and calculation information.
194.	Stripping	means the removal of some or all vegetation and topsoil on lot in preparation for construction activities.
195.	Structure	means anything constructed or erected on the ground, or attached to something on the ground, and includes all buildings.
196.	Subdivision and Development Appeal Board	means a subdivision and development appeal board appointed pursuant to the <i>Act</i> .
197.	Subdivision Authority	means a subdivision authority established and appointed pursuant to a Summer Village Bylaw and the <i>Act</i> .
198.	Subdivision Officer	means a person authorized to accept, process, and endorse subdivisions on behalf of the subdivision authority pursuant to the provisions of the <i>Act</i> .
199.	Suite, Guest House	means a permanent accessory building on a lot with an existing single-detached dwelling that has sleeping accommodation and may have a bathroom and cooking facilities. A guest house suite is not intended to be used as a self-contained dwelling; rather, it provides overflow accommodation for the principal dwelling on the lot.



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200.	Suite, Garage	means a sleeping facility for temporary usage located within a detached garage located on a lot with an existing single-detached dwelling. A garage suite may have a bathroom and cooking facilities. A garage suite is not intended to be used as a self-contained dwelling; rather, it provides overflow accommodation for the principal dwelling on the lot.	 <p>The diagram shows a large house labeled 'PRINCIPAL DWELLING' and a smaller, separate structure labeled 'GARAGE SUITE' located on the same lot. Trees and landscaping are shown between the two buildings.</p>
201.	Suite, Secondary	means a self-contained dwelling unit located within a single detached dwelling, and may include cooking, sleeping, and sanitary facilities.	 <p>The diagram is a cross-section of a house. The main living area is labeled 'PRINCIPAL DWELLING'. A separate area, possibly a basement or lower level, is labeled 'SECONDARY SUITE'. A staircase is shown connecting the two levels.</p>
202.	Suite, Security	means a self-contained dwelling unit, either detached or within a building, used to provide accommodation for security personnel in commercial, recreational, or institutional development.	
203.	Surface, Non-Permeable	means solid surfaces, including hard landscaping elements that do not allow water to penetrate, forcing it to run off. (e.g., asphalt, concrete, paving stones, etc.).	
204.	Surface, Permeable	means surfaces (also known as porous or pervious surfaces) allow water to percolate into the vegetation and/or soil to filter out pollutants and recharge the water table. Permeable surfaces allow for the absorption of water into the ground and minimizes runoff (e.g., vegetated areas, flower beds, grass, gravel, etc.).	
205.	Telecommunication 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.	
206.	Tented Structure	means a building that uses masts or poles and tensile membrane (e.g., polyester, fabric, animal hide, etc.) to create a temporary enclosure. Portable garages and reception tents are examples of tented structures. Tented structures do not include gazebos and awnings affixed to a principal dwelling, patio, or deck.	
207.	Temporary Building	means a building that is allowed for a defined period, normally up to one year, or an alternate period of time as determined by the Development Authority.	
208.	Tourist Home	means a dwelling or dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The	

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		<p>characteristics distinguish a tourist home from a dwelling unit used as a residence may include any of the following:</p> <ol style="list-style-type: none"> The intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence; The commercial nature of a tourist home; 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 The use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payments, etc. <p>A recreational vehicle shall not be used as a tourist home.</p>
209.	Traffic Island	means an area or space officially set aside within a street lane or parking lot as prohibited for use by motor vehicles and which is marked or indicated by construction as to be always plainly visible.
210.	Trail	means any multi-use trail, pathway, or sidewalk intended for non-vehicular travel.
211.	Tree	means a woody perennial plant, either deciduous or coniferous, that typically has a single self-supporting trunk and in most species the trunk produces secondary limbs, called branches.
212.	Tree Removal	means the cutting down and/or removal of trees or shrubs other than for commercial logging. This does not include the removal of dead trees or shrubs, or selective management by a qualified arborist to maintain tree stand health and remove hazards.
213.	Use	means a use of land or a building as determined by the Development Officer and/or Council.
214.	Utility	means the components of a sewage, storm water or solid waste disposal system, or a telecommunication, electrical power, water, gas or oil distribution system.
215.	Utility Building	means a building in which the proprietor of a utility company maintains his office or offices and/or maintains or houses any equipment used in connection with the utility.
216.	Vegetation	<p>means non-invasive plant species that are native and/or appropriate for the relevant plant hardiness zone and are:</p> <ol style="list-style-type: none"> Structurally sound, well-balanced, healthy and vigorous; Of normal growth habits; and/or Densely foliated when in leaf, with a healthy, well developed root system.
217.	Water Body	means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood. This includes, but is not limited to, wetlands and aquifers.
218.	Watercourse	means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural body of water, or a canal, ditch, reservoir or other

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		artificial surface feature made by humans, whether it contains or conveys water continuously or intermittently.
219.	Wetland	means land saturated with water long enough to promote wetland or aquatic processes as indicated by the poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.
220.	Wetland Assessment	means an assessment prepared by a qualified wetland professional that delineates and classifies wetland(s) within the site and is consistent with the requirements of Alberta Environment and Parks, the Alberta Wetland Policy, and the Alberta Wetland Identification and Delineation Directive.
221.	Wetland Boundary	means the furthest ecological extent of a wetland bordering upland or other non-wetland habitat, as indicated by a shift in soils and vegetation. Indicators of a wetland boundary are delineated by a Qualified Wetland Professional.
222.	Wind Energy Conversion System, Large	means one or more buildings designed to convert wind energy into mechanical or electrical energy, including a wind energy conversion system (WECS) consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of more than 300 kW.
223.	Wind Energy Conversion System, Micro	means a small-scale wind turbine, which is small in height and diameter and can be installed on the roof of a building or structure.
224.	Wind Energy Conversion System, Small	means a system of one or more buildings designed to convert wind energy into mechanical or electrical energy which has a rated capacity of not more than 300 kW, and which is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale.
225.	Woodshed	Means a type of accessory building for the storage of firewood. A woodshed may have a hard or soft surface roof/cover and shall include a maximum of three walled sides. A woodshed has a maximum floor area of 7.0 m ² (75.0 ft. ²).
226.	Yard	means that part of a lot upon or over which no principal building is erected.
227.	Yard, Front	means that portion of the site extending across the full width of the site and lying between the front property line and the exterior wall(s) of the main building situated on the site. For lakefront lots, the front yard is the yard closest to the lake.
228.	Yard, Rear	means that portion of the lot extending across the full width of the parcel from the rear property boundary of the parcel to the exterior wall of the principal building.

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3. AUTHORITIES

3.1 Council

- 3.1.1 Council shall perform such duties as are specified for it in this Bylaw.
- 3.1.2 In addition, Council shall decide upon all development permit applications within a Direct Control Districts, as stated in the *Act*.

3.2 Development Authority

- 3.2.1 The Development Authority for the Summer Village of Silver Sands is established under this Bylaw pursuant to the *Act*.
- 3.2.2 The Development Authority for the Summer Village of Silver Sands shall be:
 - a. The person(s) appointed by resolution of Council, pursuant to this Bylaw; and
 - b. Council, in matters related to a Direct Control District.
- 3.2.3 The Development Authority shall be carried out in accordance with powers and duties described in the *Act*, regulations established under the *Act*, and this Bylaw as amended or replaced.
- 3.2.4 Permitted and Discretionary Use Applications (Non-Direct Control Districts):
 - a. The Development Authority shall be the approving authority for all proposed development, which is listed as either a permitted or discretionary use under a land use district under this Bylaw.
 - b. Upon receipt a completed application for a development permit for a permitted use, the Development Officer shall approve the application with or without conditions, where the proposed use conforms to this Bylaw.
 - c. When approving a discretionary use application, the Development Authority may attach conditions to the approval to ensure that the proposal conforms to this Bylaw.

3.3 Development Officer

- 3.3.1 Council shall appoint one or more Development Officer(s) who shall be designated officers within the meaning of the *Act*.
- 3.3.2 For the purpose of the Development Authority, the Development Officer is hereby declared to be an authorized person of the Summer Village of Silver Sands.
- 3.3.3 The Development Officer shall perform such duties that are specified under this Bylaw.
- 3.3.4 The Development Officer shall:
 - a. keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto; and
 - b. keep a register or all applications for development, including the decisions thereon and the reasons, therefore.
- 3.3.5 For the purposes of right of entry, the Development Officer is hereby declared an authorized person of Council.
- 3.3.6 For the purposes of Section 542 of the *Act*, the Development Officer is hereby designated as authorized by the Municipality to discharge the relevant powers and functions.

3.4 Subdivision Authority

- 3.4.1 The Subdivision Authority of the Summer Village of Silver Sands shall be established by the Summer Village's Subdivision Authority Bylaw, as amended or replaced.

3.4.2 The Subdivision Authority shall be appointed by resolution of Council.

3.4.3 The Subdivision Authority shall perform such duties as are specified in this Bylaw and the Subdivision Authority Bylaw, as amended or replaced.

3.5 Subdivision and Development Appeal Board

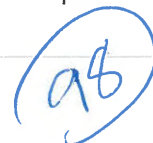
3.5.1 The Subdivision and Development Appeal Board established by the Summer Village's Subdivision and Development Appeal Board Bylaw, as amended or replaced, shall perform such duties as are specified in Section 6 of this Bylaw.



4. AMENDMENTS

4.1 Applications

- 4.1.1 Subject to the *Act*, any section in this Land Use Bylaw may be amended.
- 4.1.2 Notwithstanding this section, the Land Use Bylaw may be updated without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.
- 4.1.3 Council may at any time initiate an amendment to this Land Use Bylaw by directing Summer Village Administration to initiate an application, therefore. Depending on the complexity of the application, Administration could undertake the application, or use the Summer Village's planning services provider.
- 4.1.4 All applications for amendment to this Land Use Bylaw shall be accompanied by the following:
- a. A statement of the specific amendment requested;
 - b. The purpose and reasons for the application;
 - c. If the application is for a change of a land use district:
 - d. the legal description of the lands;
 - e. a plan showing the location and dimensions of the lands; and
 - f. a copy of the Certificate of Title for the land affected or other documents satisfactory to the Development Authority indicating the applicant's interest in the said land that is dated within thirty (30) days of application;
 - g. The applicant's interest in the lands; and
 - h. An application fee as identified in the Summer Village's Fees and Charges Bylaw.
- 4.1.5 If the amendment is for the redistricting of land, Summer Village Administration may require:
- a. A conceptual scheme (or area structure plan) for the area to be redistricted, to the level of detail specified by Summer Village Administration that provides Council with information to determine:
 - i. If the site is suitable for the intended use;
 - ii. If the site can be reasonably and cost effectively services; and
 - iii. That the proposed amendment will not unduly impact the rights of adjacent landowners to use and enjoy their property; and
 - b. Payment of a fee equal to the costs incurred by the municipality to review the proposed redistricting and/or related conceptual scheme, or if necessary to prepare a conceptual scheme; and
 - c. Technical studies requested by the Summer Village Administration to assess site suitability and servicing requirements.
- 4.1.6 Upon receipt of an application to amend this Land Use Bylaw, Summer Village Administration shall refer the application to the Summer Village's planning and engineering service providers, who shall analyze the potential impacts on local land use, development, infrastructure, and servicing that would result from the proposed amendment. This analysis must consider the full development potential for the proposed amendment and shall, among other things, consider the following impact criteria:
- a. Relationship to and compliance with approved statutory plans and Council policies;



- b. Relationship to and compliance with approved statutory plans, outline plans, or plans in preparation;
- c. Compatibility with surrounding development in terms of land use function and scale of development;
- d. Traffic impacts;
- e. Relationship to, or impacts on, water and sewage systems, and other public utilities and facilities such as recreation facilities and schools;
- f. Relationship to municipal land, right-of-way, or easement requirements;
- g. Effect on stability, retention and rehabilitation of desirable existing land uses, buildings, or both in the area;
- h. Necessity and appropriateness of the proposed amendment in view of the stated intentions of the applicant; and
- i. Relationship to the documented concerns and opinions of area residents regarding development implications.

4.1.7 Upon receipt of an application to amend the Land Use Bylaw, Summer Village Administration shall:

- a. prepare a report with recommendations on the proposed amendment for Council and an amending Bylaw for consideration of first reading by Council;
- b. mail notify or deliver in person a written notice to landowners who are adjacent to the parcel of land affected by the proposed amendment or to a larger area as directed by Council;
- c. provide notice of the Public Hearing to the applicant, the owner of the subject land if different than the applicant, to all directly adjacent property owners, and any other individuals or organizations identified by Council;
- d. prepare a report and recommendation, including maps and other material, on the application, prior to a Public Hearing on the application for amendment; and
- e. inform the applicant of the recommendation to Council.

4.1.8 At the same time as forwarding the application for amendment to Council, Summer Village Administration may, at its sole discretion, refer the application for further information to any person or agency it wishes.

4.1.9 The Council, in considering an application for an amendment to this Land Use Bylaw, may at its sole discretion:

- a. refuse the application;
- b. refer the application for further information; or
- c. pass first reading to a bylaw to amend this Land Use Bylaw, with or without modifications; or
- d. pass first reading of an alternate amendment to this Land Use Bylaw.

4.1.10 Following first reading to an amending bylaw, Council shall establish the date, time and place for a public hearing on the proposed bylaw.

4.1.11 Following establishment of the date, time, and place for the public hearing, Summer Village administration shall issue a notice of the public hearing in accordance with the requirements of the Act for public hearing notification.

4.1.12 A notice of a public hearing must be advertised at least five (5) days before the public hearing occurs.

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- 4.1.13 The notice of the public hearing shall provide the following information:
- a. the purpose of the proposed bylaw;
 - b. the date, time, and place of the public hearing; and
 - c. the address where a copy of the proposed bylaw and any document relating to it, or the public hearing may be inspected.
- 4.1.14 In the case of an amendment to change the land use district designation of a parcel of land, Summer Village Administration must:
- a. Include in the notice:
 - i. The municipal address, if any, and the legal address of the parcel of land; and
 - ii. A map showing the location of the parcel of land;
 - b. Give written notice containing the information described in Section 4.1.14.a to the owner of that parcel of land at the name and address shown on the certificate of title (or tax roll); and
 - c. Give written notice containing the information described in Section 4.1.14.a to each owner of adjacent land at the name and address shown for each owner on the tax roll of the municipality.
- 4.1.15 (If the land is in an adjacent municipality) give written notice to the adjacent municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.

4.2 Public Hearing

- 4.2.1 In the public hearing, Council:
- a. must hear any person, group of persons, or person representing them, who claim(s) to be affected by the proposed bylaw and who has complied with the procedures outlined by Council; and
 - b. may hear any other person who wishes to make representations that Council agrees to hear.
- 4.2.2 After considering any representations made at the Public Hearing, and any other matter it considers appropriate, Council may:
- a. pass the bylaw;
 - b. defer it for further information or comment;
 - c. make any amendment to the bylaw it considers necessary and proceed to pass it without further advertisement or hearing; or
 - d. defeat the bylaw.
- 4.2.3 Prior to third reading of the proposed Bylaw, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- 4.2.4 After third reading of the Bylaw, the Development Authority shall send a copy of it to:
- a. the applicant;
 - b. the registered owner of the land (if different from the applicant);
 - c. The Summer Village's subdivision and planning services provider; and
 - d. the adjacent municipality, if applicable.

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5. DEVELOPMENT

5.1 Control of Development

- 5.1.1 Development Permits are required to ensure that all development is achieved in an orderly manner.
- 5.1.2 No development other than that designated in section 5.2 of this bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- 5.1.3 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain other required provincial and federal approvals, permits and/or licenses.
- 5.1.4 Further, in addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure that their development is consistent with the conditions of any registered easements or covenants which affect the subject site.
- 5.1.5 For the purposes of this section, signs, posters and billboards are deemed to be developments.
- 5.1.6 Notwithstanding Section 5.2, where a variance to any regulation in this Bylaw is required for any development listed in Section 5.2, a development permit shall be required.

5.2 Development Not Requiring a Permit

- 5.2.1 The following developments shall not require a development permit provided that the development otherwise complies with all other regulations of this Bylaw:
- a. the carrying out of works of improvement, maintenance or renovation, or repairs to any (but not limited to) building, deck, patio, and/or driveway provided that such works do not include structural alterations, additions, or drainage alterations and that the works comply with the regulations of this Land Use Bylaw;
 - b. the completion of any development which has lawfully commenced before the passage of this Land Use Bylaw (or any amendment thereof) provided that the development is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and provided that the development is completed within the time limit of such a permit or within twelve (12) months from the notification of the permit;
 - c. the use of any such development as is referred to in subsection 5.2.1.b for the purpose for which development was commenced;
 - d. the maintenance or improvements of any gates, fences or walls or other means of enclosure;
 - e. the installation, maintenance and repair of public works, services, or utilities carried out by or on behalf of federal, provincial, and/or municipal authorities on land that is publicly owned or controlled;
 - f. a maximum of two single storey accessory buildings, each with a floor area not more than 9.3 m² (100.1 ft.²) and a height not more than 2.5 m (8.2 ft.), provided that the accessory buildings:
 - i. are not garages; and
 - ii. satisfy the setback requirements for accessory buildings in the land use district in which it is located;

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- g. the erection or placement of a temporary building, the sole purpose of which is incidental to the erection of a building for which a development permit has been granted, provided the temporary building is removed within thirty (30) days of substantial completion or as determined by the development officer;
- h. the completion, alteration, maintenance or repair of a street, lane or utility undertaken upon a public thoroughfare or utility easement, or undertaken to connect the same with any lawful use of buildings or land;
- i. development exempted from requiring a development permit under the Act;
- j. the following signs:
 - i. signs posted or exhibited in a building;
 - ii. signs posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;
 - iii. a statutory or official notice of a function of the Summer Village of Silver Sands;
 - iv. traffic signs authorized by the Summer Village of Silver Sands and/or Alberta Provincial authorities;
 - v. a sign or signs posted or exhibited solely for the identification of the land or building on which it is displayed, or to give directions to visitors, including professional, corporate or trade name plates identifying the occupants, if the sign(s) does not exceed 0.2 m² (2.0 ft.²) in area, subject to all other orders, bylaws and regulations affecting such signs;
 - vi. the erection of a maximum of two on-site signs relating to the sale, lease or rental of the buildings, or land to which they are attached provided that:
 - (i) such signs for any single detached dwelling or single detached dwelling parcel does not exceed 0.6 m² (6.0 ft.²) in area; and
 - (ii) such signs for a multiple dwelling parcel, a commercial parcel does not exceed 3.0 m² (32.0 ft.²); and
 - (iii) such sign shall not be illuminated;
 - vii. campaign signs for federal, provincial, municipal or school board elections on private properties for no more than thirty (30) days, or such other time as regulated under provincial or federal legislation provided that:
 - (i) such signs are removed within fourteen (14) days after the election date; and
 - (ii) the consent of the property owner or occupant is obtained; and
 - (iii) such signs do not obstruct or impair vision or traffic; and
 - (iv) such signs are not attached to trees or utility poles; and
 - (v) such signs indicate the name and address of the sponsor and the person responsible for removal;
 - viii. signs on land or buildings used for public, quasi-public, or institutional uses provided that:
 - (i) such signs shall not exceed 1.1 m² (12.0 ft.²) in area: and
 - (ii) there shall be a limit of one sign for each side of the land or buildings on a different street;
 - ix. signs of building contractors relating to construction work in progress on the land on which such signs are erected, provided that:
 - (i) such signs do not exceed 3.0 m² (32.0 ft.²) in area; and

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- (ii) there shall be a limit of one sign for each boundary of the property under construction which fronts onto a public street; and
- (iii) such signs shall be removed within fourteen (14) days of occupancy of the building which has been constructed.;

- k. hard surfacing of any yard area for the purpose of providing vehicular access from a public roadway to an on-site parking stall provided that such hard surfacing does not cause storm drainage to flow onto adjacent properties;
- l. the construction, maintenance and repair of retaining walls up to 1.2 m (3.9 ft.) in height provided the wall does not encroach onto public land or into a utility right-of-way;
- m. exterior steps;
- n. the erection of radio towers, antennas, poles, etc. not exceeding 4.5 m (15.0 ft.) in height from grade provided that the structure is not located in the front yard or on public land (i.e., lakefront or beach areas);
- o. fire pits;
- p. a maximum of two woodsheds with a total maximum floor area not more than 7.0 m² (75.0 ft.²);
- q. a maximum of one gazebo;
- r. roof mounted solar energy collection systems;
- s. micro wind energy conversion systems;
- t. flagpoles shall be permitted in the front yard, so long as same are not erected on public land;
- u. A minor home occupation;
- v. the demolition or removal of any building or use for which erection or use a development permit would not be required pursuant to this section.

5.2.2 No development permit is required for landscaping, provided that the proposed grades and surface drainage patterns on and from the site will not adversely affect the subject site or adjacent properties or result in an increase of runoff and sediment into Isle Lake.

5.2.3 No development permit is required for the removal of invasive species, removal of dead or hazardous trees or vegetation, cutting grass, pruning, and typical yard maintenance.

5.2.4 Notwithstanding any regulation in this section, other permits and approvals (such as building permits) may be required.

5.3 Non-Conforming Buildings and Uses

5.3.1 Buildings and uses which do not conform to this Bylaw are subject to the provisions of *the Act* respecting non-conforming uses and buildings, which define the conditions under which they may be continued or altered.

5.3.2 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform to this Bylaw.

5.3.3 A non-conforming use of part of a building may be extended throughout the building. The building may not be enlarged or added to and no structural alterations may be made thereto or therein.

5.3.4 A non-conforming use of part of a lot may not be exceeded or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.

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- 5.3.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
- a. to make it a conforming building;
 - b. for the routine maintenance of the building, if the Development Authority considers it necessary; or
 - c. in accordance with the powers possessed by the Development Authority pursuant to *the Act* and this Bylaw to approve a development permit despite any non-compliance with the regulations of this Bylaw.
- 5.3.6 If a non-conforming building is damaged or destroyed to the extent of more than seventy-five percent (75%) of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
- 5.3.7 The use of land or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.
- 5.3.8 If the Development Authority has reasonable basis to believe a building or development on a lot encroaches onto an adjacent lot the Development Authority may require the owner to provide a Real Property Report at their expense. The Development Authority may require the removal of the building or development that encroaches onto the adjacent lot, and (if necessary) can arrange for the removal of the building or development at the owner's expense. The Development Authority may require a lot owner to erect permanent, visible markers at the corners of any lot, to a standard approved by the Development Authority.

5.4 Application Requirements for Development Permits

- 5.4.1 An application for development permit shall be completed and submitted to the Development Authority in writing, in the form required by the Development Authority, and shall be accompanied by:
- a. a non-refundable application fee, as identified in the Summer Village's Fees and Charges Bylaw;
 - b. a site plan showing:
 - i. front, side and rear yards;
 - ii. north point;
 - iii. legal description of the property;
 - iv. access and egress points to the property; and
 - v. the location and dimensions of existing and proposed municipal and private local improvements, principal building and other structures including accessory buildings, garages, carports, fences, driveways, paved areas, and major landscaped areas including buffering and screening areas where provided;
 - vi. a statement of the proposed use(s) or occupancy of all parts of the land and buildings, and such other information as may be required by the Development Authority;
 - c. a statement of ownership of the land and the interest of the applicant therein; and
 - d. a statutory declaration indicating that the information supplied is accurate.
- 5.4.2 A Real Property Report prepared by an Alberta Land Surveyor (or some other sketch or form of Report prepared by an Alberta Land Surveyor which serves the same purpose as a Real Property Report) may be required at the discretion of the Development Authority if the development

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involves an addition to an existing building, or if the Development Authority believes that fences on the lot do not correspond with the legal boundaries of the lot.

5.4.3

In making a decision, the Development Authority may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include (but not limited to):

- a. the location of existing and proposed municipal and private storm and sanitary sewage collection and disposal, and water supply and distribution utilities, landscaped areas and buffering and screening;
- b. the height and horizontal dimensions of all existing and proposed buildings;
- c. outlines of roof overhangs on all buildings;
- d. existing and proposed elevations on the site and on adjacent sites, roads and lanes;
- e. post construction site and building elevations;
- f. floor plans, elevations and sections of any proposed buildings, including the lowest floor elevation in either the basement or on the main floor in the principal and accessory buildings;
- g. Reports, plans, and studies prepared by qualified professionals, including:
 - i. Arborist Report;
 - ii. Erosion and Sediment Control Plan;
 - iii. Geotechnical Report;
 - iv. Landscaping Plan;
 - v. Slope Stability Analysis;
 - vi. Wetland Assessment; and
 - vii. Any other reports, plans, and studies that provides information requested by the Development Authority;
- h. the suggested location for a future driveway and garage or carport, if the application itself does not include such buildings as part of the proposal;
- i. future development plans for a site which is to be partially developed through the applicable development permit;
- j. in the case of a proposed home occupation, information concerning the number of employees, the location of any goods to be kept or stored, and an estimate of the number of client visits to be expected to the site each week; and
- k. for a moved-in (relocated) building, pictures of the exterior of the structure which provide information relating to the age and condition of the building and its compatibility with the land use district in which it is to be located.

5.4.4

In addition to the information requirements indicated above, an application for a development permit for the excavation or stripping of land that is proposed without any other development on the same land, may include with the application, the following information:

- a. location and area of the site where the excavation is to take place;
- b. existing land use and vegetation;
- c. the type and dimensions including average depth of the excavation to be done, and the potential, if any, to affect existing drainage patterns on and off the site;

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- d. the depth and variation in depth of groundwater encountered in test holes, if required at the discretion of the Development Authority;
- e. identification of potential for outdoor noise and the discharge of substances into the air;
- f. the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling or lessening erosion or dust from the site;
- g. an indication of all municipal servicing costs associated with the development; and
- h. the proposed haul route, dust control plan and expected hours of operation.

5.4.5 In addition to the information requirements indicated above, each application for a sign may be accompanied by additional information at the discretion of the Development Authority.

5.4.6 In addition to the information requirements indicated above, the Development Authority may also require any phase of an environmental assessment to determine the possible contamination of the subject site and the mitigating measures necessary to eliminate such contamination. Alternative to or in addition to the foregoing, the Development Authority may require a biophysical assessment to determine the potential effects of a proposed development on the natural environment, and the measures necessary to mitigate such effects.

5.4.7 At the sole discretion of the Development Authority, any new development within an existing subdivision may be required to provide to the Development Authority, for approval, an elevation plan of the subject site which indicates where the stormwater is to be directed. Stormwater from the subject site is not to be directed onto adjoining properties unless appropriate drainage easements or rights-of-way are in place. If the applicant for a development permit indicates that the municipality is to verify compliance with the elevation and/or stormwater management plan, the cost to verify that the lot grades have been completed according to the plan shall be included in the cost of the development permit.

5.4.8 The Development Authority may refer any application for a development permit to any municipal, provincial or federal department, or any other person or agency considered affected by the Development Authority for comments and recommendations.

5.4.9 When, in the opinion of the Development Authority, sufficient details of the proposed development have not been included with the application for a development permit, the Development Authority may, at its sole discretion, deem the application incomplete and request the applicant provide further details or make a decision on the application with the information it has available.

5.4.10 The Development Authority may refuse to accept an application for a development permit if the application is for a similar development on the same property as a development permit which has been applied for and refused by the Development Authority or the Subdivision and Development Appeal Board within the last six (6) months.

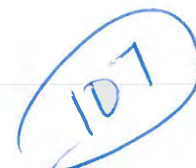
5.4.11 Where a development permit for an accessory building has been applied for before a principal building or principal use has been developed on a lot, the applicant must provide a site plan which identifies the proposed location for the principal building or principal use on the lot as part of the application.

5.4.12 As a condition of issuing a development permit, the Development Authority may require the applicant to post a \$10,000 bond to cover the cost of repairing roads and other municipal improvements damaged as a result of the work authorized in the permit.

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5.5 Permission for Demolition

- 5.5.1 The demolition of a structure not identified in Section 5.2 shall require a development permit.
- 5.5.2 The demolition of any structure must be done in accordance with the Alberta Building Code and Canadian Standards Association Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures" and/or any subsequent Alberta Building Code or Canadian Standards Association Standards.
- 5.5.3 In addition to the requirements of Section 5.4 of this Bylaw, an application for a development permit for the demolition of a building or structure shall include the following information:
- a. the value of the development;
 - b. the alternatives to demolition if the building is of historic or architectural value;
 - c. the purpose of the building demolition and the type of structure to replace the demolished building, if applicable;
 - d. a work schedule of the demolition and site clean-up (the sequence of demolition must be such that at no time will a wall or a portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse);
 - e. the destination of debris materials;
 - f. where redevelopment of the site is proposed, the length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development (if materials are to be stored on site, a site plan will be required indicating the location of such materials in relation to property lines and other buildings);
 - g. a copy of the original development approval including building permits where applicable;
 - h. the form of demolition to be used (heavy equipment or by hand);
 - i. the method whereby public safety is to be protected (normally a fence that is at least 1.8 m (5.9 ft.) in height is required around the excavation or structure to be demolished);
 - j. an indication that all utility services to the site and/or the building have been disconnected to the satisfaction of the Development Authority;
 - k. an indication that buildings on adjoining properties have been considered to ensure that damage will not occur to them or their foundations from the demolition;
 - l. where a fire safety plan is required, an indication that the local Fire Chief has been consulted for determining the fire safety plan required; and
 - m. an indication that any tanks containing flammable or combustible liquids will be removed before demolition begins and be purged of inert materials to the satisfaction of the Development Authority and any other applicable provincial agencies.
- 5.5.4 Before consideration of a development permit application for demolition, the Development Authority may also require the applicant to:
- a. Identify proposed haul routes and destination for the demolition materials;
 - b. Complete a Hazardous Materials Assessment Report; and/or
 - c. Complete any phase of an environmental site assessment in order to determine whether the site is contaminated and the mitigation measures necessary to eliminate such contamination.
- 5.5.5 As a condition of approving a development permit for the demolition of a building, the Development Authority may, in addition to other requirements:



- a. Require that the applicant undertake all actions the Development Authority deems necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up; and
- b. Require the applicant to post a \$10,000 bond to cover the cost of repairing roads and other municipal improvements damaged because of the work authorized in the permit.

5.6 Notice of Complete or Incomplete Applications

- 5.6.1 The Development Authority shall, within 20 days of the receipt of an application for a development permit, determine whether the application is complete.
- 5.6.2 The time period referred to in Section 5.6.1 may be extended by an agreement in writing between the applicant and the Development Authority.
- 5.6.3 An application is complete if:
 - a. in the opinion of the Development Authority, the application contains the documents and other information necessary to review the application; or
 - b. the Development Authority does not make a determination within 20 days after receipt of an application for a development permit.
- 5.6.4 If the Development Authority determines that the application is complete, the Development Authority shall issue to the applicant, by means of posted letter or electronic notification, an acknowledgment that the application is complete.
- 5.6.5 If the Development Authority determines that the application is incomplete, the Development Authority shall issue, to the applicant a notice, in writing or electronically, that the application is incomplete. This notice shall list any outstanding documents and information required to review the application and provide a date by which the documents or information must be submitted in order for the application to be considered complete.
- 5.6.6 If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 5.6.5, the application is deemed refused.
- 5.6.7 Despite that the Development Authority has issued an acknowledgment under Section 5.6.5 or 5.6.6, in the course of reviewing the application, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

5.7 Development Permit Notification

- 5.7.1 A decision of the Development Authority on an application for a development permit must be in writing and a copy of the decision, together with a written notice specifying the date on which the written decision was given and containing any other information required by the regulations, must be given or sent to the applicant on the same day the written decision is given.
- 5.7.2 When a development permit has been issued for a **permitted use and no variance to any regulation has been granted**, the Development Authority shall (on the same day the decision is given) give (or send) a decision on a development permit application send a notice by regular mail of the decision to the applicant and post a notice on the Summer Village's website, indicating the disposition of the application. Mailing the notice is not required when an applicant picks up a copy of the decision. The Development Authority shall ensure a notice is posted by the landowner of the decision immediately adjacent to the municipal address sign on the lot where it is visible from a public road.

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- 5.7.3** In addition to 5.7.1 and 5.7.2, within five (5) working days after a decision on a development permit application for a **discretionary use or after a variance to any regulation has been granted**, the Development Authority shall:
- a. send notice by regular mail (or by electronic mail if agreed to in advance by the applicant) to all affected adjacent landowners within 100.0 m (300.0 ft) of the subject site, as identified on the Summer Village Assessment Roll, to provide notice of the decision and right of appeal; and
 - b. ensure a notice is posted by the landowner of the decision immediately adjacent to the municipal address sign on the lot where it is visible from a public road; and
 - c. post a notice of the decision on the Summer Village's website; and may
 - d. send a notice by regular mail (or by electronic mail if agreed to in advance by the applicant) to any other landowner, business, agency, adjacent municipality, person, group, organization or similar body that the Development Authority deems may be affected to provide notice of the decision and right of appeal.
- 5.7.4** The notice indicated in Section 5.7.2 and 5.7.3 shall state:
- a. the legal description and the street address of the site of the proposed development;
 - b. the uses proposed for the subject development;
 - c. any discretion that was granted in the approval of the development, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the Development Authority when the development permit was approved;
 - d. the date the development permit was issued; and
 - e. how an appeal might be made to the Subdivision and Development Appeal Board and the deadline for such appeal.
- 5.7.5** Except for those permits described in Section 5.7.2 hereof, a permit granted pursuant to this Section does not come into effect until twenty-one (21) days after the date that notice of an order, decision, or development permit is received. For the purposes of this Bylaw, notice is deemed to be received on the 5th day after the date of the issuance of the order, decision, or permit. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- 5.7.6** Where an appeal is made, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified thereby.
- 5.7.7** If the development authorized by a permit is not substantially commenced within twelve (12) months from the date of the date of the issue of the development permit and completed within twelve (12) months of the commencement of the development, the permit is deemed to be void; unless an alternate time frame has been identified in the conditions, or an extension to this period is granted by the Development Authority.
- 5.7.8** A development, once begun, shall not be abandoned or left for an extended period of time in what the Development Authority considers to be an unsightly or unsafe condition.
- 5.7.9** The application may be responsible for any damages to public or private property occurring because of development.
- 5.7.10** A decision of the Development Authority on an application for a development permit shall be given in writing.

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5.7.11 When refusing an application for a development permit, the Development Authority shall clearly describe the reasons for the said refusal on the notice of decision.

5.8 Temporary Permits

5.8.1 Where a development permit is not required on a permanent basis, the Development Authority may approve the development permit for a specified period. The expiry date of all temporary development permits shall be clearly indicated on the notice of decision.

5.8.2 Where a temporary permit has been issued, the construction or development of the use must commence within 6 months of the date the permit was issued.

5.8.3 Once the specified period has elapsed as noted in 5.8.1, the issuance of any additional temporary permits shall be at the discretion of the Development Authority.

5.9 Development Permit Conditions and Development Agreements

5.9.1 The Development Authority may require the following conditions as part of development permit approval:

- a. Compliance with the Erosion and Sediment Control Plan;
- b. Compliance with the Landscaping Plan;
- c. Compliance with the Lot Grading and Drainage Plan; and
- d. Any other conditions requested by the Development Authority.

5.9.2 The Development Authority may require that as a condition of issuing a development permit, the applicant to enter into an agreement to:

- a. Construct or pay for the construction of culverts, public roadways, pedestrian walkways, or parking areas; and/or
- b. Install or pay for the installation of utilities; and/or
- c. Pay for an off-site levy or redevelopment levy imposed by bylaw.

5.9.3 To ensure compliance with the development agreement, the Summer Village may register a caveat against the certificate of title of the property that is being developed. This caveat shall be discharged when conditions of the development agreement have been met.

5.10 Validity of Permits

5.10.1 A Development Permit does not come into effect until at least twenty-one days have elapsed from the date it is granted and, in any event, does not come into effect until the plans for the building have been approved by an accredited Safety Codes Inspector and all necessary permits pertaining to the construction of the Building have been obtained and copies sent to the Municipality, and posted on site.

5.10.2 If an appeal (which includes an appeal to the Subdivision and Development Appeal Board, the Land and Property Rights Tribunal, and the Court of Appeal of Alberta) is filed against a Development Permit, the permit is suspended until the appeal is heard or abandoned.

5.10.3 A Development Permit is valid for one (1) year from the date it comes into effect and work authorized pursuant to a Development Permit must be commenced within six (6) months and completed within twelve (12) months from the date the Development Permit comes into effect. Extensions may be granted at the sole discretion of the Development Authority.

5.10.4 If, after a development permit has been issued, the Development Authority becomes aware that:

- a. The application for the development contains a misrepresentation;

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- b. facts concerning the application or the development were not disclosed at the time the application was considered;
 - c. the development permit was issued in error; or
 - d. the conditions of Development Permit Approval are not being complied with to the satisfaction of the Development Authority,
- the Development Authority may suspend or cancel the notice of decision or the development permit by notice, in writing to the holder of it.

5.10.5 A person whose development permit is suspended or cancelled under this Section may appeal the decision.

5.11 Variances

- 5.11.1** The Development Authority may conditionally approve a proposed use that does not comply with this Bylaw, if, in its opinion,
- a. the proposed development would not,
 - i. unduly interfere with the amenities of the neighbourhood, or
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties, and
 - b. the proposed development conforms to the uses prescribed for that land or building in this Bylaw.
- 5.11.2** Notwithstanding the above, a variance shall be considered only in cases of unnecessary hardship or practical difficulties relating to the use, character, or lot characteristics; not generally common to other land in the same district have been demonstrated to the satisfaction of the Development Authority.
- 5.11.3** No variance will be granted to increase:
- a. the maximum height of a building; or
 - b. the maximum lot coverage of a property.
- 5.11.4** Where a variance is granted, the nature of the approved variance shall be specifically described in the Development Permit approval.
- 5.11.5** Where the issuance of a Development Permit involves the exercise of any specified discretion of the Development Authority to relax a regulation of a district or any other regulation of this bylaw, the Development Authority shall not permit any additional variance from that regulation.



6. SUBDIVISION

6.1 Application Requirements

- 6.1.1 All subdivision applications for lands within the Summer Village of Silver Sands shall comply with the provisions under this Section.
- 6.1.2 A subdivision application may be submitted by:
- a. the registered owner of the land to be subdivided; or
 - b. a person with written authorization to act on behalf of the registered owner.
- 6.1.3 Subdivisions shall be developed in accordance with the provisions of the land use district affecting the subject site at time of application.
- 6.1.4 If the proposed subdivision requires an environmental assessment under the *Canadian Environmental Assessment Act*, the applicant shall file an environmental assessment in accordance with the *Canadian Environmental Assessment Act*. A copy of the environmental assessment shall be submitted with the subdivision application.
- 6.1.5 If the proposed subdivision is required to obtain assessments and/or approvals from relevant Federal or Provincial agencies and organizations, the applicant shall file and obtain the appropriate reports and/or approvals with relevant agencies and organizations. A copy of the required reports and/or approvals or licenses shall be submitted with the subdivision application.
- 6.1.6 Information on abandoned oil and gas wells as required by the Subdivision and Development Regulations and Alberta Energy Regulator Directive 079 shall accompany every subdivision application.
- 6.1.7 The tentative plan of subdivision shall:
- a. clearly outline the location, dimensions, and boundaries of the land which the applicant wishes to subdivide;
 - b. show the location, dimensions and boundaries of:
 - i. each new lot to be created;
 - ii. reserve land(s), if required;
 - iii. the rights-of-way of each public utility, if required; and
 - iv. other rights-of-way, if required;
 - c. indicate the use, location, and dimensions of existing buildings on the land that is the subject of the application, if any, and specify whether the buildings are proposed to be demolished or moved;
 - d. show the location of any river, stream, watercourse, lake, or other body of water (natural or man-made) that is contained within the boundaries of the proposed parcel of land;
 - e. identify the location of any existing or proposed water wells, the locations and type of any private sewage disposal system(s), and the distance from these to existing or proposed buildings and property lines;
 - f. include information provided by the Alberta Energy Regulator identifying the location of any active wells, batteries, processing plants or pipelines within the proposed subdivision; and
 - g. identify the existing and proposed access to the proposed parcels and the remainder of the titled area.
- 6.1.8 The Summer Village may also require an applicant to submit to the Subdivision Authority any or all of the following:

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- a. a figure showing topographic contours at no greater than 1.5 m (4.9 ft.) intervals;
- b. if the proposed subdivision is not to be served by a municipal water distribution system, information supported by the report of a qualified professional, registered in the Province of Alberta, respecting the provision, availability, and suitability of potable water on or to the land to be subdivided;
- c. an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table, and suitability for any proposed on-site sewage disposal system(s), prepared and signed by a qualified professional registered in the Province of Alberta;
- d. reports, plans, and studies prepared by qualified professionals, including:
 - i. Arborist Report;
 - ii. Geotechnical Report;
 - iii. Lot Grading and Drainage Plan or Stormwater Management Plan;
 - iv. Slope Stability Analysis;
 - v. Water Report;
 - vi. Wetland Assessment;
 - vii. Any other reports, plans, and studies that provides information requested by the Subdivision Authority;
- e. if the land that is the subject of an application is located in a potential Flood Plain, a figure showing the 1:100-year Flood Plain or highest and most frequent rain event series relevant to flooding of the land;
- f. information respecting the land surface characteristics of land within 0.8 km (0.5 miles) of the land proposed to be subdivided;
- g. if any portion of the parcel of land affected by the proposed subdivision is situated within 1.5 km (0.9 miles) of a sour gas facility, a map showing the location of the sour gas facility; and
- h. where the proposed subdivision is staged or includes only a portion of the developable area within the subject site, an approved Area Structure Plan or Outline Plan that relates the application to future subdivision and development of adjacent lands.

6.2 Process

6.2.1 The Subdivision Authority shall:

- a. participate in a pre-application submission meeting with development proponents (as requested);
- b. receive all applications for subdivision applications;
- c. assess and provide notice of a complete or incomplete application; and
- d. issue notices in writing as required in the *Act*.

6.2.2 Notice of Complete or Incomplete Application:

- a. The Subdivision Authority shall within twenty (20) days of the receipt of an application for subdivision, determine whether the application is complete.
- b. The time period referred to in Section 6.2.2.a may be extended by an agreement in writing between the applicant and the Subdivision Authority or, if applicable, in accordance with the Land Use Bylaw made pursuant to section 640.1(a) of the *Act*.

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- c. An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.
- d. If the Subdivision Authority determines that the application is complete, the Subdivision Authority shall issue to the applicant, in writing or electronically, an acknowledgment that the application is complete.
- e. If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall issue to the applicant a notice, in writing or electronically, that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the Subdivision Authority in order for the application to be considered complete.
- f. If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 6.2.2.e, the Subdivision Authority must deem the application to be refused.
- g. Despite that the Subdivision Authority has issued an acknowledgment under Section 6.2.2.d or 6.2.2.e, in the course of reviewing the application, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

6.3 Duties of the Subdivision Authority

- 6.3.1 Upon receipt of a completed subdivision application, the Subdivision Authority:
- a. shall approve, with or without conditions, a subdivision application for a permitted use where the proposed subdivision conforms to:
 - i. this Bylaw;
 - ii. applicable statutory plans; and
 - iii. *the Act* and the Regulations thereunder;
 - b. shall refuse an application for a subdivision if the proposed subdivision does not conform with:
 - i. applicable statutory plans; and/or
 - ii. *the Act* and the Regulations thereunder;
 - c. shall refuse an application for a subdivision if the proposed subdivision does not conform with this Bylaw, subject to Section 6.3.1.d;
 - d. may approve, with or without conditions, an application for subdivision that does not comply with this Bylaw if, in the opinion of the Subdivision Authority, the proposed subdivision:
 - i. would not unduly interfere with the amenities of the neighbourhood;
 - ii. would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - iii. conforms to the use prescribed for that land in this Bylaw;
 - e. prior to making a decision, shall refer the subdivision application to any external agencies and adjacent landowners for comment and may refer the subdivision application to any municipal department as required.

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6.4 Requirements and Conditions of Subdivision

- 6.4.1 The Subdivision Authority shall abide by the requirements of and consider the matters indicated in Sections 652 to 670 of the *Act*.
- 6.4.2 Subdivision approvals must comply with Part 17 and 17.1 of *the Act* and the Regulations therein.
- 6.4.3 For the purposes of this Bylaw, an unsubdivided quarter section shall include those quarter sections where a separate title exists for a public utility or an institutional use.
- 6.4.4 Where the development involves a subdivision of land, no development permit shall be issued until the subdivision has been registered with Alberta Land Titles.
- 6.4.5 More than one active subdivision application will not be allowed affecting a single titled area. Where a subdivision is proposed for a titled area which is, at time of receipt of the new application, affected by an active subdivision file, the new application will not be accepted and processed until the existing open file has been closed or finalized to the satisfaction of the Subdivision Authority.
- 6.4.6 The Subdivision Authority shall not approve a subdivision which is inconsistent with the Summer Village of Silver Sands Municipal Development Plan and/or the provisions of any statutory plans that affect the land proposed to be subdivided.
- 6.4.7 As a condition of subdivision approval, Environmental Reserves will be taken according to Section 664 of *the Act* either in the form of a lot (ownership transferred to the Summer Village) or as an Environmental Reserve Easement (private ownership is retained).
- 6.4.8 As a condition of subdivision approval, the Summer Village may require that the proponent provide hazard land as Environmental Reserve.
- 6.4.9 Where a subdivision is proposed on lands adjacent to Isle Lake, a watercourse or wetland, reserves shall be required as a condition of subdivision approval as provided for in the *Act*. When determining the width and size of the Environmental Reserve the following shall be taken into consideration:
- a. Recommendations by qualified professionals; and/or
 - b. Riparian Setback Matrix Model (RSMM); and/or
 - c. The Government of Alberta's Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region; and/or
 - d. Alberta Environment and Protected Areas' Recommended Guidelines for Minimum Environmental Reserve/Easement Widths (included as Appendix A).
- 6.4.10 Property taxes must be up to date prior to final endorsement of any Subdivision.
- 6.4.11 The developer may be required to provide for Inclusionary Housing in accordance with *the Act* and the Regulations therein.
- 6.4.12 Proposed parcels being created shall not, in the opinion of the Subdivision Authority, prejudice the future efficient development of the remnant lands.
- 6.4.13 The Subdivision Authority may require the following conditions as part of subdivision approval:
- a. That the proponent enters into and complies with a Development Agreement;
 - b. Provision of off-site levies or a local improvement levy;
 - c. Compliance with an approved Erosion and Sediment Control Plan;
 - d. Compliance with an approved Landscaping Plan;
 - e. Compliance with an approved Lot Grading and Drainage Plan;
 - f. Compliance with an approved Stormwater Management Plan; and/or
 - g. Any other conditions as required by the Subdivision Authority.

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7. APPEALS

7.1 Development Appeals

- 7.1.1 An appeal may be made if the Development Authority:
- fails or refuses to issue a development permit;
 - issues a development permit subject to conditions; or
 - issues a stop order under Section 645 of the *Act*;
- by the applicant of the development permit or any person affected by the order.
- 7.1.2 In addition to Section 7.1.1, any person affected by an order, decision or development permit made or issued by the Development Authority may appeal the decision in accordance with Section 685(2) of the *Act*.
- 7.1.3 Despite Sections 7.1.1 and 7.1.2, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under Section 683.1(8) of the *Act*.
- 7.1.4 Despite Sections 7.1.1, 7.1.2 and 7.1.3, if a decision with respect to a development permit application in respect of a direct control district:
- is made by a council, there is no appeal to the Subdivision and Development Appeal Board; or
 - is made by a Development Authority, the appeal is limited to whether the Development Authority followed the directions of council, and if the board hearing the appeal finds that the Development Authority did not follow the directions it may, in accordance with the directions, substitute its decision for the Development Authority's decision.
- 7.1.5 An appeal of a decision of the Development Authority for lands identified in Section 685(2.1)(a) of the *Act* shall be made to the Land and Property Rights Tribunal and shall proceed in accordance with the processes identified in *the Act* and the *Land and Property Rights Tribunal Act*.
- 7.1.6 An appeal of a decision of the Development Authority for lands identified in Section 685(2.1)(b) of *the Act* shall be made to the Subdivision and Development Appeal Board of the Summer Village.
- 7.1.7 An appeal with respect to an application for a development permit may be made by a person identified in Section 7.1.1 may be made by serving a written notice of appeal to the board hearing the appeal:
- within 21 days after the date on which the written decision is given; or
 - if no decision is made with respect to the application within the 40-day period (or within any extension to that period under Section 684 of the *Act*), within 21 days after the date the period or extension expires; or
 - with respect to an order under Section 645 of the *Act*, within 21 days after the date on which the order is made.
- 7.1.8 An appeal with respect to an application for a development permit may be made by a person (identified in Section 7.1.2) by serving a written notice of appeal to the board hearing the appeal within 21 days after the date on which the written decision is given.

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- 7.1.9** An appeal to the Land and Property Rights Tribunal may be made by filing a notice to the Land and Property Rights Tribunal. The notice submission requirements shall be as established by the Land and Property Rights Tribunal.
- 7.1.10** An appeal to the Subdivision and Development Appeal Board may be launched by filing a notice by providing the following:
- a. the appeal application fee as identified in the Summer Village's Fees and Charges Bylaw;
 - b. the legal description and/or the municipal address of the property to which the decision, order or issuance of the development permit relates;
 - c. the name, contact information and address of the appellant; and
 - d. the reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.
- 7.1.11** Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if:
- a. in the case of a person referred to in Section 7.1.1 the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal; or
 - b. in the case of a person referred to in Section 7.1.2, the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

7.2 Subdivision Appeals

- 7.2.1** The decision of a Subdivision Authority on an application for subdivision approval may be appealed:
- a. by the applicant for the approval;
 - b. by a government department if the application is required by the Subdivision and Development Regulations to be referred to that department;
 - c. by the council of the municipality in which the land to be subdivided is located if the council, a Designated Officer of the municipality or the Municipal Planning Commission of the municipality is not the Subdivision Authority; or
 - d. by a school board with respect to:
 - i. the allocation of municipal reserve and school reserve or money in place of the reserve;
 - ii. the location of school reserve allocated to it; or
 - iii. the amount of school reserve or money in place of the reserve.
- 7.2.2** An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(a) of the *Act* shall be made to the Land and Property Rights Tribunal and shall proceed in accordance with the processes identified in *the Act* and the *Land and Property Rights Tribunal Act*.
- 7.2.3** An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(b) and 678(2.1) of the *Act* shall be made to the Subdivision and Development Appeal Board of the Summer Village.
- 7.2.4** An appeal to the Land and Property Rights Tribunal may be made by filing a notice to the Land and Property Rights Tribunal. The notice submission requirements shall be as established by the Land and Property Rights Tribunal.

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- 7.2.5** An appeal to the Subdivision and Development Appeal Board may be launched by filing a notice by providing the following:
- a. the appeal application fee as identified in the Summer Village's Fees and Charges Bylaw;
 - b. the legal description and/or the municipal address of the property to which the decision, order, or issuance of the development permit relates;
 - c. the name, contact information, and address of the appellant; and
 - d. the reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.
- 7.2.6** If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

7.3 Appeal Hearing and Decision

- 7.3.1** Hearings for development appeals and decisions made by the board hearing the appeal shall be in accordance with Section 686 and 687 of the *Act*.
- 7.3.2** Hearings for subdivision appeals and decisions made by the board hearing the appeal shall be in accordance with Section 679, 680 and 681 of the *Act*.

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8. ENFORCEMENT

8.1 Provision of Enforcement

8.1.1 Enforcement may be conducted by a Designated Officer through the issuance of a violation warning, warning notice, final warning notice, stop order, violation tags or any other authorized action to ensure compliance.

8.2 Prohibition

8.2.1 No person shall contravene or permit a contravention of this Bylaw. No person shall commence or undertake a development, use, or sign that is not permitted by this Bylaw.

8.2.2 No person shall contravene a condition of a development permit or subdivision approval issued under this Bylaw.

8.2.3 No person shall authorize or undertake any development that is not compliant with the description, specifications or plans that were the basis for the issuance of a development permit.

8.2.4 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the Development Authority.

8.3 Right of Entry

8.3.1 After reasonable notice (generally to mean 48 hours) to the owner or occupant in accordance with the Act, a Designated Officer may enter the property at reasonable times (generally to mean between the hours of 7:30 a.m. and 10:00 p.m.) to ascertain if Bylaw requirements are being met.

8.3.2 A Designated Officer may enter the property outside of the identified time period if, in their opinion, a possible violation constitutes an immediate health, safety, or environmental concern.

8.4 Violation Warnings

8.4.1 A Designated Officer may issue a violation warning for minor offences by outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.

8.4.2 A Designated Officer may issue a warning notice or a final warning outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures, or both.

8.5 Offenses and Fines

8.5.1 A person who violates the provisions of this Bylaw or permits a contravention of this Bylaw, is guilty of an offence and is liable to a fine for a first offence and for each subsequent offense as specified in the Fees and Charges Bylaw.

8.5.2 If the fine is not paid, the person is liable for imprisonment for not more than one year, or to both fine and imprisonment.

8.6 Stop Orders

8.6.1 On finding that a development, land use, or use of a building does not conform to the Municipal Government Act or its regulations, a development permit or subdivision approval or the conditions of either, or this Bylaw, the Development Authority may, by written notice, direct the owner of the property, the person in possession of the land, building, or sign, or the person responsible for a contravention or any or all of them, to:

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- a. stop the development or use of the land or building in whole or part as directed by the notice;
- b. demolish, remove, or replace the development or landscaping; or
- c. carry out any other actions required by the notice for compliance.

8.6.2 The notice shall specify a deadline for compliance.

8.6.3 A person named in a stop order may appeal to the Subdivision and Development Appeal Board.

8.6.4 Subject to Section 542 of the *Act*, if a person fails to comply with the order of the Development Authority, a Designated Officer, or the Subdivision and Development Appeal Board, a Designated Officer may enter on the land or building and take any action necessary to carry out the order.

8.6.5 The Summer Village may register a caveat against the certificate of title for the land that is subject to the order, provided that the caveat is discharged when the order has been complied with.

8.6.6 The Summer Village's costs of carrying out any actions required for compliance may be added to the tax roll of the land subject to the order.

8.7 Violation Tags and Tickets

8.7.1 In accordance with the *Provincial Offences Procedures Act*, a Designated Officer may issue a violation tag to a person for specific offences in contravention of a violation issuing a warning notice, a final warning notice, or stop order where there are reasonable and probable grounds to believe there is a contravention of this Bylaw.

8.7.2 A violation tag may be issued to a person either personally or by registered mail.

8.7.3 The violation tag shall be in a form approved by the Summer Village and shall include the name of the person thought to have created the contravention, the offence, the penalty for the offence, a requirement that the penalty be paid within 30 days of issuance of the violation tag, the method by which the tag may be paid, and other information as may be required by the Summer Village.

8.7.4 The Development Authority is hereby authorized and empowered to issue a violation tag to any person who the Development Authority has reasonable and probable grounds to believe has contravened any provision of this bylaw.

8.7.5 Offences and related fines are as specified in the Summer Village's Fees and Charges Bylaw.

8.7.6 Where a contravention is of a continuing nature, further violation tags may be issued by the Development Authority, provided however that no more than one violation tag shall be issued for each day that the contravention continues.

8.7.7 The person to whom the violation tag is issued may, in lieu of being prosecuted, sign the plea of guilty on the violation tag and pay the specified fine to the location indicated on the violation tag.

8.7.8 If payment is not made within the time specified on the tag, a Designated Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.

8.7.9 Nothing in this Bylaw shall prevent a Designated Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this Bylaw.

9. GENERAL DEVELOPMENT REGULATIONS

9.1 Accessory Buildings

- 9.1.1 A building or structure which does not share footings with the principal building on a lot is deemed to be an accessory building even if it is connected to the principal building by a roof, breezeway, deck, patio, or other at grade or above grade connection.
- 9.1.2 An accessory building (e.g., shed, garage, etc.) shall only be allowed on a lot with an existing dwelling with an approved development permit.
- 9.1.3 Notwithstanding 9.1.2, a single accessory building with a floor area less than 9.3 m² (100.1 ft²) may be allowed on an undeveloped lot. The appearance and design provisions in 9.1.5 shall apply to accessory buildings on otherwise undeveloped lots.
- 9.1.4 Notwithstanding 9.1.2, a development permit for an accessory building with a floor area greater than 9.3 m² 100.1 ft² may be approved on a lot that has an approved development permit for a dwelling that is currently under construction, at the discretion of the Development Authority.
- 9.1.5 All accessory buildings shall be factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction complement the principal building, to the satisfaction of the Development Authority.
- 9.1.6 In the R1 and R2 Districts, all accessory buildings shall be located according to the following:
- The maximum total combined floor area of all accessory buildings on a lot shall be 111.5 m² (1,200 ft²);
 - A minimum of 2.0 m (6.6 ft.) from the principal building;
 - No roof overhang shall be situated within 0.3 m (1.0 ft.) of the side and rear property boundary; and
 - An accessory building shall be located in such a manner that it does not encroach upon easements and rights-of-way.
- 9.1.7 **For Lakefront Lots:**
- All accessory buildings shall be located in the rear or side yards of the lot.
 - Accessory building shall be located no closer to the front yard (lakefront yard) than the closest portion of the principal building.
 - An accessory building shall be situated so that the exterior walls are:
 - A minimum 1.0 m (3.3 ft.) from the rear boundary (roadside) of the parcel.
 - A minimum of 1.5 m (4.9 ft.) from the side property lines.
 - Notwithstanding 9.1.7.c, where an accessory building is a garage, vehicle access doors shall be a minimum of 6.0 m (19.7 ft.) from the property line with the roadway or lane;
 - Notwithstanding 9.1.7.a to 9.1.7.c:
 - A maximum of:
 - one gazebo;
 - one woodshed; and
 - one hot tub;may be developed within the front yard of a lakefront lot.
 - A maximum of one (1) boat house with a floor area of less than 100.1 ft² may be developed within the front yard of a lakefront lot, to be used for the storage of recreational equipment.

- iii. A boat house shall be situated so that the exterior wall is a minimum 1.0 m (3.3 ft.) from the side boundaries and 6.0 m (19.7 ft.) from the lakefront property boundary.

9.1.8 For Non-Lakefront Lots:

- a. An accessory building shall be situated so that the exterior walls are:
 - i. A minimum 1.0 m (3.3 ft.) from the front and rear boundary of the parcel;
 - ii. A minimum of 1.5 m (4.9 ft.) from the side property lines.
- b. Notwithstanding 9.1.8, where an accessory building is a garage, vehicle access doors shall be a minimum of 6.0 m (19.7 ft.) from the property line with the roadway or lane;

9.1.9 An accessory building shall not be more than 9.0 m (29.5 ft.) in height.

9.1.10 An accessory building shall not be used as a dwelling, subject to Section 9.23 – Suites.

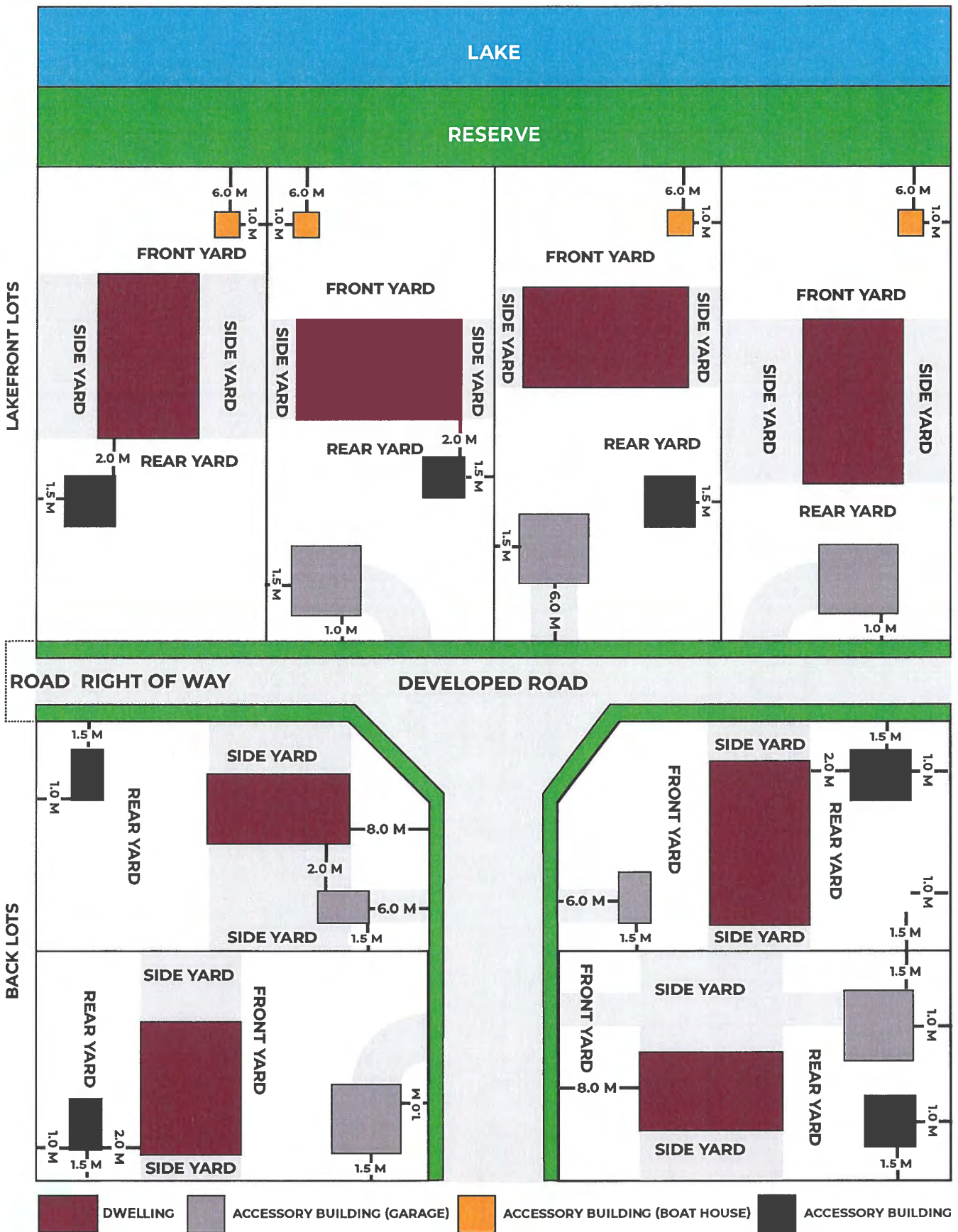
9.1.11 Notwithstanding any other provision of this Bylaw, a maximum of one garage per lot may be considered a “permitted” use.

9.1.12 The use of tented structured as an accessory building is prohibited in the Summer Village.

9.1.13 Notwithstanding this section, accessory buildings in the CREC District shall be per the regulations of that District, except as noted below:

- a. accessory buildings in the CREC District shall be situated so that the exterior wall is a minimum of 1.5 m (4.9 ft.) from the side and rear property lines;
- b. be no closer to the front yard than the closest portion of the principal building;
- c. be a minimum of 2.0 m (6.6 ft.) from the principal building;
- d. an accessory building shall not be more than 4.5 m (10.0 ft.) in height, and shall not exceed the height of the principal building;
- e. eaves on an accessory building shall project no more than 0.3 m (1.0 ft.) into a required side or rear yard;
- f. accessory buildings shall not contain a secondary suite; and
- g. an accessory building shall be located in such a manner that it does not encroach upon easements or rights-of-way.





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9.2 Bed and Breakfast Operations

- 9.2.1 In addition to all other provisions and requirements of this Section of the Bylaw, the following additional requirements shall apply to home based business in the form of bed and breakfast operations:
- a. Persons wishing to operate a bed and breakfast operation shall be required to apply for a development permit from the Summer Village of Silver Sands.
 - b. A bed and breakfast operation shall be limited to residential land use districts and shall be contained entirely within the principal building.
 - c. A bed and breakfast operation shall be limited to one meal provided on a daily basis to registered guests only with such meal being prepared in one common kitchen and served in one common room.
 - d. In addition to the off-street parking requirements for the dwelling unit itself, as stipulated in Section 9.17 of this Bylaw, one (1) off-street parking space per rented guest room shall be required for a bed and breakfast operation.

9.3 Building Orientation and Design

- 9.3.1 The design, character and appearance of any building, or series of buildings, structure or sign proposed to be erected or located in any district must be acceptable to the Development Authority having due regard to:
- a. Amenities such as daylight, sunlight and privacy;
 - b. The character of existing development in the district; and
 - c. Its effect on adjacent parcels.

9.4 Corner and Double Fronting Parcels

- 9.4.1 In all land use districts, a parcel abutting onto two streets or more shall have a front yard setback on each street in accordance with the front yard requirements of this Bylaw. For the purposes of determining the setback requirements, the long front yard shall be referred to as the flanking front yard.

9.5 Corner Site Triangles

- 9.5.1 A sight triangle means that triangle formed by a straight line drawn between two points on the exterior boundaries of the said site 6.1 m (20.0 ft.) from the point where they intersect.
- 9.5.2 On laneways, the sight triangle shall be formed by a straight line drawn between two points on the exterior boundaries of the said site 3.0 m (10.0 ft.) from the point where they intersect.
- 9.5.3 On any corner site, no person shall erect, place or maintain within the sight triangle a wall, fence, shrub, trees, hedge, or any object over 0.9 m (3.0 ft.) in height above the lowest street grade adjacent to the intersection.
- 9.5.4 On any corner site, no finished grade shall exceed the general elevation of the street line by more than 0.6 m (2.0 ft.) within the area defined as the sight triangle.
- 9.5.5 When a lot has more than one front yard line (corner lot), the front yard requirement shall apply to all front yards, but, at the discretion of the Development Authority, one front yard may be considered a side yard.

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9.6 Demolition

- 9.6.1** An application to demolish a building shall not be approved without a statement or plan satisfactory to the Development Authority, which indicates:
- a. How the operation will be carried out to create a minimum of dust or another nuisance; and
 - b. The final reclamation of the parcel.

9.7 Developer's Responsibility

- 9.7.1** A person to whom a development permit has been issued shall obtain from the appropriate authority, where applicable, permits and/or approvals required in connection with the proposed development.
- 9.7.2** The person to whom a development permit has been issued may be required to notify the Development Officer:
- a. following the preliminary layout of the site, but prior to the commencement of actual development therein; and
 - b. upon completion of the development for which approval has been given and which has been authorized by the issuance of the development permit.
- 9.7.3** The Development Officer may require that further to Section 9.7.2(a), the applicant arrange with the Development Officer for an on-site inspection before commencing construction.
- 9.7.4** The applicant shall be financially responsible during construction for any damage by the applicant, his/her servants, suppliers, agents or contractors to any public or private property.
- 9.7.5** The applicant shall prevent excess soil or debris from being spilled on public streets, lanes, and sidewalks, and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
- 9.7.6** Sections 9.7.4 and 9.7.5 may be enforced pursuant to Section 8 – Enforcement. Any costs incurred because of damage or neglect to public property may be collected where letters pursuant to Section 8 – Enforcement.
- 9.7.7** The Development Officer may require a Real Property Report relating to the building for which a permit is applied.
- 9.7.8** A development permit is not transferable without the prior consent of:
- a. the Development Officer if the permit was issued by the Development Officer;
 - b. the Municipal Planning Commission if the permit was issued by the Municipal Planning Commission;
 - c. Council, if the permit was issued by Council with respect to development in a Direct Control District; or
 - d. the Subdivision and Development Appeal Board, if the permit was issued by the Subdivision and Development Appeal Board.

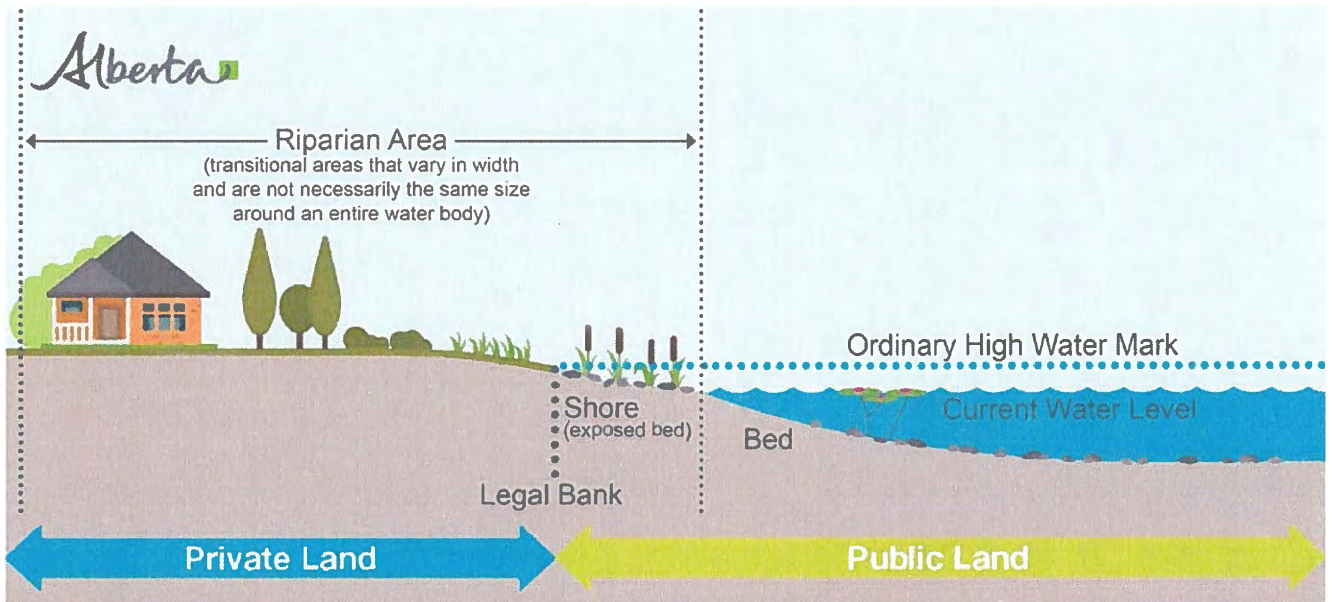
9.8 Dwelling Units on a Lot

- 9.8.1** A Development Permit shall not be issued for more than one (1) principal dwelling on a lot.
- 9.8.2** A Development Permit shall not be issued for more than one secondary or accessory dwelling on a lot. Secondary or accessory dwellings include recreational vehicles and suites.

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9.9 Environmental Protection

- 9.9.1 The permanent disturbance of watercourses, wetlands, other water bodies within the Summer Village shall be prohibited.
- 9.9.2 Applications for development and/or subdivision on sites that may be affected by a wetland must include a wetland assessment prepared by a qualified professional that delineates and classifies wetland(s) within the building pocket on the site.
- 9.9.3 Development permits shall be required for shoreline modifications on lands adjacent to the legal bank to Isle Lake.
- 9.9.4 Where shoreline modifications are proposed in the bed and shore of Isle Lake, approval from the Government of Alberta shall be required.
- 9.9.5 Where shoreline modifications are proposed adjacent to the legal bank of Isle Lake that alter the flow of water, approval from the Government of Alberta may be required.
- 9.9.6 Shoreline modifications shall be discouraged except for erosion protection.
- 9.9.7 Shoreline modifications shall:
- Incorporate re-vegetation and the use of soft landscaping elements;
 - Incorporate low impact development strategies; and
 - Minimize the use of hard landscaping elements.
- 9.9.8 The addition of sand to the bed and shore of Isle Lake and or lands adjacent to the bed and shore of Isle Lake shall not be allowed.
- 9.9.9 Where shoreline modifications include activities such as stripping, grading, or landscaping, the regulations in 9.14 - Landscaping and Site Coverage and 9.15 - Lot Grading and Drainage shall apply.



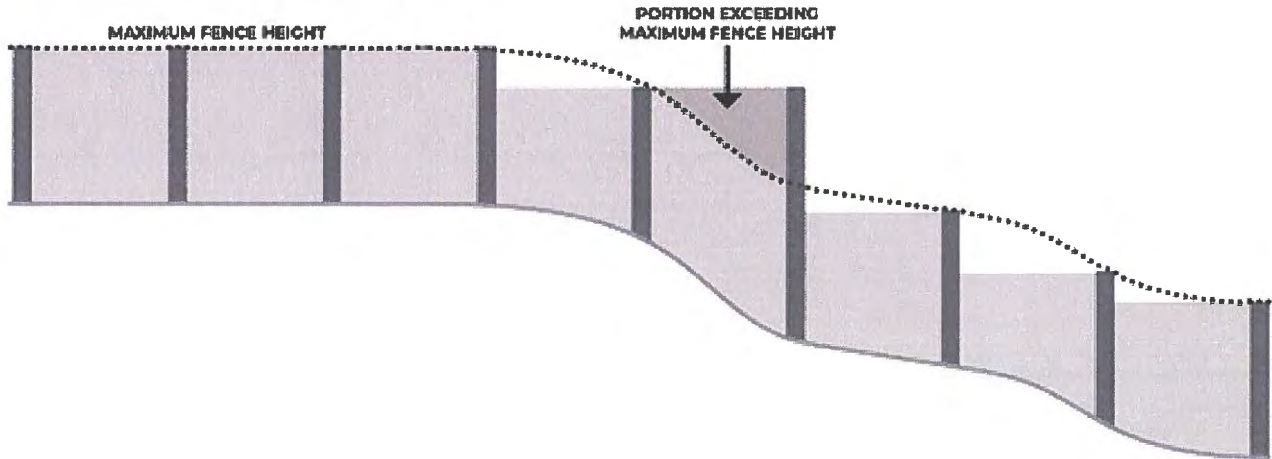
9.10 Fences

- 9.10.1 Subject to Section 5.2 of this Bylaw, all fence construction shall require an approved development permit.

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9.10.2 No electrical or barbed wire fences shall be permitted on residential lots within the boundaries of the Summer Village;

9.10.3 Where parcels have both their front and rear yards facing onto a street, special approval of the Development Authority must be obtained prior to the erection of any fences on such parcel. Size

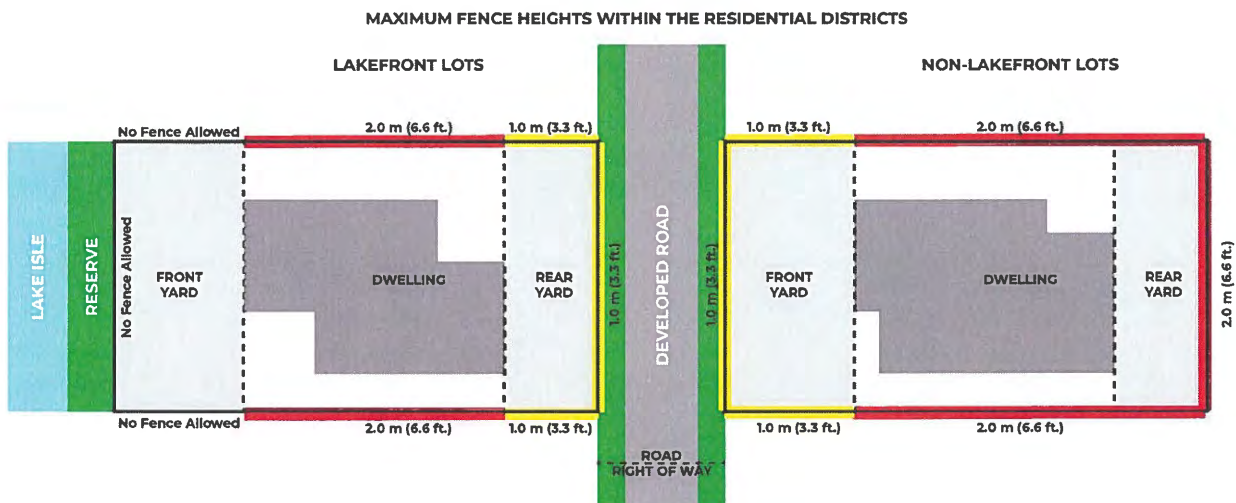


and specifications for fences in these areas must conform to the overall standard set for the area by the Summer Village of Silver Sands.

9.10.4 Fences shall not be allowed within the front yard of a lakefront lot.

9.10.5 Within the residential districts:

- a. For **lakefront parcels abutting Isle Lake** or a reserve parcel abutting the lake, fences:
 - i. Located within a rear yard of a parcel shall not exceed 1.0 m (3.3 ft.) in height.
 - ii. Located within a side yard of a parcel shall not exceed 2.0 m (6.6 ft.) in height.
- b. For **parcels not abutting Isle Lake** or a reserve parcel abutting the lake, fences:
 - i. Located within a rear yard or side yard of a parcel shall not exceed 2.0 m (6.6 ft.) in height.
 - ii. Located within the front yard of a parcel shall not exceed 1.0 m (3.3 ft.) in height.
- c. Fence height shall be determined by measuring from the top of the fence to the ground.



9.10.6 Notwithstanding the requirements of Section 9.10.5.a.i, a fence in the rear yard of a lakefront lot may exceed 1.0 m (3.3 ft.) to a maximum of 1.5 m (4.9 ft.) if the portion of the fence that exceeds

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1.0 m (3.3 ft.) in height is constructed to allow for visual access to the rear yard of the lot, to the satisfaction of the Development Authority.

9.10.7 Notwithstanding any other regulation in this Section, fences shall not be allowed on an undeveloped lot.

9.10.8 Within other districts, a fence shall be sited to the discretion of the Development Authority.

9.11 Fire Pits

9.11.1 Within the corporate limits of the Summer Village of Silver Sands, fire pits must:

- a. Be at least 3.0 m (10.0 ft.) from buildings, property lines and anything else that could catch fire;
- b. Be less than 0.6 m (2.0 ft.) high;
- c. Be less than 1.0 m (3.3 ft.) wide;
- d. Have enclosed sides made from bricks, concrete or heavy-gauge metal; and
- e. Have a mesh screen on top to stop sparks (spark-arrestor) with openings smaller than 1.25 cm (0.5 in.).



9.12 Home Occupations

9.12.1 Home occupations shall not involve:

- a. Activities that use or store hazardous material in quantities exceeding those found in a normal household; or
- b. Any use that would in the opinion of the Development Authority, materially interfere with or affect the used, enjoyment, or value of neighboring properties.

9.12.2 Home occupations shall not be allowed on a site unless a dwelling is located on the site on which the home occupation is to be located.

9.12.3 In addition to a development permit application, each application for a home occupation shall be accompanied by a description of the business to be undertaken in the dwelling, an indication of the anticipated number of business visits per week, and details for the provision of parking along with other pertinent details of the business operation.

9.12.4 The Development Authority may, in its sole discretion, place time limits on the period for which a development permit for a home occupation is valid.

9.12.5 No home occupation shall substantially change the principal character of external appearance of the dwelling involved or of any accessory buildings.

9.12.6 Home occupations shall be incidental and subordinate to the principal use of the dwelling and/or garage and shall not be conducted within any other structures on the property.

9.12.7 A home occupation shall not occupy more than 20% of the floor area of the main dwelling or 35 m² (375.0 ft.²), whichever is the lesser.

9.12.8 There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the home occupation allowed on the site.

9.12.9 The home occupation shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.

9.12.10 There shall be no mechanical or electrical equipment used which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent dwellings.

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9.12.11 In addition to the regulations above, a minor home occupation shall comply with the following regulations:

- a. A minor home occupation shall not employ any person on-site other than a resident of the dwelling.
- b. No client or customer may be received in the dwelling unit for business purposes;
- c. The minor home occupation does not generate any pedestrian or vehicular traffic;
- d. Storage related to the minor home occupation shall be allowed only in either the dwelling or accessory buildings.
- e. Business activities must be carried out entirely within the dwelling.
- f. Exterior alterations or additions to accommodate a minor home occupation shall not be allowed.
- g. There shall be no exterior signage, display, or advertisement.

9.12.12 In addition to provisions 9.12.1 through 9.1.10 above, major home occupation shall comply with the following regulations:

- a. The number of non-resident employees working on-site shall not exceed one (1) on-site, non-occupant employees.
- b. Up to eight (8) business visits per day are allowed.
- c. No more than one (1) commercial vehicle up to but not exceeding a gross vehicle weight of 5,500 kg (12,225 lbs.), to be used in conjunction with the major home occupation, shall be parked or maintained on the site in a residential district. The parking space for the commercial vehicle shall be adequately screened and sited behind the principal building to the satisfaction of the Development Authority.
- d. The outdoor storage of productions and materials shall be prohibited.
- e. Any interior or exterior alterations or additions to accommodate a major home occupation may be allowed at the discretion of the Development Authority, as long as such alterations comply with this Bylaw and the Alberta Safety Codes Act and the regulations made thereunder.
- f. There shall be no exterior signage, display or advertisement other than a business identification sign, the size of which shall be entirely at the discretion of the Development Authority.
- g. Business activities must be carried out entirely within the dwelling or garage.

9.12.13 A stop order may be issued at any time if, in the opinion of the Development Authority, the operator of the home occupation has violated any provisions of this Bylaw or conditions of the approval of a development permit and complaints based on the operation of the home occupation have been received.

9.13 Keeping of Animals

9.13.1 No person shall keep or permit to be kept in any part of any yard in any Land Use District any livestock except as specifically provided for in this bylaw.

9.13.2 No person shall keep or permit to be kept in any part of any yard in any Land Use District any pets or domestic animals of any kind on a commercial basis for the purpose of breeding or caring in exchange for pay or other compensation or remuneration.

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9.13.3 In addition to this Section, the keeping of animals in the Residential Districts will be regulated pursuant to the Animal Control Bylaw No. 231, as amended or replaced.

9.14 Landscaping and Site Coverage

9.14.1 The combined ground floor area of all buildings on a lot shall not exceed the maximum lot coverage regulation of the applicable land use district.

9.14.2 The areas of concrete pads and at-grade patios, and uncovered decks no more than 0.6 metres above grade, shall not be included when the area of a building is calculated.

9.14.3 Except as provided for in Section 5.2, a development permit shall be required for all landscaping that:

- a. Alters the natural drainage patterns on the site; or
- b. Alters the quantity or quality of runoff into a watercourse or water body, including Isle Lake.

9.14.4 A landscaping plan may be required as part of the development permit application for:

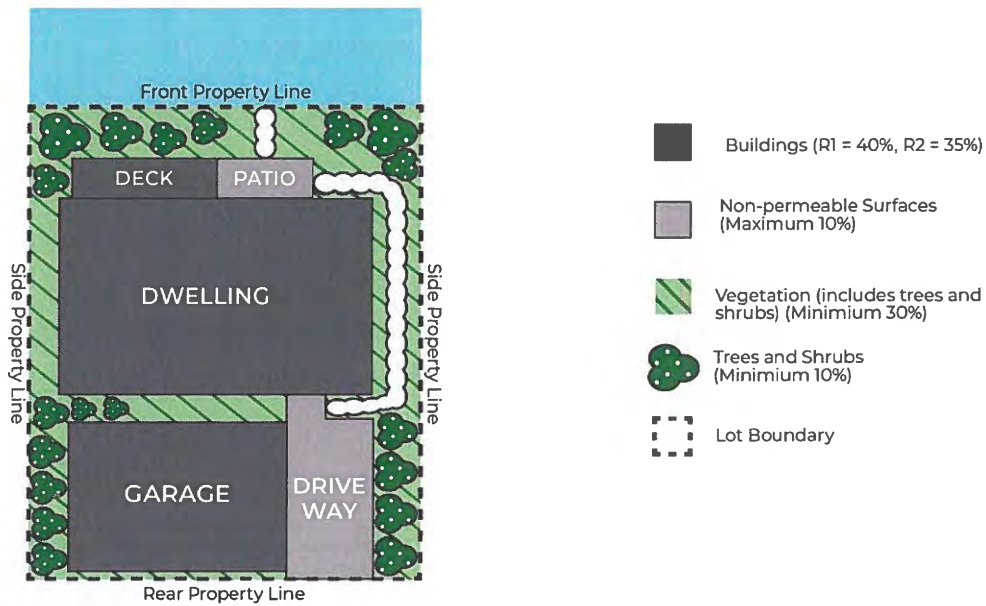
- a. Landscaping that alters natural drainage patterns on the site or alters the quantity or quality of runoff into a watercourse or water body, including Isle Lake;
- b. Stripping;
- c. Grading;
- d. The construction of new buildings or redevelopment of existing buildings; and
- e. Any other development that alters drainage on the site.

9.14.5 Where a landscaping plan is required, it shall include the site plan requirements outlined in Section 5.4 and the following:

- a. Boundaries and dimensions of the site, location, and name of adjacent streets;
- b. Location of adjacent sidewalks, pathways, driveway entrances, easements, rights-of-way, and laneways;
- c. All existing and proposed berms, contours, walls (including retaining walls), fences;
- d. Proposed lot grading and drainage;
- e. Location of all existing vegetation to be retained;
- f. Location, dimensions, areas, and description or illustrations of all existing and proposed:
- g. Non-permeable surfaces;
- h. Vegetation (including trees and shrubs);
- i. Vegetation that comprises native vegetation (including trees and shrubs);
- j. Other soft landscaping elements and permeable surfaces other than vegetation (e.g., rock gardens, gravel, permeable pavement, etc.).

9.14.6 The area of the lot covered in vegetation shall be a minimum of 30% of the total lot area and shall incorporate native vegetation (See the figure on the next page for an illustration of the landscaping site coverage requirements).

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- 9.14.7 Of the 30% minimum vegetation cover required in the previous regulation, the area of the lot covered in trees and shrubs shall be a minimum of 10% of the total lot area (See the figure below for an illustration of landscaping site coverage requirements).
- 9.14.8 The area of the lot covered in non-permeable surfaces (e.g., driveways, patios, paving stones, sidewalks, asphalt, concrete) excluding the buildings shall not exceed 10% of the total lot area or 140.0 m² (1,500 ft.²), whichever is less (See the figure below for an illustration of landscaping site coverage requirements).
- 9.14.9 Landscaping should be designed to maximize water infiltration on the site.
- 9.14.10 Landscaping plans shall incorporate low impact development and design strategies to slow and filter excess nutrients and pollutants from entering the lake from runoff including but not limited to:
- Grading of lots to drain and retain runoff to control and reduce runoff leaving the lot;
 - Inclusion of the following clean runoff landscaping strategies:
 - Within planting beds and natural areas, keep the areas rough, with dished areas for trapping water;
 - Where possible include a depression to intercept surface water (including snowmelt) before it leaves the site;
 - Minimize turf areas on lakefront lots to decrease soil compaction and the proliferation of invasive species;
 - Incorporate tools for capturing, treating, and using runoff into lot grading and landscaping;
 - Incorporate deciduous native plant species and wildflowers into landscaping plans to encourage fire suppression, support biodiversity, and increase evapotranspiration.
- 9.14.11 No trees shall be planted within 1.0 (3.3 ft.) of a power line.

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9.15 Lot Grading and Drainage

- 9.15.1 Except as provided for in Section 5.2, no land shall be filled or raised, and no grading or drainage may be undertaken, unless a development permit has been issued.
- 9.15.2 Land shall be graded so that excess clean natural run-off water flows into the lake, a soakaway, or a street. Water shall not be diverted to flow from one lot on to a neighbouring lot unless a drainage easement is agreed in writing between the two property owners and the municipality.
- 9.15.3 A private driveway or walkway across a boulevard or ditch shall be constructed so as not to interfere with the natural flow or absorption of water and a culvert shall be installed to the specifications of the municipality.
- 9.15.4 Any culvert which carries water away from a lot or runs across a driveway, walkway, boulevard or ditch shall have a diameter of at least 300.0 mm (11.8 inches).
- 9.15.5 Further to 9.16.1, development permits shall be required for:
- Stripping and/or grading that would alter surface water drainage from the site, adversely affect neighbouring property or public lands, or deviate from an approved lot grading and drainage plan;
 - Moving, depositing, or removal of topsoil, fill, aggregate or similar material; and
 - Any other development that:
 - Alters drainage on the site;
 - Increases runoff onto adjacent lands; or
 - Alters the quantity or quality of runoff into a watercourse or water body.
- 9.15.6 Site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent municipal lands or public ditches, or neighbouring properties.
- 9.15.7 A lot grading and drainage plan shall be required as part of the development permit application for:
- Stripping and/or grading that would alter surface water drainage from the site, adversely affect neighbouring property or public lands, or deviate from an approved lot grading and drainage plan; and
 - Any other development that:
 - Alters drainage on the site;
 - Increases runoff onto adjacent lands; or
 - Alters the quantity or quality of runoff into a watercourse or water body.
- 9.15.8 Where a lot grading and drainage plan is required, it shall be prepared by a qualified professional and shall:
- Identify pre-development and post development lot elevations and grades;
 - Specify design elevations, surface gradients, and swale locations;
 - Demonstrate how runoff will be controlled on the site; and
 - Include any other drainage information required by the Development Authority.
- 9.15.9 A stormwater management plan may be required for multi-lot subdivisions and major developments, at the discretion of the Approving Authority.
- 9.15.10 Where a stormwater management plan is required, it must:
- Demonstrate that runoff will be managed on the site;
 - Conform to municipal stormwater management systems and practices, where applicable; and

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- c. Incorporate best management practices and low impact development strategies and technologies for:
- d. Treating stormwater prior to discharge into water bodies, watercourses, or riparian areas;
- e. Preventing pollution of water bodies, watercourses, or riparian areas; and
- f. Minimizing or mitigating impacts of runoff on adjacent environmentally sensitive lands and hazardous lands.

9.16 Objects Prohibited or Restricted in Yards

- 9.16.1** All matters related to unsightly property, improper storage of vehicles, parking of commercial vehicles over 55,000 kg. (12,125.22 lbs) shall be addressed through the Municipal Government Act and bylaws adopted by Council other than this Land Use Bylaw.
- 9.16.2** The following prohibited or restricted developments shall be subject and addressed in accordance with this Bylaw:
- a. Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.
- 9.16.3** Subject to Section 9.16.1 no person shall keep or permit in any part of a yard in a residential land use district:
- a. Any dismantled or wrecked vehicle;
 - b. Any object or chattel which, in the opinion of the Development Officer, Municipal Planning Commission, or Council, is unsightly or tends to adversely affect the amenities of the district.
- 9.16.4** In all land use districts, garbage shall be stored in weather and animal proof containers screened from adjacent parcels and public thoroughfares to the satisfaction of the Development Officer, Municipal Planning Commission or Council and shall be in a location easily accessible for pickup.
- 9.16.5** Sites and buildings in all districts shall be maintained in a clean and tidy condition free from all rubbish and debris.
- 9.16.6** In any district, no storage or activity may be undertaken which, in the opinion of the Development Council constitutes a danger or annoyance to persons on site, on public property, or on any other site, by reasons of excessive noise, vibration, dust and other particulate matter, smoke, odour, toxic, and noxious matter, traffic, radiation hazards, fire, and explosive hazards, heat, humidity and glare, refuse matter or waterborne waste, water or steam.

9.17 Parking and Loading

- 9.17.1** The location of vehicular access to a lot shall be as approved by the Development Authority.
- 9.17.2** In the Residential Districts, a minimum of two (2) parking stalls shall be provided per dwelling.
- 9.17.3** Unless otherwise approved by the Development Authority, a parking space shall not be less than 2.5 m (8.5 ft.) wide and 6.0 m (19.7 ft) long and shall be located on the same lot as the principal building or use.
- 9.17.4** A parking stall shall not be located within 1.0 m (3.3 ft.) of a lot line common to the lot and to a street unless the parking area is shared between the adjoining lots.
- 9.17.5** Parking stalls shall be hard surfaced to the satisfaction of the Development Authority or of a gravel mixture approved by the Development Authority.

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- 9.17.6 Construction of entrances and exits, including culverts where required by the Development Authority, shall be at the expense of the development proponent and to the satisfaction of the Development Authority.
- 9.17.7 Parking provisions for Home Occupations shall be consistent with the requirements in Section 9.12.
- 9.17.8 Parking provisions for suites shall be consistent with the requirements in Section 9.23.
- 9.17.9 For bed and breakfast establishments, one parking stall shall be provided for each sleeping unit, in addition to parking requirements for the primary residential use.
- 9.17.10 For commercial uses, the required number of off-street vehicular parking spaces shall be as required by the Development Authority.

9.18 Projection Over Yards

- 9.18.1 Projections on foundation walls and footings or on piles are deemed to be part of the building and shall not be considered as a projection over a yard.
- 9.18.2 Projections over yards for accessory buildings and garages shall be in accordance with Section 9.1 of this Bylaw.
- 9.18.3 Dwelling Unit eaves shall be considered part of the dwelling and may project over a yard provided the projection is no closer than 1.2 m (3.9 ft.) to a property adjoining a privately owned lot.

9.19 Recreational Vehicles and Temporary Living Accommodations in the Residential Districts

- 9.19.1 A total maximum of one (1) recreational vehicle, be it holiday trailer, motor home, camper, or tent trailer may be situated, either occupied or unoccupied for storage purposes, on a residential parcel provided that a permanent single detached dwelling exists on the parcel. Such recreational vehicle must be located on-site on a parking stall or in another location on-site in a manner satisfactory to the Development Authority.
- 9.19.2 At no time may a person store any derelict recreational vehicle on a property. Dereliction may be assessed by inoperability, immobility, excessive rust, decay or damage, fluid leaks, abandonment, lack of registration, or any or all of these.

9.20 Recreational Vehicle Storage in the CREC District

- 9.20.1 Recreational vehicle storage shall require a development permit in accordance with the appropriate district regulations and shall comply with the following to the satisfaction of the Development Authority:
 - a. access and egress to the facility should be provided via a local or collector road. Access and egress via a highway or an arterial road are discouraged;
 - b. the facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction;
 - c. vehicular access to the parcel and internal vehicular circulation shall be hard surfaced or a gravel mixture to the satisfaction of the Development Authority;
 - d. upgrades to accesses or roads shall be in accordance with municipalities Servicing Standards; and
 - e. perimeter fencing and landscaping to screen storage areas from the abutting road and adjacent parcels shall be provided.

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- 9.20.2** A development permit application for recreational vehicle storage shall include a detailed proposed plan for the development area that includes but is not limited to:
- a. parcel layout, including the location and dimensions of storage areas and drive aisles;
 - b. the number of recreational vehicles and storage equipment to be stored on-site;
 - c. security and lighting;
 - d. location, dimensions and surfacing of parcel access and egress;
 - e. proposed hours of operation; and
 - f. site drainage demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
- 9.20.3** A security deposit as determined by the Development Authority shall be required and held by the Summer Village until such time that the applicant completes the conditions of approval.
- 9.20.4** An as-built grading plan shall be provided within three months of completion of final grading to ensure that the development was constructed in accordance with the approved plans for which the development permit was issued.

9.21 Relocation of Buildings

- 9.21.1** No person shall:
- a. Place on a parcel a building which has previously been erected or placed on a different parcel; or
 - b. Alter the location on a parcel of a building which has already been constructed on that parcel unless the Development Authority approves the placement or alteration.
- 9.21.2** Notwithstanding any other provision of this Bylaw, no mobile homes may be moved into the corporate boundaries of the Summer Village of Silver Sands after July 1, 2011.
- 9.21.3** An application to "relocate" a building may require:
- a. A colour photograph of the building;
 - b. A statement of the present location of the building;
 - c. A notification of the relocation route, date, and time that the relocation is to take place; and
 - d. A complete site plan showing all buildings located or to be located on the lot.
- 9.21.4** The Development Authority may require, when a development permit is issued for a relocated building, a performance bond or a letter of credit related to the proposed development.
- 9.21.5** The Development Authority may require; when a development permit application is received to relocate a building, a notice in writing be forwarded to all adjacent landowners in the receiving neighbourhood.
- 9.21.6** Any renovations and any conditions imposed by the Development Authority to a relocated building shall be completed within one year of the issuance of the development permit. Non-compliance shall result in the forfeiture of the performance bond or letter of credit.
- 9.21.7** When reviewing development permit applications for moved-in buildings, the Development Authority shall consider the impact of the proposed moved-in building on the aesthetics and value of the adjoining properties.
- 9.21.8** In the case of a building to be relocated, it shall, in the opinion of the Development Authority, be compatible, with respect to age and appearance, with the buildings in the receiving neighbourhood once all required renovations and improvements have been completed.
- 9.21.9** An approval shall not be granted unless the Development Authority is satisfied that:
- a. The placement or location of the building would meet the requirements of this Bylaw; and

- b. The building and the parcel meet the requirements of this Bylaw and the land use district in which the building is proposed to be located as well as all applicable building standards of the Alberta Government.

9.22 Sea Cans

- 9.22.1 No Sea Cans may be located within the Summer Village of Silver Sands unless:
 - a. Approved by the Development Authority as a temporary use; or
 - b. Approved as part of a Development Permit for the construction or placement of a Single Detached Dwelling.

9.23 Suites

- 9.23.1 A maximum of one (1) suite for which a development permit has been issued is allowed on a lot.
- 9.23.2 A suite (including a garage suite or guest house) shall not be allowed on a lot for which a development permit for a principal dwelling has not been issued.
- 9.23.3 A suite shall be operated as an accessory use only and shall not change the residential character of the principal dwelling involved.
- 9.23.4 A suite may be considered within:
 - a. The principal dwelling as a secondary suite;
 - b. The second storey of a detached garage as a garage suite; or
 - c. A stand-alone accessory building or structure.
- 9.23.5 The maximum square footage of a secondary suite shall not exceed more than fifty percent (50%) of the total floor area of the principal dwelling.
- 9.23.6 On-site parking for suites shall conform to the parking regulation of this Bylaw for the principal dwelling unit, and one (1) additional on-site parking stall shall be required for each bedroom provided in the suite. Required parking stall(s) shall not be allowed on public roadways.
- 9.23.7 As a condition of development permit approval, an application for a suite on a lot shall provide evidence that all safety code requirements are met with the proposed suite.
- 9.23.8 The applicant shall provide an original copy of a fire inspection report to the Development Authority, no older than 1 month, showing no deficiencies or evidence that all identified deficiencies have been corrected, prior to the issuance of an approval for a secondary suite.
- 9.23.9 As a condition of the development permit, a suite shall be connected to an on-site sewage disposal system satisfactory to the Development Authority.
- 9.23.10 A security suite may only be allowed on a lot with an approved recreational or commercial use. All siting requirements shall be at the discretion of the Development Authority.

9.24 Signs (Commercial Developments)

- 9.24.1 Where commercial buildings are permitted the following regulations shall apply:
 - a. For each principal building, one identification sign only, not to exceed 3.0 m² (32.3 ft.²) in area.
 - b. Signs may be detached if they do not exceed a height of 2.0 m (6.6 ft.) or project into any required setback area.
 - c. Where a sign is not detached, it shall be placed flat against the building or be designed as part of an architectural feature thereof, or as a canopy sign.

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- d. One wall sign only will be permitted to indicate the name and nature of the occupancy for each tenancy within the development. The sign shall not exceed a total area of 0.9 m² (9.7 ft.²) of copy for each lineal metre of building occupancy.
- e. If the occupancy is on a corner, one wall sign will be permitted for each face.
- f. If the building includes a canopy, each tenant will be permitted one under- canopy sign of no more than 0.5 m² (5.4 ft.²).

9.25 Signs (Non-Commercial Developments)

- 9.25.1 No sign of an advertising, directional or information, nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved by the Development Officer.
- 9.25.2 Signs shall comply with the setback requirements for principal buildings in the district in which the sign is located unless otherwise allowed by this Bylaw or the Development Officer.
- 9.25.3 In considering a development application for a sign the Development Officer shall have due regard for the amenities of the area and the design of the proposed sign.
- 9.25.4 No sign, other than one providing a public service and deemed appropriate by the Development Officer shall be permitted to locate on a public right of way or reserve.
- 9.25.5 No sign shall be illuminated unless the source of light is suitably shielded and does not interfere with vehicular traffic.
- 9.25.6 There shall be a minimum clearance height of 2.5 m (8.2 ft.) above finished grade to the bottom of any sign projecting over a public right-of-way or sidewalk.
- 9.25.7 No sign shall project more than 1.5 m (4.9 ft.) above the top of any main wall or parapet to which it is affixed, unless in the opinion of the Development Officer it has been designed as an integral part of the building.
- 9.25.8 No sign shall project more than 1.5 m (4.9 ft.) out from the face of any building to which it is affixed unless, in the opinion of the Development Officer it has been designed as an integral part of the building.
- 9.25.9 The Development Officer may refuse to allow any sign which is deemed to be offensive in nature or inappropriate in design.
- 9.25.10 The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.
- 9.25.11 The Development Officer, Municipal Planning Commission, or Council may require the removal of any sign which, in their opinion is or has become unsightly or is in such state of disrepair as to constitute a hazard.

9.26 Solar Energy Collection Systems

- 9.26.1 A development permit is required for ground mounted solar energy collection systems.
- 9.26.2 Solar energy collection systems shall only be allowed as accessory developments.
- 9.26.3 Ground mounted solar collectors shall be located in a side or rear yard only.
- 9.26.4 The Summer Village shall not be held responsible for protecting access to solar energy on private land.
- 9.26.5 No solar energy collection system that is tied into a grid shall be installed until evidence has been given that the franchise utility provider has been informed of the customer's intent to install an interconnected customer-owner generator. A copy of a letter to the applicant's utility provider is

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sufficient. No response or evidence of approval from the utility is required. Off-grid systems and grid-tied systems that are not capable of feeding onto the grid with advanced control grid fault protection and disconnect switches covered under the electrical code shall be exempt from the requirement.

9.27 Telecommunication Towers

- 9.27.1** The Development Authority may review applications for the siting of telecommunication towers and has the authority to issue a letter of support or non-support in accordance with the spirit and intent of this Bylaw. Such considerations may include:
- a. aesthetics;
 - b. opportunity to co-locate on an existing telecommunication tower;
 - c. consultation with affected landowners;
 - d. benefit to residents; and
 - e. whether or not the telecommunication unduly interferes with the amenities of the areas which may include, but shall not be limited to:
 - i. the natural environment;
 - ii. residential developments; and
 - iii. recreational opportunities.
- 9.27.2** Notwithstanding any other provision of this Bylaw, the Summer Village recognizes that Industry Canada regulates the telecommunication industry in Canada is the authority that approves the location of Telecommunication Towers.
- 9.27.3** In consideration of Section 9.27.1, the Development Authority may request the following:
- a. identification of any other similar structures within an 8.0 km radius of the proposed site location. Each request shall also provide documentary evidence that co-location of the existing structures is not a viable alternative for co-location; and
 - b. details regarding lighting.

9.28 Tourist Homes

- 9.28.1** The development of a Tourist home in the Summer Village of Silver Sands shall require a Development Permit.
- 9.28.2** No development permit for a tourist home may be issued for a lot that does not conform with all other provisions of this land use bylaw.
- 9.28.3** The development of a Tourist home in the Summer Village of Silver Sands shall require a Development Permit annually. A development permit for a Tourist home shall only be issued for a temporary period up to but not exceeding 12 months.
- 9.28.4** An application for a development permit for a tourist home shall include (in addition to the requirements of Section 5.4):
- a. the applicable fee as established in the Summer Village's Fees and Charges Bylaw;
 - b. signatures of all property owners listed on the title;
 - c. identification of what portion of the dwelling or suites are to be utilized as a tourist home, and total number of bedrooms;
 - d. a home safety and evacuation floor plan of the premises;
 - e. a parking plan that identifies the total area of the lot to be used for parking;
 - f. information on where (or on what website) the tourist home will be listed for rental.

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- 9.28.5** A maximum of one tourist home may be developed on a lot. A tourist home may be developed within:
- an entire principal dwelling for which a development permit has previously been issued;
 - a portion of a principal dwelling for which a development permit has previously been issued;
 - a guest house suite for which a development permit has been previously issued.
- 9.28.6** A maximum of one rental booking may be scheduled at a time within an approved tourist home.
- 9.28.7** A tourist home with an approved development permit shall visibly display in the main entrance of the tourist home:
- a copy of the development permit outlining the maximum occupancy of the tourist home and the primary contact telephone number and email of the owners; and
 - a home safety and evacuation floor plan of the premises.
- 9.28.8** A tourist home shall not be developed within:
- a recreational vehicle;
 - a tent or tented structure; or
 - an accessory building without cooking or bathroom facilities.
- 9.28.9** The maximum occupancy of a tourist home shall be:
- the total number of bedrooms times two (2), to a maximum of 8.
 - Children under the age of 12 do not calculate into the maximum occupancy of a tourist home.
- 9.28.10** A minimum of one (1) parking space per bedroom in the tourist home, plus one (1) extra shall be provided for on a lot. The parking space shall be included in the calculation of lot coverage. No offsite parking (i.e., parking within the adjacent road right of way, on municipal land, or on adjacent private land) shall be allowed.
- 9.28.11** The owner(s) may be required to facilitate periodic inspections within a 72-hour notice of the tourist home as requested by the Development Authority to ensure compliance with the regulations of this land use bylaw.
- 9.28.12** The owner(s) shall be required to cooperate with the Development Authority, emergency services providers, and Alberta Health Services during an investigation of any complaint associated with the tourist home.
- 9.28.13** No signs advertising the rental of the tourist home shall be permitted onsite.
- 9.28.14** The owner(s) must ensure that the tourist home complies with the Summer Village's Fire Bylaw.
- 9.28.15** The owner(s) must provide each guest with a copy of the Good Guest Guidebook as produced by the Summer Village.

9.29 Wastewater

- 9.29.1** Within the Residential and Commercial Districts, the use of privies and portable toilets shall be prohibited in the Summer Village, except on lots where a development permit has been issued for a new dwelling or accessory building and construction is underway. In these instances, the portable toilets may only be placed on a lot for a period not to exceed six months.
- 9.29.2** All new sewage disposal systems must be designed to utilize below ground holding tanks that comply with the Alberta Private Sewage Systems Standard of Practice. No new privies, sewage discharge fields, surface discharge systems, or pit systems will be allowed in the Summer Village.

9.30 Wind Energy Conversion Systems

- 9.30.1 The only form of wind energy conversion systems allowed in a residential district are micro systems.
- 9.30.2 Notwithstanding any other provisions in this Bylaw, micro wind energy conversion systems, which are systems with a rated capacity of less than 0.5 KW, may only be roof mounted or ground mounted within a side or rear yard.
- 9.30.3 Micro wind energy conversion systems shall be required to conform to set back requirements for accessory buildings.
- 9.30.4 The maximum height shall be the maximum height provisions that apply within the District in which the micro wind energy conversion system is located.
- 9.30.5 One micro wind energy conversion system is allowed per lot. A second system may be allowed at the discretion of the Development Authority if the applicant can demonstrate that there is adequate room on the lot.

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10. LAND USE DISTRICTS

10.1 Establishment of Land Use Districts

10.1.1 For the purpose of this Land Use Bylaw, the Summer Village is divided into the following land use districts:

Land Use District	Symbol	Map Colour
Small Lot Residential	R1	Yellow
Large Lot Residential	R2	Orange
Condominium Recreation	CREC	Purple
Commercial General	C1	Red
Parks and Recreation	P	Green
Natural Environment & Reserves	NE	Light Green
Urban Reserve	UR	Grey
Direct Control	DC	Blue

- 10.1.2 The boundaries of the districts listed in Section 10.1.1 are as shown on the Land Use District Map in Section 11 of this bylaw.
- 10.1.3 The regulations in Section 9 apply to land use and development within all land use districts in the Summer Village.
- 10.1.4 The boundaries of the Land Use District Map shall be interpreted as follows:
- Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof;
 - Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line;
 - In circumstances not covered by 10.1.4.a and 10.1.4.b, the location of the district boundary shall be determined by the Development Authority by measurement of, and use of the scale shown on the Land Use District Map.
- 10.1.5 Where the application of the rules outlined in section 10.1.4 does not determine the exact location of the boundary of a land use district, the Council either:
- on its motion; or
 - upon written application being made to it by any person requesting the determination of the exact location of the boundary.
- 10.1.6 After Council has fixed a land use district boundary pursuant to the provisions of Section 10.1.4, the boundary shall not be altered, except by an application to amend this Bylaw.
- 10.1.7 The Development Authority shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

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10.2 R1 – Small Lot Residential

10.2.1	Purpose
	To allow for the development and redevelopment of small residential lots in the Summer Village of Silver Sands.

10.2.2	Permitted Uses
a.	Dwellings, single detached
b.	Home occupations, minor
c.	Suites, secondary
d.	Buildings and uses accessory to permitted uses

10.2.3	Discretionary Uses
a.	Day homes
b.	Home occupations, major
c.	Parks and playgrounds
d.	Public uses
e.	Public utilities
f.	Solar energy collection system
g.	Show homes
h.	Suites, garage
i.	Suites, guest house
j.	Tourist homes
k.	Buildings and uses accessory to discretionary uses
l.	Wind energy conversion system, micro
m.	Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses.

10.2.4	Parcel Coverage
a.	Coverage of all buildings shall not exceed 40% of the total lot area.

10.2.5	Minimum Floor Area (Not Including Attached Garage)
a.	Shall be no less than 74.3 m ² (800.0 ft ²).

10.2.6	Maximum Height
a.	The height of all structures shall not exceed 9.0 m (29.5 ft.) and is subject to the provision of this Bylaw.

10.2.7	Minimum Lot Width and Depth
a.	All new parcels to be created shall have a minimum parcel width of 15.0 m (50.0 ft.) and a minimum parcel area not less than 557.4 m ² (6,000 ft ²).

10.2.8	Minimum Front Yard Setback
a.	Lakefront lots: at the discretion of the Development Officer, but not less than 8.0 m. (26.2 ft.).
b.	All other cases: 8.0 m (26.2 ft.).
c.	Accessory buildings: see Section 9.1.

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10.2.9	Minimum Side Yard Setback
a.	Minimum of 1.5 m (4.9 ft.)
b.	Accessory buildings: see Section 9.1.

10.2.10	Minimum Rear Yard Setback
a.	Minimum of 1.5 m (4.9 ft.)
b.	Accessory buildings: see Section 9.1.

10.2.11	Recreational Vehicles on Undeveloped Lots in the R1 District
a.	Notwithstanding any other regulation in this Land Use Bylaw, a single recreational vehicle may be stored and occupied without a developed dwelling on the following lots, subject to the conditions of an approved development permit issued prior to the adoption of this bylaw: <ul style="list-style-type: none"> i. Lot 18, Block 2, Plan 2941MC ii. Lot 19, Block 7, Plan 223MC iii. Lot 6, Block 1, Plan 2941MC iv. Lot 19, Block 2, Plan 2941MC v. Lot 15, Block 2, Plan 223MC vi. Lot 18, Block 3, Plan 223MC vii. Lot 9, Block 4, Plan 2941MC viii. Lot 19, Block 3, Plan 223MC ix. Lot 14, Block 3, Plan 223MC x. Lot 16, Block 2, Plan 2941MC xi. Lot 18, Block 6, Plan 074 0530 xii. Lot 2A, Block 1, Plan 223MC xiii. Lot 21, Block 6, Plan 074 0530 xiv. Lot 22, Block 6, Plan 074 0530 xv. Lot 17, Block 4, Plan 223MC xvi. Lot 16, Block 4, Plan 223MC
b.	The regulations in Section 9.1.3 regarding the development of accessory buildings on undeveloped lots shall apply to the lots identified in Section 10.2.11.a.

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10.3 R2 – Large Lot Residential

10.3.1 Purpose

To allow for the development and redevelopment of larger residential lots in the Summer Village of Silver Sands.

10.3.2 Permitted Uses

a.	Dwellings, single detached
b.	Home occupations, minor
c.	Suites, secondary
d.	Buildings and uses accessory to permitted uses

10.3.3 Discretionary Uses

a.	Day homes
b.	Home occupations, major
c.	Parks and playgrounds
d.	Public uses
e.	Public utilities
f.	Show homes
g.	Solar energy collection systems
h.	Suites, garage
i.	Suites, guest house
j.	Tourist homes
k.	Wind energy conversion system, micro
l.	Buildings and uses accessory to discretionary uses
m.	Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses.

10.3.4 Parcel Coverage

a.	Coverage of all buildings shall not exceed 35% of the total lot area.
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10.3.5 Minimum Floor Area (Not Including Attached Garage)

a.	Shall be no less than 74.3 m ² (800.0 ft ²).
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10.3.6 Maximum Height

a.	The height of all structures shall not exceed 9.0 m (29.5 ft.) and is subject to the provision of this Bylaw.
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10.3.7 Minimum Lot Width and Depth

a.	All new parcels to be created shall have a minimum parcel width of 50.0 m (164.0 ft.) and a minimum parcel area not less than 0.4 ha. (1.0 acres).
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10.3.8 Minimum Front Yard Setback

a.	Lakefront lots: at the discretion of the Development Officer, but not less than 8.0 m. (26.2 ft.).
b.	All other cases: 8.0 m (26.2 ft.).
c.	Accessory buildings: see Section 9.1

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10.3.9	Minimum Side Yard Setback
a.	Minimum of 1.5 m (4.9 ft.)
b.	Accessory buildings: see Section 9.1.

10.3.10	Minimum Rear Yard Setback
a.	Minimum of 1.5 m (4.9 ft.)
b.	Accessory buildings: see Section 9.1.

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10.4 CREC – Condominium Recreation

10.4.1	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.

10.4.2	Permitted Uses
a.	Park model trailers
b.	Parks and playgrounds
c.	Recreational vehicles (excluding tent trailers and truck campers)
d.	Buildings and uses accessory to permitted uses

10.4.3	Discretionary Uses
a.	Public uses
b.	Public utilities
c.	Recreational vehicle storage
d.	Show homes
e.	Solar energy collection system
f.	Telecommunication towers
g.	Buildings and uses accessory to discretionary uses
h.	Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses

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

10.4.5	Minimum Floor Area – Park Model Trailers
a.	33.4 m ² (360.0 ft ²) in accordance with CSA Z-241 or subsequent equivalent industry and building code standards.

10.4.6	Minimum Floor Area – Recreational Vehicles
a.	Shall be 9.3 m ² (100.0 ft. ²).

10.4.7	Maximum Height – Residential Lots
a.	The height of all structures located within the condominium titled lots shall not exceed 1.0 storey or 4.5 m (15.0 ft.).

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

10.4.9	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.).

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10.4.10	Minimum Lot Area
a.	The minimum lot area shall be 300.0 m ² (3,229.2 ft. ²).

10.4.11	Minimum Building Pocket
a.	The minimum building pocket on each residential use lot shall be 75.0 m ² (807.3 ft. ²).

10.4.12	Minimum Front Yard Setback
a.	From internal road: 6.0 m (19.7 ft.)
b.	From County road: 25.0 m (82.0 ft.)

10.4.13	Minimum Side Yard Setback
a.	Minimum of 1.5 m (4.9 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.

10.4.14	Minimum Rear Yard Setback
a.	Minimum: 6.0 m (19.7 ft.)
b.	From County Road: 25.0 m (82.0 ft.)

10.4.15	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 Section 9.1 of this Bylaw: <ul style="list-style-type: none"> 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, sunrooms, 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, except where the boundary abuts a wetland, waterbody, or watercourse.
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.

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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.

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10.5 C1 – Commercial General

10.5.1 Purpose
This district is generally intended to provide for commercial, retail and personal service outlets.

10.5.2 Permitted Uses
a. Public uses
b. Public utilities

10.5.3 Discretionary Uses
a. Day care facilities
b. Drive-in businesses
c. Dwelling unit attached to a commercial use
d. Household appliance repair and service
e. Indoor eating establishment
f. Intensive recreational use
g. Eating or drinking establishment
h. Outdoor eating establishment
i. Parks and playgrounds
j. Private clubs or lodges
k. Private liquor outlet
l. Recreational vehicle parks
m. Restaurants
n. Retail establishment and gas bar
o. Solar energy collection system
p. Wind energy conversion system, micro
q. Buildings and uses accessory to discretionary uses
r. Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses

10.5.4 Parcel Coverage
b. Coverage of all buildings may be 80%, provided that adequate provision is made for on-site parking, loading and garbage facilities.

10.5.5 Maximum Height
b. Shall not exceed 12.0 m (39.4 ft.).

10.5.6 Minimum Parcel Area
b. No new parcel shall be created by subdivision with an area of less than 371.6 m ² (4,000 ft ²), or a width of less than 6.0 m (19.7 ft.), or a depth of less than 30.0 m (98.4 ft.).

10.5.7 Minimum Front Yard
b. No front yard setback shall be required except as specified in Section 5.2.

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10.5.8	Minimum Side Yard
b.	None required unless abutting a residential district. The side yard required where the parcel abuts a residential district shall be 1.5 m (4.9 ft.) or 40% of the height of the building, whichever is greater. Where one is provided, no side yard shall be less than 1.5 m (4.9 ft.).
10.5.9	Minimum Rear Yard
b.	None required provided that adequate provision is made for parking, loading and garbage facilities.
10.5.10	Adjacent Developments
b.	The design, siting, landscaping, screening and buffering of all developments shall minimize and compensate for any environmental problems or objectionable aspects imposed upon or occurring from existing or potential development in abutting districts.
10.5.11	Parking and Loading
b.	Parking and loading shall be provided in accordance with the provisions of this Bylaw.
10.5.12	Supplementary Conditions – Commercial Uses
m.	New commercial development shall require an adequate parking facility which is surfaced to the satisfaction of the Summer Village.
n.	No commercial development shall be permitted which will have an adverse impact on the use, enjoyment, or value of the surrounding neighbourhood in the Summer Village.
o.	All commercial development shall be compatible and complementary to the residential and recreational character of the Summer Village.

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10.6 P – Parks and Recreation

10.6.1 Purpose
This district is generally intended to establish an area for recreational and leisure activities.

10.6.2 Permitted Uses
a. Parks and playgrounds
b. Trails
c. Publicly owned minor recreation and culture facilities

10.6.3 Discretionary Uses
a. Buildings and uses accessory to permitted and discretionary uses
b. Commercial recreation facilities
c. Major recreation and cultural facilities
d. Public utilities
e. Schools
f. Solar energy collection system
g. Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses

10.6.4 Development Regulations
a. All parcel regulations shall be at the discretion of the Development Authority. The design, siting, landscaping, screening, and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting districts.
b. The use of lands within this district are subject to the regulations in the Summer Village's Use of Public Lands Bylaw (Bylaw 282-2018), as amended or replaced.

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10.7 NE – Natural Environment & Reserves

10.7.1	Purpose
	This district is intended to provide for the preservation and low-impact recreational use of important natural areas owned or managed by the Summer Village.

10.7.2	Permitted Uses
a.	Natural open space areas

10.7.3	Discretionary Uses
a.	Buildings and uses accessory to permitted and discretionary uses
b.	Public utilities
c.	Trails
d.	Other uses which, in the opinion of the Development Authority, are similar to the permitted and discretionary uses

10.7.4	Development Regulations
a.	All parcel regulations shall be at the discretion of the Development Authority. The design, siting, landscaping, screening, and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting districts.
b.	The use of lands within this district are subject to the regulations in the Summer Village's Use of Public Lands Bylaw (Bylaw No. 282-2018), as amended or replaced.

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10.8 UR – Urban Reserve

10.8.1 Purpose
This district is generally intended to reserve, for urban development, those areas of the municipality which are rural in character.

10.8.2 Permitted Uses
a. Extensive agriculture
b. Parks
c. Single detached dwelling, modular home, or manufactured home on existing parcels only.

10.8.3 Discretionary Uses
a. Any use or building which, in the opinion of the Development Officer, will not prejudice the possibility of conveniently and economically subdividing the area for urban development.
b. Buildings and uses accessory to permitted and discretionary uses
c. Public utilities
d. Solar energy collection system
e. Wind energy conversion system, micro

10.8.4 Development Regulations
a. No subdivision shall be permitted except as required in the <i>Act</i> , or for municipal purposes.
b. All development regulations shall be at the discretion of the Development Authority.
c. No subdivisions or development other than for the above uses shall take place until an overall plan for the area has been resolved. This plan should establish an outline plan of subdivision, the proposed land use classification, public reserve dedications and utilities policies.

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10.9 DC – Direct Control

10.9.1 Purpose
To enable land use and development to occur in areas of unique character or circumstance. Interim uses and development may be allowed if they do not preclude or significantly increase cost for development, conversion, or redevelopment in terms of the existing and future urban infrastructure.
Proposed developments are subject to the regulations presented below and such rules with respect to land generally or specifically as the Council may make from time to time, and as described within policies of the Municipal Development Plan. All proposals will be reviewed and decided upon by Council.

10.9.2 Permitted Uses
a. As allowed by Council

10.9.3 Development Regulations
a. All parcel regulations shall be at the discretion of Council. The design, siting, landscaping, scenery and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in the district or abutting districts.
b. In evaluating a proposed land use or a development, Council shall have regard for, but not be limited to: <ul style="list-style-type: none">i. existing use of the land;ii. uses, regulations and development criteria specified in the land use district superseded by this district;iii. the Land Use Regulations of this Bylaw;iv. the Land Use Regulations of abutting Land Use Districts; andv. shall conform to the <i>Act</i>, Subdivision Regulations, and any statutory plan in effect.

10.9.4 Development Permit Information Requirements
a. Pertaining to information required for processing and review of a proposal pursuant to this Bylaw, Council will consider and require the applicant to submit any or all of the following (for the purpose of relating any proposal to the growth of the entire Summer Village): <ul style="list-style-type: none">i. An explanation of the intent of the project;ii. The features of the project which make it desirable to the public and the Summer Village. This is to include an evaluation of how the project will relate to the present and projected needs of the Summer Village as a whole;iii. An economic analysis of the proposal's anticipated impact on the local community and the Summer Village; andiv. A detailed development scheme containing the following information:<ul style="list-style-type: none">a. Location of all proposed buildings,b. Elevation and architectural treatment of all buildings and associated structures,c. Proposed servicing scheme and its relationship to the Summer Village's existing and/or proposed servicing plans,d. All yard setbacks, parcel coverage, parcel areas, floor areas, sizes of lots, number of parking stalls,e. Anticipated scheduling and sequence of development,

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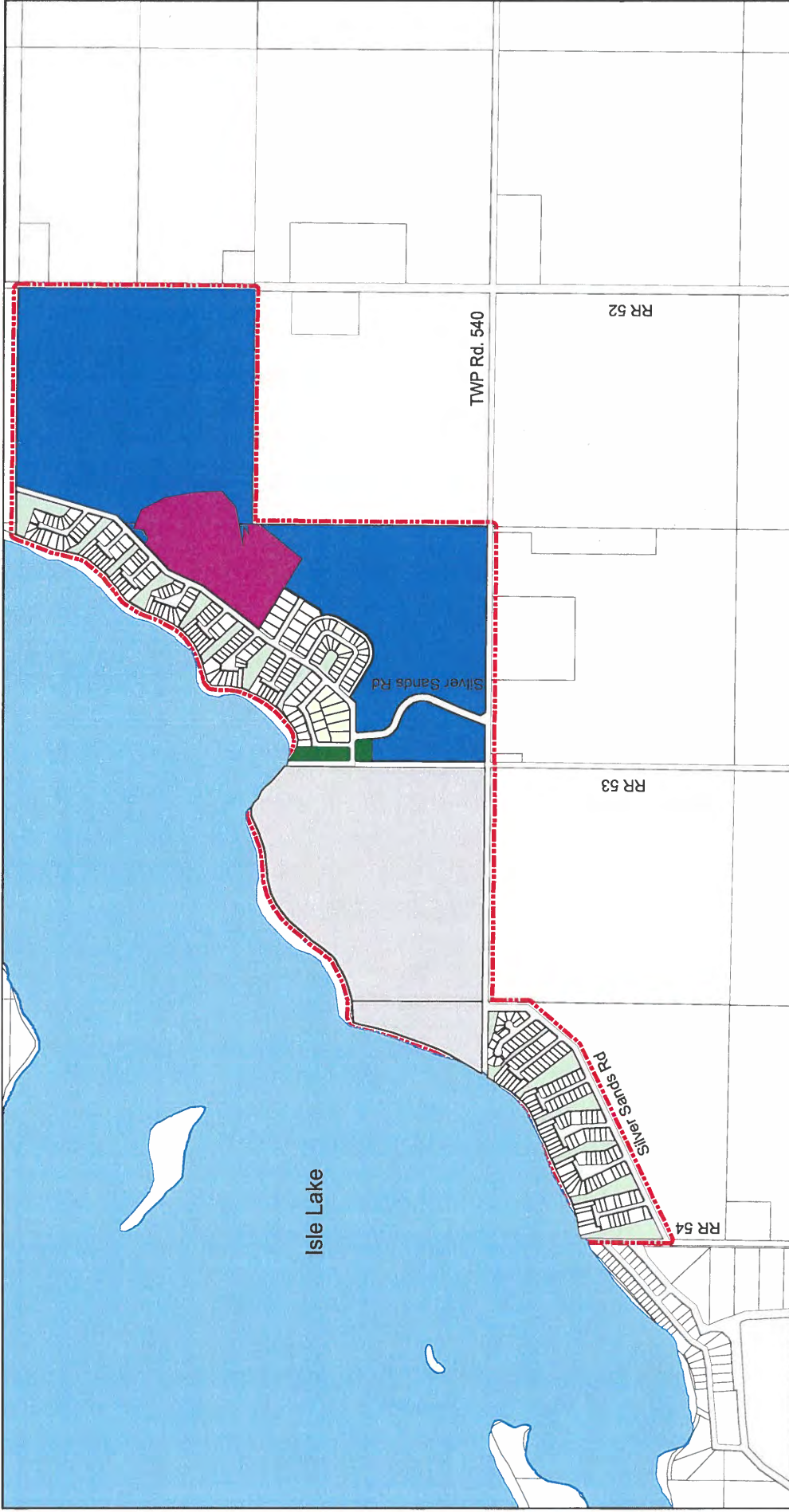
	<ul style="list-style-type: none"> f. Mechanisms by which conformance to the plan are submitted will be ensured, such as normally achieved through a combination of caveats, easements, service agreements and performance bonds, g. Such additional requirements as are deemed necessary having regard to the nature of the proposed development and the surrounding use which may be affected, and h. Council may request an applicant to prepare a detailed submission, as outlined above.
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10.9.5	Land Use Agreement
a.	An applicant may be required to enter into an Agreement with the Municipality to ensure that the use and development of land and buildings on a parcel complies with the approved comprehensive plan of development as a condition of approval of a development permit issued pursuant to the Direct Control District.

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11. LAND USE DISTRICT MAP

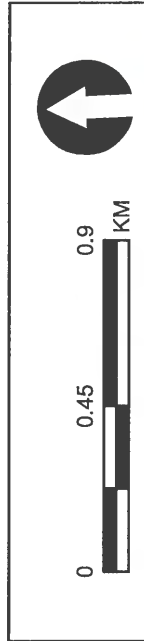
15b



11 - LAND USE DISTRICT MAP

Summer Village of Silver Sands Land Use Bylaw

- Legend**
- R1 Small Lot Residential
 - R2 Large Lot Residential
 - RMHS Residential Manufactured Home Subdivision
 - CREC Condominium Recreation
 - C1 Commercial General
 - P Parks and Recreation
 - NE Natural Environment & Reserves
 - UR Urban Reserve
 - DC Direct Control



Digital Information: Geogratis, Geodiscover, and Altalis
Projection: UTM NAD 83 12N

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Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse. **Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.**

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (> 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

¹ Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).

² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas Gully, ravine, coulee, or valley escarpments	Provide for a toe erosion allowance. Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Consider highly erosive soils and annual recession rates. Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	

September 2007

June 7, 2023

To Council of Summer Village of Silver Sands

Box 8

Alberta Beach, AB

TOE OAO

On May 20 2023, we attended the Silver Sands Land Use Bylaw Open House. Thank you to the staff from Municipal Planning Services and Summer Village Administration for the presentation. It was very interesting and informative.

We realized that there were some vacant lot owners from the Village who were able to obtain a permit to allow them to occupy their lots with their RV's. We'd like to describe what occurred to us and how that caused our lot and RV to be missed in the Notice of Nonconformance letters that were given in September, 2021 to RV's on vacant lots. We were told that there was a Notice/Letter attached to RV units indicating they were now in Nonconformance of the Bylaw after which the landowners received a registered letter in the mail. Upon following up with the Village, landowners were able to obtain a permit.

We purchased Lots 7 and 8 on Hillside Crescent in 1999. Since that summer up until May 6, 2017, so totalling eighteen years we stored our RV on our lot year round and used our RV throughout the summer on weekends and the occasional weekdays. Unfortunately on May 6, 2017, we arrived at our lake lot to find our 5th wheel trailer had been stolen. We reported immediately to the RCMP in Evansburg and later that summer, we again purchased an RV unit. We have continued to frequent our lot for our pleasure and with our grandchildren since the summer of 2017 but we do not store our RV on our lot. Our RV was not on our property when the Development Officer went through the Village to post Nonconformance letters to the RV's on September, 2021. Had our RV unit been onsite as it had been for years on end, we would have been notified of the situation and we definately would have applied for a permit. I have reviewed Village minutes and I do find reference to the Development Officer Tony Sonnleitner being present to discuss options for Council to consider with respect to recreational vehicles and our Land Use Bylaw. I don't find further clarification as to what those options were.

As it was discovered by ourselves at the Land Use Bylaw Open House last month, we were not able to respond to the nonconformance of our RV Unit being stored and used on our Silver Sands property in September 2021 because simply our RV was not present on our lot on that day. Would council

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consider our conversation as per this letter and in person with council if required, to apply for a permit as we feel our situation did not allow us to apply at the time in question? Again, thank you for receiving our concerns and looking forward to a resolution. As always, we enjoy the Village and respect the work being done for the Village at all times.

Respectfully

Gerry & Michelle Berlinguette

[Redacted]

[Redacted]

[Redacted]

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Response to First Reading to Bylaw No. 319-2021 a Bylaw to amend Land Use Bylaw No. 256-2015

2-f

"Michelle - Gerry

Sent: 7/19/2021 11:27 PM

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

Gerry & Michelle Berlinguette

We are owners of Lots 7 & 8, Hillside Crescent, Summer Village of Silver Sands, Alberta.

Upon receipt of correspondence from the Summer Village of Silver Sands, Development Services, date of mailing June 30, 2021, date of notice July 7, 2021, we wish to submit our concerns and wish to advise we are against the proposed Bylaw No. 319-2021.

We had previously attended in person a Public Hearing on Saturday, September 7, 2019 at Interlake Golden Age Club, Darwell, Alberta, with respect to Bylaw 294-2019 to restrict the use of Recreational Vehicles and Temporary Living Accommodations to parcels where a permanent single detached dwelling exists. We had voiced our opinion at that meeting verbally and were against the proposed bylaw 294-2019.

We have used our lot over the past years by parking our recreational vehicle on our property and spending 3 – 4 days duration at a time, frequenting our property between May – September of every year. We store our RV in a storage unit in Parkland County so that means we transport our RV back with us every time we leave the lake lot.

We have seen changes over the years where new cottages are built and lots are developed. There are also lots that are well maintained and used in a manner that is respectful to their neighbors which is how our lot has been utilized as well.

We also see many cottages existing that are not 800 square feet as per building bylaws today, but they are not being deleted and forced to rebuild as per new bylaws existing today. They are allowed to keep their cottages, enjoy them and as we all do, pay taxes every year to maintain Summer Village roads and amenities. If these cottages are grandfathered into remaining as is, could not an amendment be made to allow current vacant lot owners the same privilege?

Everyones' situation is very different and how they use their property is what works for them, we respect that, but by deleting Section 4.18 Recreational Vehicles and Temporary Living Accommodations of Bylaw 256-2015 and proposing Section 4.18(b) of Bylaw No. 319-2021, it is an amendment and a deletion that truly affects owners of vacant lots used with recreational vehicles in a very negative way.

Thank you for the opportunity to express our opinion as always.

Gerry & Michelle Berlinguette

Sent from Mail for Windows 10

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MEMORANDUM OF AGREEMENT made in duplicate this _____ day of _____, 2023

BETWEEN:

Summer Village of Silver Sands
Box 8
Alberta Beach, AB T0E 0A0
(hereinafter referred to as the "Customer")

AND

Lac Ste. Anne County
Box 219
Sangudo, AB. T0E 2A0
(hereinafter referred to as the "Municipality")

WHEREAS the Customer acknowledges to pay \$73,957.07 of the \$93,988.06 invoice for the overages of the 2018 joint project – Paving of TWP RD 540 and Lac Ste. Anne County agrees to cancel the amount of \$20,030.99, conditional upon the Customer complying with the terms and conditions set out herein; and,

WHEREAS, the Customer wishes to enter into an agreement to provide for annual payments of the overages of the 2018 joint project – Paving of TWP RD 540; and,

WHEREAS, the Municipality is agreeable to entering into such an agreement,

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual terms, covenants, and conditions herein, the Parties hereto agree as follows:

1. **TERM OF THIS AGREEMENT**
The term of this Agreement shall be from April 25, 2023 to December 31, 2025.
2. **METHOD OF PAYMENT**
 - a) Payment shall be made by cheque or electronic funds transfer as calculated within Schedule "A", hereto attached and forming part of this Agreement;
 - b) Payment shall be made on or before the last day of each year; and
 - c) The Customer hereby acknowledges and agrees that any failure to make a payment in accordance with 2(a) above, at any point during the term of this Agreement, shall result in this Agreement being null and void, and the Municipality shall be entitled to proceed with collection of the full amount of \$93,988.06 owing by the customer;
3. **MUNICIPAL RESPONSIBILITIES**
 - a) The Municipality agrees that it shall not pursue collection proceedings relating to Invoice 26063 while this Agreement is in effect; and
 - b) The Municipality further agrees that no finance charges will be applied to the outstanding balance of Invoice 26063 for the term of this Agreement.
4. **GENERAL**
 - a) This Agreement shall inure to the benefit of, and be binding upon the Parties

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hereto, and except as hereinafter may otherwise be provided, upon their executors, administrators, successors and assigns, if any;

- b) This Agreement shall be interpreted and governed in accordance with the laws of the Province of Alberta, and the forum for all disputes arising from this Agreement shall be the Courts of the Province of Alberta;
- c) All terms, conditions and covenants within this Agreement shall be severable. Should any term, condition, or covenant herein be declared invalid or unenforceable by any court having the jurisdiction to do so, the remaining terms, conditions and covenants of this Agreement shall not be thereby affected and shall remain in full force and effect.

5. TERMINATION

This Agreement shall come to an end:

- a) If the Customer fails to make a payment contemplated by the Agreement on the date it is required;
- b) If the amount outstanding is not paid in full by the December 31, 2025 deadline.

Upon termination, the full amount outstanding (including penalty) is immediately payable to the Municipality.

6. REPRESENTATIVES

For the purposes of this Agreement, the following named individuals are the representatives of the Parties to this Agreement, and are hereby enabled to perform all obligations of the Parties to this Agreement as contained within this Agreement:

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Summer Village of Silver Sands

PER: _____
Authorized Representative

PER: _____
Witness

DATE: _____

Lac Ste. Anne County

PER: _____
County Manager

(CORPORATE SEAL)

PER: _____
Reeve

DATE: _____

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Schedule "A"

PAYMENT AGREEMENT CALCULATOR			
DESCRIPTION	DATE	PAYMENT AMOUNT	BALANCE OUTSTANDING
<i>Opening Balance</i>	<i>April 25, 2023</i>	-	\$73,957.07
	2023 payment	\$24,652.36	\$49,304.71
	2024 payment	\$24,652.36	\$24,652.35
	2025 payment	\$24,652.35	\$0

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S.V. OF SILVER SANDS
 BOX 8
 ALBERTA BEACH, AB TOE 0A0

S T A T E M E N T
 Date: 2023-06-30
 Finance Charge Currency Amount \$0

Document No.	Date	Code	Description	Amount	Balance
26063	2020-02-28	SLS	26063	\$93,988.06	\$93,988.06

INTEREST WILL BE CHARGED AT 1.5% PER MONTH
 COMMENCING 30 DAYS AFTER THE MAILING DATE OF THE INVOICE.

0-30 Days	31 - 60 Days	61 - 90 Days	91 and Over	Amount Due:	\$93,988.06
<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$93,988.06</u>		=====

Codes: SLS = Sales / Invoices FIN = Finance Charges CR = Credit Notes
 SCP = Scheduled Payments SVC = Service / Repairs RTN = Returns
 DR = Debit Notes WRN = Warranties PMT = Payments

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ORFS All Municipalities Meeting - Tuesday, October 24, 2023

debbie@onoway.ca

Thu 9/7/2023 1:37 PM

To: Alberta Beach Village Office <aboffice@albertabeach.com>; Castle Island <svcastle@telus.net>; Jennifer Thompson <cao@onoway.ca>; Nakamun Park <cao@svnakamun.com>; office@sunsetpoint.ca <office@sunsetpoint.ca>; office@svyellowstone.ca <office@svyellowstone.ca>; Rosshaven CAO <cao@rosshaven.ca>; Summer Village Office <administration@wildwillowenterprises.com>; Val Quentin <marlenehwalsh@gmail.com>; wendy wildwillowenterprises.com <wendy@wildwillowenterprises.com>
Cc: Dave Ives <david.ives@firerescueinternational.net>

Good Afternoon: Please hold **Tuesday, October 24, 2023 from 1:00 pm until 4:00 pm** for a meeting of all ORFS municipalities.

Location: Onoway Community Hall, 4920 – 49 Avenue.

An agenda will follow closer to the meeting.

Thank you.



Debbie Giroux
Administrative Assistant

Phone: 780-967-5338

Fax: 780-967-3226

E-Mail: debbie@onoway.ca

Mail: Box 540 Onoway, AB T0E-1V0

Town Office: 4812-51 Street Onoway

Web: www.onoway.ca



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SUMMER VILLAGE OF SILVER SANDS FCSS FUNDING

EVENT	FUNDING 2023	FUNDING 2022	CHEQUE MADE OUT TO
ALLNET	\$ 588.00	\$ 580.00	S.V. OF SILVER SANDS
ANNUAL PICNIC	\$ 859.00	\$ 695.26	S.V. OF SILVER SANDS
CHRISTMAS IN THE PARK		\$ 500.00	ONOWAY CHAMBER OF COMMERCE
DARWELL LIBRARY	\$ 500.00	\$ 317.74	DARWELL LIBRARY
LSAC HOME SUPPORT		\$ 1,000.00	LAC STE ANNE COUNTY
SANTA HELPERS		\$ 500.00	ONOWAY SANTA'S HELPERS
SEBA BEACH LITTLE ROCKS		\$ 2,000.00	LAKESIDE CURLING CLUB
FALLIS HALL	\$ 500.00		
EAST END BUS	\$ 500.00		
TOTAL	\$ 2,947.00	\$ 5,593.00	
FCSS FUNDING	\$ 5,781.77	\$ 5,593.00	
LEFT TO SPEND	\$ 2,834.77	\$ -	

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202, 9440 49 Street, Edmonton, AB T6B 2M9 | NSWA.AB.CA



September 5, 2023

His Worship Bernie Poulin
Mayor, Summer Village of Silver Sands
PO Box 8
Alberta Beach, AB T0E 0A0

Dear Mayor and Council,

RE: Supporting Watershed Management for a Thriving Summer Village of Silver Sands

I hope this letter finds you in good health and spirits. I am writing to you on behalf of the North Saskatchewan Watershed Alliance (NSWA) to kindly request your support for the NSWA in 2024. Last year, Silver Sands **was not among the more than 40 municipalities who supported the NSWA**. This year, as we embark on another year of collaborative efforts, we are again asking for positive consideration by you and your Council in 2024 for a **contribution of \$100.00**.

As you are aware, water and environmental management stands as a pillar of Silver Sands's growth and prosperity. The well-being of our citizens and our economy depends on secure access to clean drinking water, the sustained health of our watershed, protection against flooding and drought, and effective stormwater management.

Silver Sands is important to our watershed because the summer village sits on the shores of Isle Lake, where residents can directly enjoy all the lake has to offer. The lake is fed by water coming from the landscape upstream, which means the health of the lake is dependent in large part of the activities of those beyond Silver Sands. This means that improving sustainability is best achieved at a watershed scale and in collaboration with other water managers.

At the NSWA, we believe the complex, multi-faceted nature of water and environmental management is best tackled by bringing people and communities together to collaborate. For more than 23 years, the NSWA has worked tirelessly to bring partners together to improve how we collectively manage our rivers, wetlands, and lakes using the best and most applicable science. This important work is accomplished because of the generous support of municipalities like Silver Sands, the provincial government, and water utilities.

Your support means that the NSWA can continue to bring municipalities and partners together to address water quality and quantity challenges, build new tools for decision-makers, and improve our understanding of the watershed. One such project is the NSWA's update to the State of the Watershed assessment, last completed in 2005. NSWA is using an internationally recognized method called the Freshwater Health Index developed by Conservation International to calculate a numeric rating for the watershed's vitality, ecosystem services, and governance. The State of the Watershed enables Silver Sands to make decisions and set priorities armed with the best information on the health of the

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watershed. The assessment is also a valuable tool for the summer village to communicate basin health with its citizens.

We believe that through collective efforts, we can build a future where water resources are managed sustainably, benefiting not only Silver Sands but our entire watershed. Your continued support is invaluable in shaping this vision into reality. We invite you to explore our 2022-2023 Annual Report and the NSWA website for more information (www.nswa.ab.ca). Enclosed is an invoice to facilitate the administration of your suggested contribution.

I would be happy to connect with you and your Council to provide more information. The NSWA Executive Director, Scott Millar (scott.millar@nswa.ab.ca) is also available to present to Silver Sands and to answer any questions you may have about the NSWA.

Sincerely,

Stephanie Neufeld
Chair, North Saskatchewan Watershed Alliance

Cc: Chief Administrative Officer

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Invoice

Date	Invoice #
9/05/2023	2024.038

202 - 9440 49
Street NW
Edmonton, Alberta
T6B 2M9

Phone #	587.525.6821
E-mail	ellen.cust@nswa.ab.ca
Web Site	www.nswa.ab.ca

Invoice To
Summer Village of Silver Sands PO Box 8 Alberta Beach AB T0E 0A0

Description	Amount
Summer Village Contribution January 1 to December 31, 2024 - Funding Request	100.00
Thank you for your support	Total \$100.00

GST/HST No. 890443419

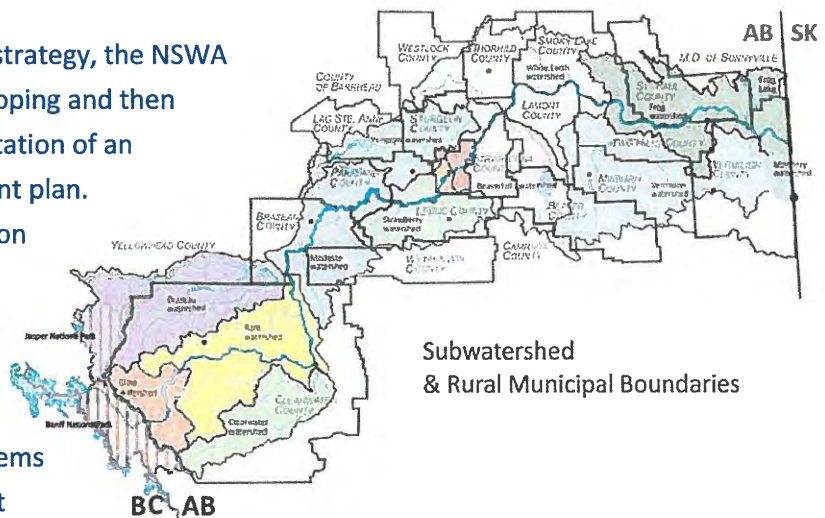
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HIGHLIGHTS FROM 2022-2023

The North Saskatchewan Watershed Alliance (NSWA) is a non-profit, multi-stakeholder organization dedicated to **improving the health and sustainability of the North Saskatchewan River and its watershed.**

Under the Alberta *Water for Life* strategy, the NSWA carries the responsibility of developing and then encouraging voluntary implementation of an integrated watershed management plan. Implemented through collaboration and community engagement, the plan sets out the actions needed to protect and enhance the quantity and quality of water and the health of aquatic ecosystems within the watershed and support the social and economic well-being of the region.



Subwatershed & Rural Municipal Boundaries

STATE OF THE WATERSHED ASSESSMENT

The State of the Watershed assessment examines numerous aspects of watershed health so that we have a baseline from which to determine if actions are needed to improve watershed health.



Building upon the NSWA's 2005 assessment, the **State of the Watershed will make use of an internationally recognized methodology called the Freshwater Health Index (FHI)**, developed by Conservation International. This will be the first use of FHI in a North America. The index scores watershed vitality, services, and governance to create scientifically supported, scalable, consistent results that integrate available data and the expertise of local stakeholders, subwatershed alliances, and the NSWA.

WETLAND STRATEGY

The NSWA is developing the **Strategy to Improve Wetland Management for the North Saskatchewan River in Alberta**. This collaborative strategy is intended to coordinate and align the work of partners across the watershed to advance wetland management and implementation of the Alberta Wetland Policy. The NSWA is offering a **Wetland Education Sponsorship** to support municipal partners as they elevate their knowledge and technical capacity to conserve wetlands and implement wetland restoration initiatives in the watershed.



RIPARIAN HEALTH ACTION PLAN

The NSWA continues to promote practices and policies that support riparian health. We initiated a **review of riparian regulations for 24 municipalities** as a foundation for building a **Riparian Regulations Best Management Practices Guide**. As well, we are working to add new dimensions to the provincial riparian setback calculator to support municipal planning processes. The **Riparian Web Portal** (riparian.info) continues showcase restoration projects from across the watershed.

EDUCATION AND OUTREACH

A key role for the NSWA is sharing knowledge and information on the North Saskatchewan River watershed. Staff attend community events throughout the summer, publish a monthly newsletter, hosts workshops and webinars, and is actively growing our social media network. We are proud to say we have engaged with more than **1,900 community members** and reach over **5,700 people** through our social media channels in 2023.



STAY CONNECTED TO NSWA

Email us at water@nswa.ab.ca to join our newsletter and event mailing list.

Visit us at www.nswa.ab.ca to see more on our partners, our work, and our results.

Connect with us on the social media platform of your choice.



NorthSaskRiver



north_sask_river



@NorthSaskRiver



northsaskriver

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Summer Village of Silver Sands

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

September 19, 2023

Christian Forster & Petra Sekhon
Email: cpnova7019@gmail.com
4 Bay Drive
Summer Village of Silver Sands

Dear Mr. Forster and Ms. Sekhon:

Re: Placement of a Seasonal Dock and Boat Lift adjacent to Municipal Reserve Lands located at Lot R8 Plan 223MC within the Summer Village of Silver Sands (the "Lands")

This letter is in response to your request, as the "Upland Landowner", for the placement of a Seasonal Boat Lift adjacent to the noted "Lands" as required by Alberta Public Lands.

The Council for the Summer Village of Silver Sands herein provides this letter of no objection to your application for a Temporary Field Authorization (TFA) to allow for the installation of a Seasonal Dock and Boat Lift adjacent to the noted "Lands".

Note: This letter is in no way to be construed as authorization to construct any works prior to obtaining required approvals through the various Provincial and Federal agencies.

If you have any questions or concerns, please feel free to contact the administration office at 587-873-5765

Sincerely,

Wendy Wildman,
Chief Administrative Officer

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Town of Oneway

Mail: Box 540
Oneway, Alberta
T0E-1V0
Town Office: 4812-51 Street
Phone: 780-967-5338
Email: cao@onoway.ca

September 20, 2023

Oneway Regional Fire Service Member Municipalities

Dear Mayor and Council:

The member municipalities of Oneway Regional Fire Services provided resolutions to approve a name change from North West Fire Rescue – Oneway Ltd. to Fire Rescue International Ltd (FRI), a non-profit entity.

An amending agreement has been prepared by Patriot Law to execute the name change. North West Fire Rescue – Oneway Ltd/Fire Rescue International Ltd is responsible for the costs incurred to amend the agreement. The 2023 rates have been updated as well, as per legal counsel. The agreement may be dated to January 30, 2023, which FRI is agreeable to. There were changes implemented that did not affect the service nor the liability of municipalities in regard to the name change at this date.

You will find the amending agreement attached for each member municipality to authorize and return to the Town of Oneway. Once all amending agreements are received the Town of Oneway will execute a separate agreement as the service administrator as well as an updated bylaw in regard to fire services.

Each member municipality is responsible for updating their bylaw. For example, in the Town of Oneway, it was specific that North West Fire Rescue was the service provider, it has now been updated to reference the Fire Chief as well as an update of legislative references.

We would appreciate if you would return the executed amending agreement at your earliest convenience. Should you have questions, please contact myself.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Thompson".

Jennifer Thompson
Chief Administrative Officer
Town of Oneway

Attachment

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**FIRE SERVICES AGREEMENT
AMENDING AGREEMENT**

THIS AGREEMENT dated the _____ day of _____, 2023.

BETWEEN:

THE TOWN OF ONOWAY
of Box 540, Onoway, AB T0E 1V0
a municipality incorporate under the
laws of the Province of Alberta
(hereinafter the "**Town**")

-AND-

THE SUMMER VILLAGE OF _____
of _____
a municipality incorporated under the
laws of the Province of Alberta
(hereinafter the "**Summer Village**")

(Each a "**Party**" and collectively the "**Parties**" as the context requires)

BACKGROUND

WHEREAS:

- A. the **Town** and the **Summer Village** signed a Fire Services Agreement effective as of January 30, 2023 (the "Fire Services Agreement" or "FSA");
- B. The **Town** contracted with **North West** under a Fire Services Agreement dated January 1, 2016 (the "Master Fire Services Agreement" or "MFSA") to act as its Fire Services Organization, and to provide firefighting and related services to, and on behalf of, the **Town**, including services to the **Summer Village**;
- C. The **Town**, by written letter dated December 19, 2019, exercised its option under paragraph 4 of the MFSA to extend the Term of the MFSA, and such Term now extends to December 31, 2025;
- D. The **Town** and the **Summer Village** extended the Term under their FSA, and such Term now extends to December 31, 2025;
- E. **Fire Rescue International Ltd. ("FRI")** was incorporated March 24, 2021, as a Non-Profit Company under Part 9 of the *Companies Act* and **North West** wishes to assign the MFSA to **FRI**;
- F. The **Town** is concurrently executing a Fire Services Agreement Assignment and Amending Agreement with **North West** and **FRI** which confirms the assignment of the MFSA to **FRI** by **North West**, to be effective as of January 30, 2023 (the "Effective Date");

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G. The **Summer Village** consents to the assignment of the MFSA by **North West** to **FRI** and is executing this Agreement with the **Town** to confirm its acceptance of this assignment; and

H. It is convenient in conjunction with this Agreement, to confirm the current Fee Schedule for Fire Services;

THE AGREEMENT

IN CONSIDERATION of the mutual covenants and obligations contained in this Agreement, the sufficiency of which is acknowledged by the parties, the **Town** and the **Summer Village** agree as follows:

1. The Parties acknowledge and agree that the above recitals are true and shall form an integral part of this Agreement.

Definitions

2. Except as otherwise defined in this Agreement, any defined words or phrases shall have the same meanings as in the Fire Services Agreement.

Amendment to the Fire Services Agreement

3. The Parties agree to amend the FSA to confirm as follows as of the Effective Date:

3.1. The following definition is added to paragraph 1, as sub-paragraph 1.16

1.16 "**FRI**" means Fire Rescue International Ltd.

3.2. Subparagraph 1.12 is amended to read as follows:

1.12 "Onoway Fire Hall" means the fire hall location occupied by **FRI** in the Town of Onoway, at the Civic Centre at 4812-51 Street, or as otherwise agreed between the Town and FRI.

3.3. All references to the **Town** contracting with **North West** to act as its Fire Services Organization shall be replaced with the **Town** contracting with **FRI** as its Fire Services Organization.

3.4. Without limiting the generality of the foregoing subparagraph, all references in paragraph 4 of the FSA to **North West** shall be replaced with **FRI**.

3.5. The Fee Schedule for Fire Services is as outlined in the attached **Schedule "A"**.

4. Except as otherwise amended by this Agreement, the FSA remains in full force and effect.

General

5. This Agreement shall be construed in accordance with and governed by the laws of the Province of Alberta.

6. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns, subject to paragraph 28 of the FSA.

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7. This Agreement may be signed by counterpart and with an electronic or digital signature. An electronic or digital copy is as authentic as an originally signed document.

THIS AGREEMENT IS SIGNED BY THE TOWN:

THE TOWN OF ONOWAY

PER:

Name: _____
Position: _____
("I have authority to bind the Municipality")

(signature) Witness as to signature
(or municipal / corporate seal)

THIS AGREEMENT IS SIGNED BY THE SUMMER VILLAGE:

THE SUMMER VILLAGE OF

PER:

Name: _____
Position: _____
"I have authority to bind the Municipality"

(signature) Witness as to signature
(or municipal / corporate seal)

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SCHEDULE "A"
Fee Schedule for Fire Services

Basic (Annual) Fee (GST Exempt)

The basic (annual) (standby) fee shall be comprised of the following:

- \$75.00 per titled lot within the municipal boundaries of each of the following municipalities: Town of Onoway, Village of Alberta Beach, Summer Village of Val Quentin, and Summer Village of Castle Island;
- For the Summer Village of Sunset Point:
 1. \$75.00 per titled lot within its municipal boundaries (not including the 2 lots associated with the Sunset Point Bible Camp); and
 2. An additional fee in respect of the Sunset Point Bible Camp of 10% of the amount payable with respect to item 1 above.
- \$65.00 per titled lot within the municipal boundaries of each of the following municipalities: Summer Village of Silver Sands, Summer Village of South View, Summer Village of Yellowstone, the Summer Village of Nakamun Park, and the Summer Village of Ross Haven.

The basic fee is to be paid on a quarterly basis at the commencement of the quarter, and is earned whether there is a requirement to respond to an incident or not in the year in question. This fee shall be in place for the Term, subject to the following adjustments:

1. An annual adjustment for inflation commencing after the completion of the first year of the Term; and
2. Annual confirmation of the title count.

The Basic (Annual) Fee includes all response to Medical Aid / Medical Assist calls.

(It is recognized and acknowledged that the Town of Onoway will be levying an annual fee greater than the amounts identified above to the other municipalities in respect of Fire Services. However, the Town shall be retaining this amount (initially to be \$10.00 per titled lot) to address, among other things, annual operating and capital costs, and reserve funds.

Additional Fees (GST Exempt)

The following additional fees apply:

<u>Item</u>	<u>Member Fee *</u>	<u>Non-Member Fee**</u>
Municipal Fire, Rescue and Decontamination Services		
Fire Engine Unit complete with two (2) NFPA certified firefighters (Pumper Truck)	\$319.85 per hour \$2.85 per kilometer for the fire engine unit (round trip)	\$615.00 per hour.
Tender Unit complete with one (1) NFPA certified firefighter (Tender)	\$159.91 per hour \$2.85 per kilometer for the tender unit (round trip)	\$615.00 per hour

<u>Item</u>	<u>Member Fee *</u>	<u>Non-Member Fee**</u>
Rapid Attack Unit complete with Two (2) NFPA certified firefighters (Rap Attack)	\$217.14 per hour \$2.28 per kilometer for truck (round trip)	\$615.00 per hour.
Command / Transport Vehicle (Charlie Units)	\$154.21.00 per hour \$1.59 per kilometer for the Command/Transport Vehicle (round trip)	\$180.00 per hour
Class 7 Engine (off road) with one NFPA Certified Operator (Gator)	\$80.00 per hour (including travel time) \$1.50 per kilometer for delivery (from base to scene and /or from assignment to assignment)	\$190.00 per hour
Wild Fire Land Suppression System and Standby Services		
Class 2 Engine (on road) with one (1) NFCA Certified Operator (Unit numbers: N4, N5, 23, & 27)	\$190.00 per hour (including travel time) \$2.50 per kilometer for the fire truck (round trip – from base to scene and/or from assignment to assignment)	\$615.00 per hour
Class 3 Engine (on/off road) with one (1) NFPA Certified Operator (Unit number: N2)	\$140.00 per hour (including travel time) \$2.85 per kilometer for the fire truck (round trip – from base to scene and/or from assignment to assignment)	\$510.00 per hour
Class 6 Engine (on/off road) with one (1) NFPA Certified Operator	\$110.00 per hour (including travel time) \$2.00 per kilometer for the fire truck (round trip – from base to scene and/or from assignment to assignment)	\$470.00 per hour
Tandem Water Truck / Tender (body job) with Operator	\$140.00 per hour (including travel time) \$2.50 per kilometer for delivery (from base to scene and /or from assignment to assignment)	\$270.00 per hour

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Additional Fees		
Additional firefighters	\$67.50 per hour (each)	
Consumables	Cost of the consumable plus 25%	
Third party contractors	Cost of the contractor plus 10%	
Consulting, Training or Specialty Services to the Town	To be individually quoted	

*Member Fee – Fees applicable to services provided to the Town and the Additional Municipalities including Mutual Aid Partners.

**Non-Member Fee – Fees applicable to services provided to third parties not a direct party to this Agreement (such as to other municipalities not subject to a Mutual Aid Agreement, or otherwise)

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September 7, 2023

ATTN: Elected Officials and CAOs
Summer Villages of Alberta

RE: Nomination to the ABmunis Board of Directors – Ren Giesbrecht

For those of you attending the upcoming ABmunis convention, I graciously request you support Ren Giesbrecht in the upcoming ABmunis Board of Directors election for Summer Village representative. Ren is on the ASVA Board and is Mayor of SV West Cove.

In order to serve you more effectively and provide succession planning for the ASVA Board, the ASVA Board has found it advantageous to have an ASVA Board member sit on the ABmunis Board of Directors.

At the last ASVA Board meeting, a resolution passed supporting Ren's nomination as the Summer Villages representative on the ABmunis Board. Having this representation ensures Summer Villages receive timely information from ABmunis on emerging issues and more importantly that we have a voice at the table, one that represents all Summer Villages.

Thank you in advance for your support. With Ren on the ABmunis Board, the ASVA can continue our advocacy work on your behalf.

Sincerely,

ASSOCIATION OF SUMMER VILLAGES OF ALBERTA

Mike Pashak
President

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Fwd: Emergent resolution on LGFF Capital

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Wed 9/20/2023 9:24 AM

To: wendy wildwillowenterprises.com <wendy@wildwillowenterprises.com>; jon@rideriverside.com <jon@rideriverside.com>; Mike Benson <mikeforcouncil21@gmail.com>; ibs_ab@telus.net <ibs_ab@telus.net>

📎 1 attachments (164 KB)

ABmunis Emergent Resolution - E2 - Adequate Level of Provincial Funding for Community Infrastructure.pdf;

Get [Outlook for iOS](#)

From: Cathy Heron <president@abmunis.ca>

Sent: Wednesday, September 20, 2023 8:47:45 AM

To: svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Subject: Emergent resolution on LGFF Capital

Dear Mayors and CAOs:

Attached is an emergent resolution that will be presented at Alberta Municipalities' Convention next week for member approval. The resolution is sponsored by ABmunis Board of Directors based on our concerns about the future of Alberta's communities if the Government of Alberta does not increase the starting amount of the Local Government Fiscal Framework (LGFF) Capital funding program before it begins in 2024.

The resolution details the rationale for our advocacy for the province to increase its investment in municipalities so we can be partners in ensuring Alberta continues to be a choice place to live and do business, but here are some highlights:

- In 2011, the Government of Alberta provided a total of \$420 per capita in provincial funding for municipal infrastructure. Since then, that amount has consistently dropped to only \$151 per capita in 2023.
- In 2011, funding for municipal infrastructure represented 3.7% of the province's spending. Today, it only accounts for 1% of provincial spending.
- If the 2011 level of provincial funding had kept pace with inflation, then municipalities would have received \$2.1 billion this year. Instead, municipalities will only receive \$712 million in community infrastructure funding in 2023.
- Since LGFF will represent the bulk of provincial funding and it will be linked to the growth of provincial revenue, and the fact that the province has set the starting amount of LGFF Capital at 36 per cent lower than the historical average of MSI, it could take about 20 years for LGFF Capital to return to the same funding level that was in place under MSI from 2010 to 2019.

Members passed a resolution at our 2022 Convention that called for an increase in LGFF Capital, but it did not quantify the amount. Building on that resolution, ABmunis' Board is now seeking member support to advocate for the starting amount of LGFF Capital to be set at \$1.75 billion. We recognize this is not a small

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ask but we are pleased that the Rural Municipalities of Alberta is also aligned in calling for a similar level of funding. The ask is also well below the \$2.5 billion that municipalities collect from local ratepayers on behalf of the province in the form of education property taxes.

While we have been working with the Minister of Municipal Affairs on the development of an LGFF allocation formula, the size of the funding pot will be the primary determinant of how much funding your community receives in 2024 or any year thereafter. Therefore, we encourage you to support this resolution when it comes up for a vote at Convention on September 28.

The attached resolution is also available in an updated version of our 2023 resolutions book available on our [resolutions webpage](#) along with detailed instructions on how to participate in the resolutions debate and voting process.

If you have any questions about the resolution, please reach out to your board member or advocacy@abmunis.ca.

Thank you,

Cathy Heron | President

E: president@abmunis.ca
300-8616 51 Ave Edmonton, AB T6E 6E6
Toll Free: 310-MUNI | 877-421-
6644 | www.abmunis.ca



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email.

We respectfully acknowledge that we live, work, and play on the traditional and ancestral territories of many Indigenous, First Nations, Métis, and Inuit peoples. We acknowledge that what we call Alberta is the traditional and ancestral territory of many peoples, presently subject to Treaties 4, 6, 7, 8 and 10 and Six Regions of the Métis Nation of Alberta.

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E2: Adequate Level of Provincial Funding for Community Infrastructure

Moved by: Alberta Municipalities Board of Directors

Seconded by: N/A

WHEREAS Albertans rely on public infrastructure for a broad spectrum of daily uses including transportation, access to safe water, removal of wastewater, fire and emergency services, recreation facilities, public buildings, and other day-to-day public services provided by municipal governments across Alberta;

WHEREAS the Government of Alberta plans to replace the Municipal Sustainability Initiative (MSI) Capital with a new municipal infrastructure funding program in 2024 called the Local Government Fiscal Framework (LGFF) Capital program and LGFF Capital will represent the bulk of infrastructure funding that the Government of Alberta provides to municipalities;

WHEREAS the LGFF Capital program will meet ABmunis' principles for increased predictability and responsiveness; however, the program does not meet the principle of revenue adequacy because the starting amount of funding in 2024 is set to be \$722 million, which is 36 per cent lower than the historical funding average under the MSI program and does not compensate for changes in Alberta's population and inflationary changes in the cost of construction and materials;¹

WHEREAS municipal governments have limited fiscal capacity to generate the revenue needed to maintain existing infrastructure as well as build new infrastructure to support community growth;

WHEREAS the Government of Alberta currently collects \$2.5 billion in property taxes, an amount that Budget 2023 signals will increase by a rate determined by combination of inflation and population, which further limits municipalities own revenue generation potential without unduly burdening Alberta homeowners and renters;²

WHEREAS Alberta's population has grown at an average of 1.8 per cent annually since 2011³, but provincial investment in community infrastructure has declined over that same period;

WHEREAS Alberta's population continues to grow with the province's "Alberta is Calling" campaign helping to contribute to a 3.5 per cent increase in Alberta's population between July 2022 and July 2023 and the Government of Alberta estimates that population growth will be up to 4.4 per cent in 2023;⁴

¹ The historical average of the Municipal Sustainability Initiative (including the Basic Municipal Transportation Grant) was \$1.13 billion per year between 2011 to 2020 before the Government of Alberta front-loaded the 2022 and 2023 funding years in 2021.

² Government of Alberta's 2023-2026 Fiscal Plan, page 66.

³ ABmunis calculations using Statistics Canada Table 17-10-0005-01 (2011-2022) and Table 17-10-0009-01 (2023)

⁴ Statistics Canada. Table 17-10-0009-01 Population Estimates and the Government of Alberta's 2023-24 First Quarter Fiscal Update and Economic Statement.

WHEREAS in 2011, the Government of Alberta delivered \$420 per capita across all municipal capital funding programs, but that level of investment has trended downward since that time to only \$151 per capita in 2023-24 and will only rise to a projected amount of \$180 per capita in 2024-25;⁵

WHEREAS over the last decade, the province has placed a lower priority on funding community infrastructure with total municipal capital funding dropping from 3.7 per cent of provincial spending in 2011-12 to only 1.0 per cent of budgeted spending in 2023-24;⁶

WHEREAS the quality of community infrastructure is a critical factor in the quality of life offered in Alberta's communities and is a key element to create a competitive advantage to attract and retain people, families, workers, and business investment in Alberta;

WHEREAS the Government of Alberta is making great efforts to encourage people to move to Alberta but there needs to be a corresponding increase in investment in community infrastructure to support new and existing residents;

IT IS THEREFORE RESOLVED THAT Alberta Municipalities advocate for the Government of Alberta to restore municipal infrastructure funding to an adequate level by setting the new Local Government Fiscal Framework Capital funding program at a starting amount of \$1.75 billion when the program begins in 2024.

BACKGROUND:

Since ABmunis' initial work to design an infrastructure funding program to replace MSI, ABmunis has been consistent in our principles that LGFF:

1. deliver an adequate level of funding,
2. be responsive to changes in Alberta's economy and community needs,
3. provide increased predictability for municipalities to plan for their financial future, and
4. be embedded in legislation for improved stability of the program.

The Government of Alberta has delivered all of the principles, with the exception of funding adequacy.

ABmunis appreciates that the Government of Alberta acted on the calls from municipalities to remove the 50 per cent cap on the revenue growth index factor calculation. However, the starting

⁵ Figures are based on ABmunis calculations using the total of capital funding programs delivered by the Government of Alberta, excluding funding from the Government of Canada that flows through the Government of Alberta. Figures are sourced from the Government of Alberta's annual fiscal plans and consist of the Municipal Sustainability Initiative Capital, Basic Municipal Transportation Grant, Water for Life, Municipal Water and Wastewater Partnership, Strategic Transportation Infrastructure Program, First Nations Water Tie-In Program, GreenTRIP, Alberta Community Resiliency Program, and the Municipal Stimulus Program. Population is based on Statistics Canada Table 17-10-0005-01, Population Estimates on July 1st. The projection for 2024-25 is based on targets presented in the Government of Alberta's 2023 Fiscal Plan and estimated population based on the average annual change from 2011 to 2023.

⁶ ABmunis calculations using total provincial expenditures reported in the Government of Alberta's 2023-2026 Fiscal Plan, page 164. Infrastructure spending is based on total municipal capital funding programs delivered by the Government of Alberta, excluding funding from the Government of Canada that flows through the Government of Alberta (same funding programs listed in footnote 5).

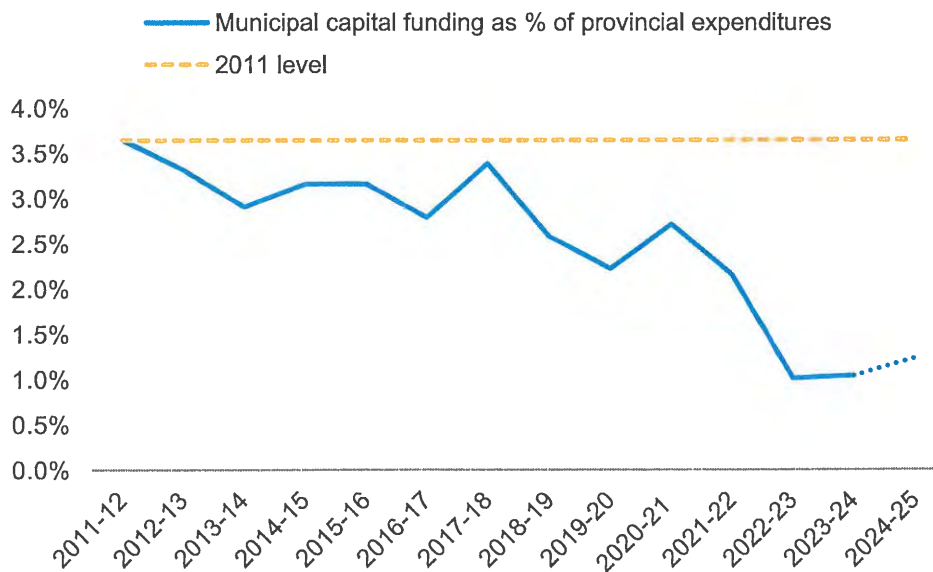
amount of the LGFF funding pot is the primary determinant of what level of funding municipalities will receive into the future.

For example, if the Government of Alberta’s revenue grows at the rate seen between 2008 and 2020, then it will take about 20 years for LGFF Capital to return to the same funding level that was already in place under MSI from 2010 to 2019.⁷ This doesn’t consider the significant shortfall municipalities will face to address inflationary increases in the cost of infrastructure and new growth needs associated with a rising population over the upcoming decades.

ABmunis’ members have called for an increase in LGFF since the *Local Government Fiscal Framework Act* was passed in fall 2022. The purpose of this resolution is to define what funding increase is necessary for LGFF Capital to address community needs and that will be considered acceptable by municipalities. The request for the LGFF Capital funding pot to be increased from \$722 million to \$1.75 billion is based on three metrics:

1. Capital Funding as a Percentage of Provincial Expenditures

In 2011-12, provincial capital funding for municipalities represented 3.7 per cent of provincial expenditures. In 2023-24, that figure has dropped to about 1 per cent and is forecasted to be 1.2 per cent in 2024 when LGFF is implemented. If the province committed to reinstate municipal capital funding to 3.7 per cent of provincial expenditures, then LGFF should be \$2.4 billion.⁸

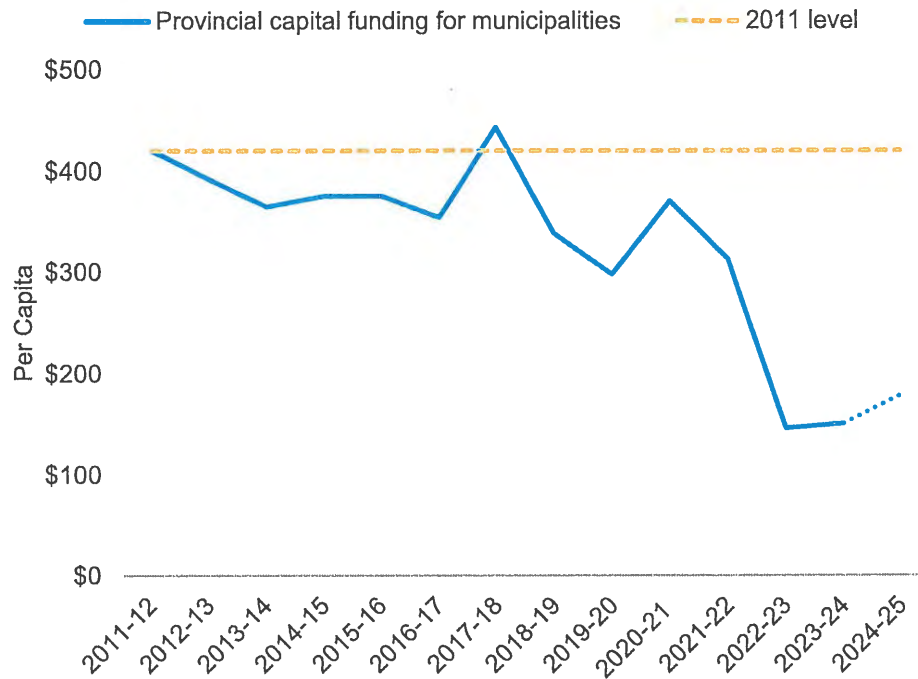


⁷ Between 2008 and 2020, the Government of Alberta’s revenue grew at an average annual rate of 1.1%. If the same growth rate is projected against an LGFF funding pot of \$722 million, it would take until the year 2043 until LGFF reaches a funding amount of \$1.1 billion, which was the average of MSI between 2010-2019. The 2021 and 2022 years were excluded from the calculation of annual average changes in provincial revenue due to the unique increase in resource revenues in those years.

⁸ Refer to footnotes 5 and 6.

2. Capital Funding per Capita

In 2011, provincial capital funding for municipalities amounted to \$420 per capita. In 2024, the total provincial capital funding for municipalities is forecasted to be only \$180 per capita. If the province committed to reinstate funding per capita to the 2011 level, then LGFF should be \$1.9 billion.⁹



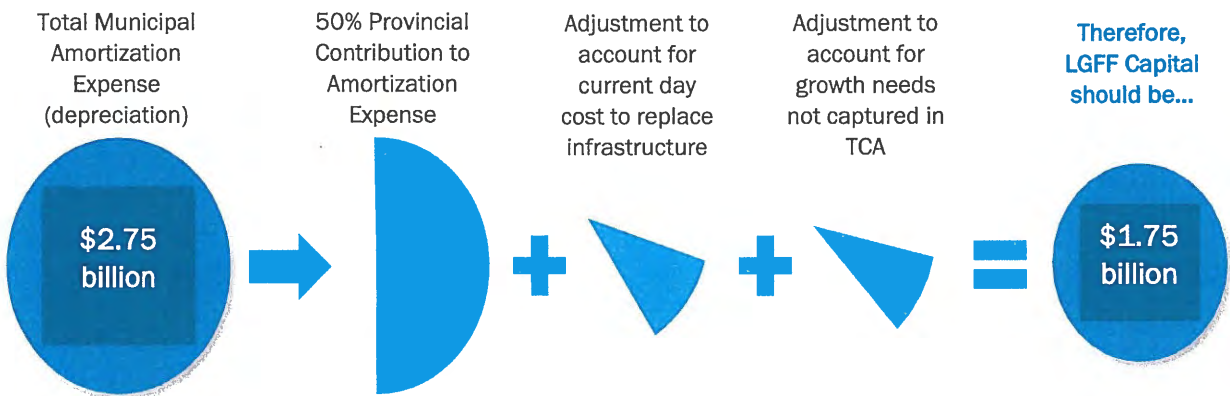
⁹ Figures are based on ABmunis calculations using the total of capital funding programs delivered by the Government of Alberta, excluding federal funding that flows through the Government of Alberta. Funding figures are sourced from the Government of Alberta's annual fiscal plans and consist of the Municipal Sustainability Initiative Capital, Basic Municipal Transportation Grant, Water for Life, Municipal Water and Wastewater Partnership, Strategic Transportation Infrastructure Program, First Nations Water Tie-In Program, GreenTRIP, Alberta Community Resiliency Program, and the Municipal Stimulus Program. Population from 2011-2023 is sourced from Statistics Canada Table 17-10-0005-01 and Table 17-10-0009-01 and 2024 is estimated based on the average annual change from 2011 to 2023.

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3. Funding Depreciation Cost of Community Infrastructure Plus Growth Needs

Municipal governments manage 53 per cent of Alberta’s public infrastructure but collect significantly less taxes from Albertans compared to the Government of Alberta and the Government of Canada.¹⁰ With the inadequacies of the municipal property tax system and the revenue generating capacity of the provincial government, there is a strong argument that the province should be responsible for at least 50 per cent of community infrastructure costs.¹¹

In 2021, amortization expense from all municipalities totaled \$2.75 billion. This is a fair indicator of how much needs to be spent annually to maintain community infrastructure. But those figures must be adjusted upwards to reflect the current day cost to replace that existing infrastructure plus add the cost to build new infrastructure to support the growth in Alberta’s population. When rolled together, the figures support ABmunis’ request for LGFF to be \$1.75 billion.



Alberta Municipalities acknowledges that asking the Government of Alberta to increase investment in community infrastructure by \$1 billion is a significant request. However, the figures demonstrate how provincial support for community infrastructure has declined over time, Alberta continues to be a place of growth, and there will be significant long-term consequences in terms of future costs to Albertans and challenges to retain people if the construction of infrastructure continues to be deferred.

Replacement of Provincial Property Taxes

In addition to these three metrics, municipalities are increasingly concerned with the amount of provincial property taxes that are extracted from municipalities with lower levels of grant funding being returned. When MSI was created in 2007, the program was intended to return all provincial property taxes to municipalities in the form of funding for local infrastructure. At the time, the Government of Alberta was collecting \$1.4 billion in provincial education property taxes and

¹⁰ Ownership of public infrastructure is measured by the reported the historical cost of tangible capital assets excluding land. Figures are based on ABmunis’ calculations using Alberta Municipal Affairs’ 2021 Financial Information Returns – Schedule G(4) with the total of all municipalities and the Government of Alberta’s 2021-22 Annual Financial Report, Schedule E14.

¹¹ The Government of Alberta’s 2023 Fiscal Plan (page 121) states that Alberta has a tax advantage of \$19.7 billion compared to other provinces.

planned to deliver \$1.4 billion in MSI to municipalities starting in 2010. On top of that, the province was delivering hundreds of millions of dollars of other capital funding programs to municipalities.

Since then, provincial education property taxes have grown to \$2.5 billion and the total of all provincial capital funding to municipalities in 2023 was significantly less at only \$712 million. This is concerning because increases in provincial property taxes constrain a municipality's flexibility to increase property tax to fund municipal services and at the same time, there is less infrastructure funding coming back from the Government of Alberta.

The Government of Alberta recognizes that changes are needed. Premier Smith's August 2023 mandate letter to the Honourable Ric McIver, Minister of Municipal Affairs directs the Minister to review "the feasibility of amending the education property tax to assist municipalities with retaining more funding for local priorities". The scope and outcome of that review is unknown and is likely many years away and therefore, an increase in the LGFF Capital program is the best solution to fund community infrastructure in Alberta until there are any meaningful changes in provincial education property taxes.

ALBERTA MUNICIPALITIES COMMENTS:

ABmunis members approved a 2022 resolution on [Provincial-Municipal Revenue Sharing](#) that calls for the Government of Alberta to increase LGFF funding but it does not quantify the amount that would be acceptable to support current and future community needs.



Sent from my iPhone

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
RESIDENTIAL			
Individual	53,490,300	0.966	55,372,981
Individual-DI property			
Corporate	1,069,300	0.966	1,106,936
Corporate-DI property			
Municipal Property		0.966	
Municipal-DI property			
Crown in Right of Alberta		0.966	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		0.966	
Crown in Right of Canada-DI property			
RESIDENTIAL TOTAL	54,559,600		56,479,917
NON RESIDENTIAL (NR)			
NR Non Regulated			
Individual		1.000	
Individual-DI property			
Corporate	772,000	1.000	772,000
Corporate-DI property			
Municipal Property		1.000	
Municipal-DI property			
Crown in Right of Alberta		1.000	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		1.000	
Crown in Right of Canada-DI property			
NR Non Regulated Subtotal	772,000		772,000
NR Co-generating M & E			
Individual			
Individual- DI property			
Corporate			
Corporate-DI property			

OFFICIAL EQUALIZED ASSESSMENT



Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
NR Co-generating Subtotal			
NR LINEAR Property			
Electric Power Systems	230,980		230,980
Electric Power Generation			
Cable			
Telecommunications	33,700		33,700
Pipelines			
Wells			
Gas Distribution Property			
Railway			
NR Linear Property Subtotal	264,680		264,680
NON RESIDENTIAL TOTAL	1,036,680		1,036,680
MACHINERY & EQUIPMENT			
Individual			
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
MACHINERY & EQUIPMENT TOTAL			

OFFICIAL EQUALIZED ASSESSMENT



Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
FARM LAND			
Individual	4,100		4,100
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
FARM LAND TOTAL	4,100		4,100
Total Taxable	55,600,380		57,520,697
Excluded from Equalized, subject to Municipal Tax only			
Residential			
Residential-DI property			
Non-residential (non-regulated)			
Non-residential-DI property			
NR Co-generating M & E			
NR Co-generating M&E-DI property			
Machinery & Equipment			
Machinery & Equipment-DI property			
Farm Land			
Farm Land-DI property			
NRL-Railway (subject to municipal tax)			
Total Municipal Tax			
EXEMPT PROPERTY			
Residential Exempt			
Residential -DI property Exempt			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Non-residential (non-regulated) Exempt	2,041,100		
Non-residential-DI property Exempt			
NR Co-generating M & E Exempt			
NR Co-generating M&E-DI property Exempt			
Electric Power Systems Exempt			
Electric Power Generation Exempt			
Cable Exempt			
Telecommunications Exempt			
Pipelines Exempt			
Wells Exempt			
Gas Distribution Property Exempt			
NRL-Railway Exempt			
Machinery & Equipment Exempt			
Machinery & Equipment-DI property Exempt			
Farm Land Exempt			
Farm Land-DI property Exempt			
Total Exempt	2,041,100		
GRAND TOTAL	57,641,480		57,520,697

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SP-School Public / PNG-Northern Gateway Reg. Div. 10			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
RESIDENTIAL			
Individual	52,778,700	0.966	54,636,335
Individual-DI property			
Corporate	377,100	0.966	390,373
Corporate-DI property			
Municipal Property		0.966	
Municipal-DI property			
Crown in Right of Alberta		0.966	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		0.966	
Crown in Right of Canada-DI property			
RESIDENTIAL TOTAL	53,155,800		55,026,708
NON RESIDENTIAL (NR)			
NR Non Regulated			
Individual		1.000	
Individual-DI property			
Corporate		1.000	
Corporate-DI property			
Municipal Property		1.000	
Municipal-DI property			
Crown in Right of Alberta		1.000	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		1.000	
Crown in Right of Canada-DI property			
NR Non Regulated Subtotal			
NR Co-generating M & E			
Individual			
Individual- DI property			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SP-School Public / PNG-Northern Gateway Reg. Div. 10			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
NR Co-generating Subtotal			
NR LINEAR Property			
Electric Power Systems			
Electric Power Generation			
Cable			
Telecommunications			
Pipelines			
Wells			
Gas Distribution Property			
Railway			
NR Linear Property Subtotal			
NON RESIDENTIAL TOTAL			
MACHINERY & EQUIPMENT			
Individual			
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SP-School Public / PNG-Northern Gateway Reg. Div. 10			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
MACHINERY & EQUIPMENT TOTAL			
FARM LAND			
Individual	4,100		4,100
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
FARM LAND TOTAL	4,100		4,100
Total Taxable	53,159,900		55,030,808
Excluded from Equalized, subject to Municipal Tax only			
Residential			
Residential-DI property			
Non-residential (non-regulated)			
Non-residential-DI property			
NR Co-generating M & E			
NR Co-generating M&E-DI property			
Machinery & Equipment			
Machinery & Equipment-DI property			
Farm Land			
Farm Land-DI property			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SP-School Public / PNG-Northern Gateway Reg. Div. 10			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
NRL-Railway (subject to municipal tax)			
Total Municipal Tax			
EXEMPT PROPERTY			
Residential Exempt			
Residential -DI property Exempt			
Non-residential (non-regulated) Exempt	1,916,400		
Non-residential-DI property Exempt			
NR Co-generating M & E Exempt			
NR Co-generating M&E-DI property Exempt			
Electric Power Systems Exempt			
Electric Power Generation Exempt			
Cable Exempt			
Telecommunications Exempt			
Pipelines Exempt			
Wells Exempt			
Gas Distribution Property Exempt			
NRL-Railway Exempt			
Machinery & Equipment Exempt			
Machinery & Equipment-DI property Exempt			
Farm Land Exempt			
Farm Land-DI property Exempt			
Total Exempt	1,916,400		
GRAND TOTAL	55,076,300		55,030,808

OFFICIAL EQUALIZED ASSESSMENT

Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SU-School Undeclared / ASFF-Alberta School Foundation Fund			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
RESIDENTIAL			
Individual	711,600	0.966	736,646
Individual-DI property			
Corporate	692,200	0.966	716,563
Corporate-DI property			
Municipal Property		0.966	
Municipal-DI property			
Crown in Right of Alberta		0.966	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		0.966	
Crown in Right of Canada-DI property			
RESIDENTIAL TOTAL	1,403,800		1,453,209
NON RESIDENTIAL (NR)			
NR Non Regulated			
Individual		1.000	
Individual-DI property			
Corporate	772,000	1.000	772,000
Corporate-DI property			
Municipal Property		1.000	
Municipal-DI property			
Crown in Right of Alberta		1.000	
Crown in Right of Alberta-DI property			
Crown in Right of Canada		1.000	
Crown in Right of Canada-DI property			
NR Non Regulated Subtotal	772,000		772,000
NR Co-generating M & E			
Individual			
Individual- DI property			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SU-School Undeclared / ASFF-Alberta School Foundation Fund			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
NR Co-generating Subtotal			
NR LINEAR Property			
Electric Power Systems	230,980		230,980
Electric Power Generation			
Cable			
Telecommunications	33,700		33,700
Pipelines			
Wells			
Gas Distribution Property			
Railway			
NR Linear Property Subtotal	264,680		264,680
NON RESIDENTIAL TOTAL	1,036,680		1,036,680
MACHINERY & EQUIPMENT			
Individual			
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			

OFFICIAL EQUALIZED ASSESSMENT

202

Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SU-School Undeclared / ASFF-Alberta School Foundation Fund			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
MACHINERY & EQUIPMENT TOTAL			
FARM LAND			
Individual			
Individual-DI property			
Corporate			
Corporate-DI property			
Municipal Property			
Municipal Property-DI property			
Crown in Right of Alberta			
Crown in Right of Alberta-DI property			
Crown in Right of Canada			
Crown in Right of Canada-DI property			
FARM LAND TOTAL			
Total Taxable	2,440,480		2,489,889
Excluded from Equalized, subject to Municipal Tax only			
Residential			
Residential-DI property			
Non-residential (non-regulated)			
Non-residential-DI property			
NR Co-generating M & E			
NR Co-generating M&E-DI property			
Machinery & Equipment			
Machinery & Equipment-DI property			
Farm Land			
Farm Land-DI property			

OFFICIAL EQUALIZED ASSESSMENT

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Municipal Summary of the 2023 Equalized Assessment
Assessment Year: 2021
SUMMER VILLAGE OF SILVER SANDS (Code: 283)

SU-School Undeclared / ASFF-Alberta School Foundation Fund			
Property Description	Municipality's Reported Assessment	Assessment Level	Equalized Assessment
NRL-Railway (subject to municipal tax)			
Total Municipal Tax			
EXEMPT PROPERTY			
Residential Exempt			
Residential -DI property Exempt			
Non-residential (non-regulated) Exempt	124,700		
Non-residential-DI property Exempt			
NR Co-generating M & E Exempt			
NR Co-generating M&E-DI property Exempt			
Electric Power Systems Exempt			
Electric Power Generation Exempt			
Cable Exempt			
Telecommunications Exempt			
Pipelines Exempt			
Wells Exempt			
Gas Distribution Property Exempt			
NRL-Railway Exempt			
Machinery & Equipment Exempt			
Machinery & Equipment-DI property Exempt			
Farm Land Exempt			
Farm Land-DI property Exempt			
Total Exempt	124,700		
GRAND TOTAL	2,565,180		2,489,889

Requisition Body without reported data
F-Management Bodies (lodge accommodation) / LSA-Lac Ste. Anne Foundation

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OFFICIAL EQUALIZED ASSESSMENT

Preliminary 2024 Equalized Assessment

taxprogramdelivery@gov.ab.ca

Thu 8/31/2023 10:54 AM

To: Summer Village Office <administration@wildwillowenterprises.com>

📎 2 attachments (1 MB)

Attachment 2 - Comparison of Preliminary 2024 EA to Current 2023 EA Report.pdf; Attachment 3 - ASSET access instructions.pdf;

The preliminary 2024 equalized assessment (EA) is available for review through the milenet ASSET system. This EA has been prepared using your municipality's 2022 property assessment data (2023 tax year), as reported to the province by your municipality's designated assessor and by the Provincial Assessor.

To obtain your municipality's preliminary EA report, please log into the milenet system at www.milenet.ca and refer to the instructions that accompany this notice.

I recommend you take time to review your municipality's EA for completeness and accuracy as it will be used in the calculation of education property tax requisitions and senior citizens lodge requisitions for the 2024 tax year.

Once you have obtained your municipality's 2024 EA report, we ask that you compare the assessment data shown in the column titled "Municipality's Reported Assessment" to the municipality's current 2022 assessment year data. If there are variances, please consult with your assessor.

The comparison report that is attached provides municipalities with insight into the EA changes. The 2024 and 2023 EA reflects declared annual and revised annual assessments as of August 23, 2023.

The key dates below relate to preparation of the official 2024 EA. We ask that your assessor report 2022 assessment year revisions to the province by the required date so the official EA reflects current municipal assessment data.

- **Submission Date:** October 20, 2023, for the reporting of assessment year revisions to be reflected in the official 2024 EA.
- **Temporary Reporting Restrictions:** October 23, 2023 - December 4, 2023, for reporting 2022 assessment year revisions.
- **Issuance:** November 1, 2023, for the Official 2024 EA.

If you have any questions regarding the preliminary EA, please contact Pat Chelen, Education Tax and Equalized Assessment, toll free by dialing

310-0000, then 780-422-8406. If you encounter difficulties accessing milenet, contact the milenet help desk at milenetmail@gov.ab.ca.

The preliminary 2024 equalized assessment is subject to change.

Janice Romanyshyn
Executive Director
Grants and Education Property Tax Branch
Alberta Municipal Affairs

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Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

The 2024 equalized assessments reflect the 2022 assessment year data reported and declared to the province as of August 23, 2023.

The preliminary 2024 EA is subject to change until October 23, 2023.
 *The non-residential equalized assessments reflect all non-residential land and improvements, designated industrial property (property assessed by the province) and non-linear power co-generation property.
 ** The 2023 EA showing for the new Town of Diamond Valley is the aggregate of the former Towns of Black Diamond and Turner Valley.

This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024 Residential/Farm land			2023 Residential/Farm land			NON-RESIDENTIAL			MACHINERY AND EQUIPMENT				
		\$	Diff	% Diff	\$	Diff	% Diff	2024 * Non-residential	2023 * Non-residential	\$ Diff	% Diff	2024 Mach & Equip	2023 Mach & Equip	\$ Diff	% Diff
3	AIRDRIE	12,772,903,902	1,998,603,942	18.55%	10,774,299,960	1,998,603,942	18.55%	2,042,252,203	1,668,232,236	174,019,967	9.31%	10,443,370	7,819,580	2,623,790	33.55%
19	BEAUMONT	3,419,999,498	324,707,868	10.49%	3,095,291,630	324,707,868	10.49%	251,064,488	237,309,039	13,755,449	5.80%	129,540	327,940	-198,400	-60.50%
43	BROOKS	1,141,163,858	82,110,294	7.75%	1,059,053,564	82,110,294	7.75%	393,245,846	316,852,179	76,393,667	5.81%	1,045,250	1,019,450	25,800	2.53%
46	CALGARY	258,728,292,750	32,557,391,301	14.40%	226,170,901,449	32,557,391,301	14.40%	59,883,690,455	56,050,888,816	3,842,801,639	6.85%	382,190,000	374,700,000	7,490,000	2.00%
48	CAMROSE	2,231,400,490	66,839,452	3.09%	2,164,561,038	66,839,452	3.09%	637,162,524	616,346,498	21,276,744	3.45%	67,857,530	73,383,340	-10,525,810	-14.34%
356	CHESTERMERE	4,876,049,075	789,510,472	19.32%	4,086,538,603	789,510,472	19.32%	242,780,515	192,266,890	50,513,625	26.27%	600,980	498,670	102,310	20.52%
525	COLD LAKE	1,696,299,543	129,408,210	8.26%	1,566,891,333	129,408,210	8.26%	603,235,882	606,696,298	-3,460,416	-0.57%	837,160	794,630	42,530	5.35%
98	EDMONTON	146,949,512,365	8,382,053,411	6.20%	138,567,458,954	8,382,053,411	6.20%	41,399,249,423	38,148,211,395	3,251,038,028	8.52%	870,852,314	863,148,888	7,703,426	0.89%
117	FORT SASKATCHEWAN	4,138,725,956	275,894,190	7.14%	3,862,831,766	275,894,190	7.14%	1,344,912,745	1,300,334,710	44,578,035	3.43%	1,914,354,610	1,634,875,120	279,479,490	17.09%
132	GRANDE PRAIRIE	7,160,789,024	62,418,427	0.88%	7,098,370,597	62,418,427	0.88%	3,180,313,541	3,159,866,727	20,446,814	0.65%	43,876,460	42,134,260	1,742,200	8.88%
194	LACOMBE	1,607,508,897	67,684,372	4.40%	1,539,824,525	67,684,372	4.40%	351,569,573	333,088,702	18,480,871	5.55%	2,887,610	2,301,970	585,640	25.42%
200	LEDUC	4,694,076,464	342,447,059	7.87%	4,351,629,405	342,447,059	7.87%	2,154,866,352	1,969,010,690	185,855,662	9.44%	88,253,990	11,556,910	76,697,080	663.65%
203	LETHBRIDGE	12,583,171,225	858,765,969	7.32%	11,724,405,256	858,765,969	7.32%	3,095,133,401	3,013,493,310	81,640,091	2.71%	327,171,970	334,026,940	-6,854,970	-2.05%
206	LLOYDMINSTER	2,164,802,575	35,065,181	1.65%	2,129,737,394	35,065,181	1.65%	1,089,828,444	967,230,568	122,597,876	12.68%	194,692,080	178,258,710	16,433,370	9.22%
217	MEDICINE HAT	7,920,955,995	486,268,536	6.54%	7,434,687,459	486,268,536	6.54%	1,932,425,733	1,840,487,732	91,938,001	5.00%	553,633,080	491,951,080	61,682,000	12.54%
262	RED DEER	12,114,967,044	560,332,939	4.85%	11,554,634,105	560,332,939	4.85%	3,788,901,773	3,671,612,210	117,289,563	3.19%	19,433,250	35,150,420	-14,717,170	-41.9%
291	SPRUCE GROVE	5,670,616,048	441,293,618	8.44%	5,229,322,430	441,293,618	8.44%	1,216,153,000	1,082,263,544	133,889,456	12.37%	26,235,430	24,795,230	1,440,200	5.81%
292	ST. ALBERT	11,908,973,577	648,730,231	5.76%	11,255,243,346	648,730,231	5.76%	2,063,800,718	2,056,289,371	7,511,347	0.36%	29,223,000	26,157,810	3,065,190	11.72%
347	WETASKIWIN	1,034,961,399	34,589,543	3.46%	1,000,371,856	34,589,543	3.46%	358,809,120	354,349,694	4,459,426	1.20%	4,564,850,724	4,120,960,378	443,890,346	10.77%
502	SUBTOTAL	502,810,169,685	48,344,135,015	10.64%	454,466,034,670	48,344,135,015	10.64%	125,581,858,454	117,765,032,609	8,216,825,845	6.98%	3,634,860	3,344,700	290,160	8.68%
361	CROWNSNEST PASS, MUNICIPALITY	1,113,647,514	116,870,370	11.72%	996,777,144	116,870,370	11.72%	174,281,689	153,741,886	20,539,803	13.36%	2,782,190	2,795,630	-13,440	-0.48%
418	JASPER, Municipality of	1,132,532,881	91,010,342	8.73%	1,041,522,539	91,010,342	8.73%	765,689,782	662,459,349	103,190,433	15.58%	1,803,585,150	1,774,343,670	29,241,480	1.65%
4353	LAC LA RICHE COUNTY	1,329,690,550	27,047,045	2.08%	1,302,643,505	27,047,045	2.08%	1,829,225,299	1,777,228,166	51,997,133	2.93%	310,578,180	291,450,190	19,127,990	6.56%
505	MACKENZIE COUNTY	1,278,676,787	71,907,096	5.96%	1,206,769,691	71,907,096	5.96%	946,292,369	899,923,214	46,369,155	5.15%	10,896,816,650	9,679,881,870	1,217,934,780	12.58%
302	STRATHCONA COUNTY	19,359,849,497	1,094,438,367	5.99%	18,265,411,130	1,094,438,367	5.99%	6,480,726,145	6,088,542,451	392,183,694	6.44%	38,812,113,743	37,166,990,877	1,645,122,866	4.43%
508	WOOD BUFFALO, REGIONAL MUNICIPALITY	10,001,332,218	586,131,012	6.23%	9,415,201,206	586,131,012	6.23%	12,626,822,679	11,908,050,540	717,772,139	6.04%	51,829,510,773	48,918,304,437	2,911,206,336	5.95%
34	SUBTOTAL	34,216,129,447	1,987,404,232	6.17%	32,228,725,215	1,987,404,232	6.17%	22,823,037,963	21,489,993,606	1,333,044,357	6.20%	529,130	512,700	16,430	3.20%
1	ACADIA NO. 34, M.D. OF	72,409,213	2,000,107	2.84%	70,409,106	2,000,107	2.84%	10,288,374	10,399,338	-110,964	-1.07%	529,545,190	380,584,980	148,960,210	39.14%
12	ATHABASCA COUNTY	1,161,654,195	76,518,425	7.05%	1,085,135,770	76,518,425	7.05%	810,559,146	760,867,227	49,691,919	6.53%	42,477,580	39,994,610	2,482,970	6.21%
15	BARRHEAD NO. 11, COUNTY OF	830,110,936	35,362,332	4.45%	794,748,604	35,362,332	4.45%	169,839,670	161,139,980	8,699,690	5.40%	75,147,700	74,631,250	516,450	0.69%
20	BEAVER COUNTY	831,556,918	52,394,501	6.72%	779,162,417	52,394,501	6.72%	454,195,289	439,351,387	14,843,902	3.38%	293,848,430	342,771,940	-48,923,510	-14.27%
506	BIG LAKES COUNTY	621,389,944	17,375,336	2.88%	604,014,608	17,375,336	2.88%	929,986,650	859,209,580	70,777,070	8.24%	434,976,780	428,798,360	6,178,420	1.44%
382	BIGHORN NO. 8, M.D. OF	706,805,900	90,218,545	14.63%	616,587,355	90,218,545	14.63%	473,452,781	472,218,311	124,234,470	20.71%	41,811,730	38,623,310	3,188,420	8.26%
502	BIRCH HILLS COUNTY	116,058,586	-1,618,514	-1.38%	117,677,100	-1,618,514	-1.38%	127,574,050	124,324,860	3,049,170	2.45%	2,872,938,580	2,805,402,370	67,536,210	2.41%
36	BONNYVILLE NO. 87, M.D. OF	1,960,442,004	128,526,738	7.02%	1,831,915,266	128,526,738	7.02%	3,167,907,017	3,201,807,609	-166,099,408	-5.19%	692,558,020	641,175,230	51,382,790	8.01%
383	BRAZEAU COUNTY	1,070,985,287	122,887,937	12.96%	948,097,350	122,887,937	12.96%	1,567,257,804	1,794,564,204	-17,306,600	-0.62%	150,475,650	176,186,140	-25,710,490	-14.61%
49	CAMROSE COUNTY	1,483,501,481	86,843,357	6.22%	1,396,658,124	86,843,357	6.22%	563,845,950	546,009,060	17,836,890	3.27%	14,506,280	13,654,510	851,770	6.24%
53	CARDSTON COUNTY	671,980,455	43,777,175	6.90%	628,603,280	43,777,175	6.90%	115,783,225	110,057,989	5,725,232	5.20%	223,141,800	222,857,770	284,030	0.13%
504	CLEAR HILLS COUNTY	213,603,602	15,935,587	8.06%	197,668,015	15,935,587	8.06%	680,738,121	656,239,952	24,498,169	3.73%	2,111,594,570	1,899,042,920	212,551,650	11.21%
377	CLEARWATER COUNTY	1,963,789,088	155,907,150	8.62%	1,807,881,938	155,907,150	8.62%	3,477,059,027	3,477,059,027	263,661,663	7.58%	890,337,690	854,102,830	36,234,860	4.24%
376	CYPRESS COUNTY	1,628,464,918	93,149,214	6.07%	1,535,315,704	93,149,214	6.07%	2,500,176,796	2,425,500,053	74,676,743	3.08%				

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

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This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024 Residential/Farm land	2023 Residential/Farm land	\$ Diff	% Diff
107	FAIRVIEW NO. 136, M.D. OF	201,699,414	190,789,926	10,915,488	5.72%
110	FLAGSTAFF COUNTY	541,817,353	511,693,832	30,123,521	5.89%
111	FOOTHILLS NO. 31, M.D. OF	8,097,648,060	7,932,155,636	765,492,424	10.44%
118	FORTY MILE NO. 8, COUNTY OF	518,228,894	500,282,894	17,945,837	3.59%
133	GRANDE PRAIRIE NO. 1, COUNTY OF	4,537,449,056	4,259,540,171	278,908,885	6.55%
181	GREENVIEW NO. 16, M.D. OF	1,115,775,952	1,066,492,672	49,283,280	4.62%
191	KNEEHILL COUNTY	750,412,209	699,367,912	51,044,297	7.30%
192	LAC STE. ANNE COUNTY	1,870,936,212	1,791,333,733	135,262,479	8.04%
193	LACOMBE COUNTY	2,027,674,115	1,998,927,284	257,746,831	13.09%
198	LAMONT COUNTY	609,291,611	572,957,642	36,333,969	6.34%
201	LEDUC COUNTY	3,187,116,033	2,945,994,988	241,121,045	8.18%
507	LESSER SLAVE RIVER NO. 124, M.D. OF	564,483,856	513,917,283	50,566,573	9.84%
204	LETHBRIDGE COUNTY	1,444,850,905	1,351,546,176	93,304,729	6.90%
222	MINIBURN NO. 27, COUNTY OF	412,831,669	396,097,990	16,733,679	4.22%
226	MOUNTAIN VIEW COUNTY	3,021,747,205	2,780,197,833	241,549,372	8.69%
235	NEWELL COUNTY	1,031,088,093	954,425,191	76,662,902	8.03%
496	NORTHERN SUNRISE COUNTY	244,334,527	241,826,196	2,508,331	1.04%
512	OPPORTUNITY NO. 17, M.D. OF	266,683,898	258,066,519	8,617,379	3.34%
243	PAINTEARTH NO. 18, COUNTY OF	231,522,744	227,213,650	4,309,094	1.90%
245	PARKLAND COUNTY	7,068,279,357	6,672,644,246	395,635,111	5.93%
246	PEACE NO. 135, M.D. OF	190,905,557	177,836,028	13,069,529	7.35%
251	PINCHER CREEK NO. 9, M.D. OF	756,032,580	694,353,564	61,679,016	8.89%
255	PONOKA COUNTY	1,653,493,806	1,760,916,577	92,577,229	5.26%
258	PROVOST NO. 52, M.D. OF	301,219,698	289,493,427	11,726,271	4.05%
501	RANCHLAND NO. 66, M.D. OF	27,308,760	25,005,680	2,302,870	9.21%
269	ROCKY VIEW COUNTY	4,124,910,656	3,852,102,681	272,807,975	7.08%
263	RED DEER COUNTY	15,203,364,374	14,111,464,242	1,091,900,132	7.74%
503	SADDLE HILLS COUNTY	201,429,787	189,864,632	11,565,155	6.09%
286	SMOXY LAKE COUNTY	408,674,788	389,714,657	18,960,131	4.87%
287	SMOXY RIVER NO. 130, M.D. OF	245,210,244	243,264,500	-1,945,744	0.80%
290	SPIRIT RIVER NO. 133, M.D. OF	84,865,837	86,455,289	-1,586,452	-1.84%
294	ST. PAUL NO. 19, COUNTY OF	1,063,413,581	1,020,640,061	42,773,520	4.19%
296	STARLAND COUNTY	241,019,514	230,653,008	10,366,506	4.49%
299	STETTLER NO. 6, COUNTY OF	851,127,963	816,643,390	34,484,573	4.22%
305	STURGEON COUNTY	4,281,600,890	3,985,640,158	295,960,732	7.43%
312	TABER, M.D. OF	963,631,028	891,804,858	71,826,170	8.05%
314	THORILD COUNTY	447,777,647	416,114,892	31,662,755	7.61%
323	TWO HILLS NO. 21, COUNTY OF	441,298,189	434,696,273	6,601,916	1.52%
329	VERMILION RIVER, COUNTY OF	1,212,767,229	1,160,660,299	52,106,930	4.49%
334	VULCAN COUNTY	790,601,645	714,298,717	76,302,928	10.68%
336	WAINWRIGHT NO. 61, M.D. OF	729,728,965	676,469,661	53,259,304	7.87%
340	WARNER NO. 5, COUNTY OF	538,432,913	490,523,142	47,909,771	9.77%
346	WESTLOCK COUNTY	881,872,212	875,584,172	6,288,040	0.72%
348	WETASKIWIN NO. 10, COUNTY OF	2,161,673,749	2,068,210,845	93,462,904	4.52%
349	WHEATLAND COUNTY	1,608,381,951	1,441,150,788	167,231,163	11.60%
353	WILLOW CREEK NO. 26, M.D. OF	968,918,113	871,899,042	97,019,071	11.13%
480	WOODLANDS COUNTY	799,661,223	743,462,316	56,198,907	7.56%
482	YELLOWHEAD COUNTY	1,790,437,549	1,638,716,528	151,721,021	9.26%
	SUBTOTAL	94,866,871,177	88,278,109,441	6,588,762,736	7.46%

NON-RESIDENTIAL

2024 Non-residential	2023 Non-residential	\$ Diff	% Diff
120,531,990	113,322,160	7,209,770	6.36%
616,327,516	599,689,812	16,637,704	2.77%
1,067,091,113	976,109,370	90,981,743	9.33%
809,993,300	490,287,990	319,706,010	65.21%
3,955,316,672	3,790,216,505	165,100,667	4.36%
7,895,909,647	7,316,798,522	579,111,125	7.91%
1,066,389,342	1,009,193,380	57,195,962	5.67%
346,214,799	3,023,422,507	19,697,232	6.03%
2,031,886,121	1,870,548,814	161,337,307	8.63%
5,995,893,400	5,621,048,020	378,844,783	6.74%
684,907,194	653,669,159	41,238,035	6.31%
719,707,047	672,709,927	47,000,120	6.99%
363,813,213	352,484,548	11,328,665	3.21%
1,700,483,290	1,586,214,706	114,268,584	7.20%
2,521,924,191	2,387,626,141	134,298,050	5.62%
653,416,619	602,593,663	51,224,756	8.50%
1,242,372,900	1,185,542,730	56,830,170	4.79%
674,186,590	656,192,262	17,994,328	2.74%
4,263,248,090	4,361,173,486	-97,925,456	-2.25%
1,116,188,278	1,10,068,119	6,120,159	5.56%
809,578,161	782,774,569	26,803,592	3.42%
979,243,946	917,424,948	61,818,998	6.74%
1,145,186,530	1,150,434,924	-5,248,394	-0.46%
1,165,518,560	1,45,502,100	4,016,460	2.66%
2,394,350,279	2,264,409,850	129,940,429	5.74%
6,310,477,858	5,089,444,755	1,221,033,103	23.99%
1,790,096,306	1,667,455,770	122,628,536	7.35%
279,173,324	277,064,014	2,109,310	0.76%
179,520,140	196,626,800	-17,106,660	-8.69%
145,347,310	126,413,730	18,933,580	14.98%
461,865,395	455,467,017	5,898,378	1.30%
356,899,340	339,307,809	17,591,531	5.18%
523,916,221	500,745,885	23,170,336	4.63%
2,455,289,829	2,459,513,164	-4,223,335	-0.25%
966,854,391	909,012,748	57,841,643	6.36%
345,208,242	340,128,226	5,080,016	1.49%
144,970,480	152,136,490	-7,166,010	-4.71%
959,851,556	940,660,779	19,190,777	2.04%
1,179,873,190	721,261,040	458,612,150	63.73%
759,397,624	1,150,955,190	-391,557,566	-33.94%
216,143,391	212,953,950	-3,810,559	-1.79%
159,259,729	153,762,272	5,497,457	3.58%
684,157,159	632,157,227	51,999,932	8.23%
2,161,673,749	2,125,953,950	35,719,799	1.66%
881,872,212	875,584,172	6,288,040	0.72%
2,161,673,749	2,068,210,845	93,462,904	4.52%
1,608,381,951	1,441,150,788	167,231,163	11.60%
968,918,113	871,899,042	97,019,071	11.13%
799,661,223	743,462,316	56,198,907	7.56%
1,790,437,549	1,638,716,528	151,721,021	9.26%
94,866,871,177	88,278,109,441	6,588,762,736	7.46%

MACHINERY AND EQUIPMENT

2024 Mach & Equip	2023 Mach & Equip	\$ Diff	% Diff
38,464,680	38,417,980	46,700	0.12%
381,122,940	373,000,690	8,122,250	2.18%
207,754,040	194,554,850	13,199,190	6.78%
24,136,740	25,183,950	-1,047,210	-4.16%
2,052,239,850	1,839,212,480	213,027,370	11.59%
6,667,583,080	6,301,532,400	366,050,680	5.81%
292,716,100	262,556,290	30,159,810	11.48%
60,807,130	58,994,510	1,812,620	3.07%
3,135,861,220	2,994,834,240	200,977,980	6.85%
166,868,360	196,370,710	-29,502,350	-15.02%
544,443,570	454,478,620	89,964,950	19.80%
120,060,990	114,982,920	5,078,070	4.42%
105,707,430	100,992,830	4,714,600	4.67%
546,522,370	532,201,450	16,320,920	3.07%
587,383,180	563,854,110	23,529,070	4.17%
384,078,920	269,932,700	114,146,220	42.29%
670,032,870	647,120,840	22,912,030	3.54%
117,056,200	109,297,890	7,758,310	7.10%
334,910,630	317,786,660	17,123,970	5.39%
10,635,230	10,376,000	259,230	2.50%
193,880,410	178,143,710	15,736,700	8.83%
449,498,950	447,974,360	524,590	0.12%
1,411,439,230	1,257,476,130	153,963,100	12.24%
70,658,620	66,332,100	4,326,520	6.52%
248,470,140	236,376,130	12,094,010	5.12%
687,390,140	641,726,350	45,663,790	7.12%
1,199,327,080	1,084,221,660	115,105,420	10.62%
55,595,350	50,088,070	5,507,280	11.00%
73,493,170	70,649,040	2,844,130	4.02%
45,323,740	44,467,860	855,880	1.92%
345,508,640	346,452,970	-944,330	-0.27%
103,577,860	100,546,950	3,030,910	3.01%
132,327,390	118,065,380	14,262,010	12.08%
4,862,667,510	4,241,404,190	621,263,320	14.65%
271,958,100	260,160,490	11,797,610	4.53%
22,508,350	21,594,520	913,830	4.23%
44,491,370	38,543,920	5,947,450	15.43%
245,039,460	236,565,980	8,473,480	3.58%
777,728,660	81,121,240	-3,992,580	-4.18%
205,179,630	197,229,500	-7,950,130	-4.03%
26,122,470	25,297,720	824,750	3.26%
12,164,720	11,148,010	1,016,710	9.12%
168,345,200	151,009,670	17,335,530	11.48%
61,711,180	59,517,790	2,193,390	3.69%
694,682,860	606,092,990	88,589,870	14.62%
3,042,189,890	2,875,894,240	166,295,650	5.78%
40,983,378,550	37,949,971,680	3,033,406,870	7.99%

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

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This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024 Residential/Farm Land		2023 Residential/Farm Land		2024 * Non-Residential		2023 * Non-Residential		2024 Mach & Equip		2023 Mach & Equip		% Diff
		\$	% Diff	\$	% Diff	\$	% Diff	\$	% Diff	\$	% Diff	\$	% Diff	
11	ATHABASCA	263,134,868	2.45%	256,841,213	6,293,655	108,769,736	8.30%	100,435,271	8,334,465	432,490	26,550	405,940	26,550	6.54%
387	BANFF	2,139,397,032	9.55%	1,952,923,232	186,473,800	1,302,219,264	28.86%	1,010,583,828	291,635,436	4,907,320	3,489,400	1,417,920	3,489,400	0.00%
14	BARHEAD	380,747,389	0.32%	379,523,372	1,226,013	119,929,340	2.81%	116,652,341	3,275,998	1,798,860	-14,760	1,753,620	-14,760	-0.84%
16	BASHAW	61,307,389	4.83%	62,070,259	-762,864	18,067,787	1.22%	17,850,129	217,658	3,094,550	2,961,990	1,687,842	3,094,550	4.48%
21	BEAVERLODGE	91,530,832	4.46%	87,316,583	4,214,249	64,967,137	4.33%	62,270,150	2,696,977	657,800	718,640	-60,840	718,640	-8.47%
24	BENTLEY	97,902,824	7.82%	90,806,052	7,096,772	15,269,790	7.30%	14,230,650	1,039,140	365,000	376,770	-11,770	376,770	-3.12%
31	BLACKFOOT	1,275,063,228	7.07%	1,183,925,344	91,137,884	164,031,185	8.15%	151,663,918	12,367,267	7,459,290	7,010,650	448,640	7,010,650	6.40%
34	BON ACCORD	150,731,143	5.17%	143,326,031	7,405,112	7,560,780	9.93%	6,877,779	683,001	47,090	45,080	2,010	45,080	4.46%
35	BONNYVILLE	593,171,321	4.21%	569,191,075	23,980,246	351,571,375	4.67%	368,786,360	17,214,885	238,860	209,490	29,390	209,490	14.03%
39	BOW ISLAND	145,741,834	6.03%	137,454,380	8,287,454	48,719,765	9.89%	44,335,663	4,383,902	2,381,460	2,270,730	110,730	2,270,730	4.88%
40	BOWEN	106,123,993	5.81%	100,294,049	5,829,944	15,551,630	9.27%	14,231,970	1,319,660	2,205,160	2,100,290	104,870	2,100,290	4.99%
44	BRUDERHEIM	142,032,893	2.97%	137,929,875	4,103,018	18,509,910	1.65%	18,509,910	305,180	443,280	429,320	13,960	429,320	3.25%
47	CALMAR	241,374,527	9.51%	220,413,916	20,960,611	49,743,946	5.84%	46,999,942	2,744,004	49,000	52,000	-3,000	52,000	-5.77%
50	CANMORE	9,353,318,385	23.04%	7,601,912,031	1,751,406,354	1,722,638,826	22.02%	1,415,845,945	311,792,881	411,370	391,230	20,140	391,230	5.15%
52	CARDSTON	353,084,560	11.99%	313,767,422	37,317,138	48,126,520	4.27%	46,156,164	1,970,356	370,490	335,470	35,020	335,470	57.34%
56	CARSTAIRS	748,415,534	22.47%	611,121,526	137,294,008	69,016,143	2.77%	66,180,099	1,836,044	105,070	98,620	6,450	98,620	6.54%
58	CASTOR	69,425,903	0.74%	62,862,850	6,563,053	14,215,209	4.13%	13,651,799	561,410	87,430	82,060	5,370	82,060	6.54%
65	CLARESHOLM	417,627,408	10.59%	377,646,543	39,980,865	102,035,377	1.67%	100,363,532	1,671,845	1,208,030	1,172,380	35,650	1,172,380	3.04%
69	COALDALE	1,078,777,770	10.29%	978,138,249	100,639,521	178,724,463	17.02%	152,729,659	25,994,804	2,558,720	2,483,880	74,840	2,483,880	3.01%
360	COALHURST	311,461,929	12.48%	276,915,872	34,546,057	15,460,940	7.97%	14,347,390	1,143,550	19,580	18,370	1,210	18,370	6.95%
70	COCHRANE	6,640,717,123	17.32%	5,660,217,736	980,499,387	69,277,398	7.27%	64,430,005	46,847,393	14,150,380	13,494,920	655,460	13,494,920	4.86%
75	CROSSFIELD	543,226,129	17.32%	463,042,116	80,184,013	189,251,179	0.11%	189,034,147	217,032	106,400	101,970	4,070	101,970	3.99%
79	CROSSFIELD	76,181,668	10.80%	68,758,397	7,423,271	8,061,850	21.15%	6,654,331	1,407,519	5,946,620	5,409,740	-63,120	5,409,740	-1.17%
82	DAYSLAND	830,956,292	3.78%	800,723,692	30,232,600	130,929,004	8.23%	120,974,999	9,954,005	312,340	300,250	12,090	300,250	4.03%
**	DIAMOND VALLEY	862,621,247	12.37%	767,665,528	94,955,719	84,138,389	7.20%	78,489,762	6,648,627	2,693,620	2,472,510	161,110	2,472,510	6.52%
88	DIPSDBURY	594,976,725	9.87%	541,544,902	53,431,823	82,123,534	5.37%	77,941,097	4,182,437	178,650	168,180	10,470	168,180	6.23%
91	DRAYTON VALLEY	693,991,220	0.70%	689,200,113	4,791,007	456,466,133	2.58%	444,991,419	11,474,714	35,868,130	34,987,110	881,020	34,987,110	2.52%
532	DRUMHELLER	710,205,988	5.48%	673,308,674	36,897,264	234,271,692	4.86%	223,419,075	10,852,617	2,668,790	2,615,950	52,840	2,615,950	2.02%
95	ECKVILLE	96,857,552	7.07%	90,460,625	6,396,927	21,503,547	4.90%	20,498,990	1,004,557	0	0	0	0	0.00%
100	EDSON	876,445,469	-0.50%	880,877,477	-4,432,008	404,531,968	4.02%	388,879,747	15,652,221	43,081,350	40,832,380	2,248,970	40,832,380	5.51%
101	EIK POINT	105,526,993	3.64%	101,816,164	3,710,829	43,017,238	-2.66%	43,564,150	-546,912	98,170	92,140	6,030	92,140	6.54%
106	FAIRVIEW	229,528,915	1.99%	220,467,403	9,061,512	66,931,553	2.59%	65,240,180	1,693,373	0	0	0	0	0.00%
108	FALHER	56,661,870	-0.04%	57,841,787	-1,179,917	140,567,077	-7.99%	138,071,618	26,595,459	276,040	491,750	-215,710	491,750	-43.87%
115	FORT MACLEOD	339,061,459	14.72%	295,549,364	43,512,095	26,805,798	23.34%	26,595,459	23,344%	1,955,020	1,911,520	43,500	1,911,520	2.28%
119	FOX CREEK	197,191,553	2.97%	191,497,508	5,694,045	153,518,234	11.19%	138,071,618	15,447,702	118,970	62,650	56,320	62,650	89.90%
124	GIBBONS	352,054,881	2.67%	342,883,695	9,171,186	31,572,160	6.88%	30,687,496	884,664	668,240	661,990	6,850	661,990	1.04%
137	GRIMSHAW	210,549,966	6.94%	196,881,255	13,668,711	50,169,174	-4.29%	52,417,515	-2,248,341	180,570	170,320	10,250	170,320	6.02%
141	HANNA	167,949,861	-0.13%	168,161,415	-211,554	62,517,404	1.63%	61,516,398	1,001,006	1,948,660	1,993,760	-45,100	1,993,760	-3.24%
143	HARDISTY	68,375,724	-3.26%	70,681,786	-2,306,062	29,888,131	2.47%	29,166,924	721,207	12,790	12,010	780	12,010	6.49%
146	HIGH LEVEL	253,330,794	2.24%	247,789,017	5,541,777	208,339,582	6.88%	194,928,147	13,411,435	99,279,110	91,268,870	8,010,240	91,268,870	8.78%
147	HIGH PRAIRIE	180,876,837	3.17%	175,312,857	5,563,980	105,031,579	4.87%	105,874,044	15,157,535	25,734,670	24,194,490	1,540,180	24,194,490	6.37%
148	HIGH RIVER	2,025,981,223	9.19%	1,855,422,243	170,558,980	398,525,719	2.72%	329,549,356	8,976,363	121,170	114,830	6,880	114,830	5.99%
151	HINTON	1,134,480,225	-0.65%	1,141,861,629	-7,381,404	463,655,425	6.05%	437,204,071	26,451,354	293,714,470	280,830,080	12,882,390	280,830,080	4.59%
180	INNISFAIR	844,487,119	3.32%	817,377,160	27,109,959	282,666,049	8.42%	260,718,520	21,947,529	63,115,550	57,196,340	5,919,210	57,196,340	10.35%
183	IRRICANA	131,187,293	4.93%	125,137,572	6,049,721	8,369,720	6.33%	7,871,218	498,502	0	0	0	0	0.00%
188	KILLAM	72,077,779	1.07%	71,311,895	765,884	23,342,940	1.53%	22,991,431	351,509	0	0	0	0	0.00%
197	LAMONT	136,228,180	0.05%	136,159,183	68,997	27,941,712	4.56%	26,712,900	1,219,812	211,820	202,860	8,960	202,860	4.42%
202	LEGAL	129,603,846	1.36%	121,939,610	1,664,236	67,745,455	-0.40%	68,101,615	-35,160	145,930	139,560	6,370	139,560	4.56%
211	MAGRATH	249,740,946	13.54%	219,963,120	29,777,826	16,640,186	19.44%	13,931,292	17,086,894	1,450,090	1,403,920	46,170	1,403,920	3.29%
212	MANNING	88,999,099	6.06%	83,915,136	5,083,963	27,867,562	-3.32%	28,825,310	-957,748	0	0	0	0	0.00%

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

Classification: Public



This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024 Residential/Farm land		2023 Residential/Farm land		\$		% Diff		2024 * Non-residential		2023 * Non-residential		\$		% Diff		2024 Mech & Equip		2023 Mech & Equip		\$		% Diff	
		Residential/Farm land	Residential/Farm land	Residential/Farm land	Residential/Farm land	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%	Diff	%
215	MAYERTHORPE	77,155,242	75,333,243	1,821,999	2.42%	27,535,280	24,913,424	2,621,856	10.52%	32,492,414	32,492,414	0	0.00%	115,840	110,050	5,790	5.26%								
216	MCLENNAN	63,895,932	59,925,421	3,970,511	6.63%	9,691,561	9,776,500	-84,939	-0.87%	11,725,886	10,918,619	807,267	7.40%	66,140	63,150	2,990	4.73%								
218	MILK RIVER	20,013,827	185,835,250	15,778,577	8.17%	34,463,157	25,636,775	8,766,382	34.19%	184,872,630	177,344,341	7,528,289	4.25%	128,400	124,600	3,800	3.05%								
219	MILLET	1,209,838,873	1,169,513,416	40,325,457	3.45%	18,406,548	12,573,557	5,832,991	46.46%	184,872,630	177,344,341	7,528,289	4.25%	2,445,580	2,030,810	414,770	20.43%								
224	MORINVILLE	270,112,794	84,815,456	269,947	0.32%	185,085,403	60,574,115	124,511,288	203.81%	184,872,630	177,344,341	7,528,289	4.25%	1,438,580	1,361,640	76,940	5.65%								
227	MUNDARE	135,481,813	129,253,741	6,228,072	4.82%	39,060,147	38,009,280	1,050,867	2.76%	184,872,630	177,344,341	7,528,289	4.25%	5,511,560	5,261,870	249,690	4.75%								
232	NANTON	5,382,443,938	4,775,896,274	606,547,664	12.70%	802,275,240	760,210,371	42,064,869	5.53%	7,900,010	4,243,170	3,656,840	86.18%	7,900,010	4,243,170	3,656,840	86.18%								
233	NOBLEFORD	84,565,758	77,482,930	7,082,828	8.24%	393,186,168	354,334,366	38,851,802	10.96%	32,040,380	30,208,320	1,832,060	6.06%												
239	OLDS	70,680,955	69,126,468	1,554,487	2.25%	38,566,370	30,237,248	8,329,122	27.88%	938,700	903,550	35,150	3.89%												
240	ONOWAY	649,259,585	628,861,386	20,398,199	3.24%	22,027,044	20,472,866	1,554,178	7.59%	77,000	72,280	4,720	6.53%												
241	OYEN	399,224,215	371,176,920	28,047,295	7.56%	267,496,440	264,636,339	2,860,101	1.08%	357,100	335,180	21,920	6.54%												
247	PEACE RIVER	184,107,113	164,026,722	20,080,391	12.24%	40,810,691	35,750,844	5,059,847	14.15%	2,747,720	2,586,100	161,620	6.25%												
248	PENHOLD	379,889,372	346,999,475	33,489,897	9.67%	125,967,982	117,588,484	8,379,498	7.13%	1,816,610	1,761,350	55,260	3.14%												
249	PICTURE BUTTE	694,079,563	673,134,745	20,944,818	3.11%	193,203,029	185,761,568	7,439,461	4.00%	189,370	176,580	12,790	7.24%												
250	PINCHER CREEK	142,251,668	143,124,542	-872,874	-0.61%	65,887,957	67,654,320	-1,766,363	-2.61%	3,097,630	1,479,180	1,618,450	109.42%												
254	PONOKA	15,998,758	18,121,174	-2,122,416	-11.71%	13,126,143	13,741,297	-615,154	-4.48%	40,250	39,090	1,160	2.97%												
257	PROVOST	387,736,630	351,658,383	36,078,247	10.26%	28,954,956	25,605,166	3,349,790	13.08%	0	0	0	0.00%												
260	RAINBOW LAKE	607,097,243	555,848,811	51,248,432	9.22%	209,662,601	187,222,953	22,439,648	11.99%	8,874,480	8,486,200	388,280	4.58%												
261	RAYMOND	206,923,693	232,290,758	-25,367,065	-10.92%	90,068,539	90,376,855	-308,316	-0.34%	19,552,910	18,630,200	922,710	4.95%												
264	REDCLIFF	239,915,662	208,080,391	31,835,271	15.30%	82,292,565	83,171,078	-878,513	-1.06%	1,552,360	1,296,100	256,260	19.77%												
265	RIMBY	71,528,440	68,200,220	3,328,220	4.88%	18,616,701	18,451,960	164,741	0.89%	2,343,540	2,270,030	73,510	3.30%												
268	ROCKY MOUNTAIN HOUSE	266,078,951	265,352,024	726,927	0.27%	51,172,913	56,444,301	-5,271,388	-9.34%	545,600	965,690	-420,090	-43.50%												
280	SEDEWICK	636,944,809	620,066,040	16,878,769	2.72%	254,106,630	245,425,645	8,680,985	3.54%	0	0	0	0.00%												
281	SEXSMITH	77,015,172	75,882,751	1,132,421	1.49%	19,959,211	19,515,573	443,638	2.27%	34,300	32,200	2,100	6.52%												
284	SLAVE LAKE	65,042,240	68,185,183	-3,142,943	-4.91%	19,949,579	20,532,173	-582,594	-3.32%	13,900	13,040	860	6.60%												
285	SMOKY LAKE	492,905,090	486,551,408	6,353,682	1.31%	167,513,014	158,201,617	9,311,397	5.89%	543,980	516,640	27,340	5.29%												
289	SPIRIT RIVER	55,192,453	52,041,812	3,150,641	6.05%	11,936,728	11,742,931	193,797	1.65%	866,640	839,560	29,080	3.46%												
293	ST. PAUL	2,494,213,817	2,310,272,845	180,940,972	7.83%	518,319,206	469,390,708	48,928,498	10.42%	107,500	105,060	2,440	2.32%												
297	STAVELY	1,859,049,276	1,713,854,994	145,194,282	8.47%	354,294,217	319,976,085	34,318,132	10.73%	725,520	639,360	86,160	13.48%												
298	STETTLE	327,513,570	300,856,446	26,657,124	8.86%	99,318,664	93,956,531	5,362,133	5.71%	620,390	383,760	236,630	61.66%												
301	STONY PLAIN	47,905,077	54,814,037	-6,908,960	-12.60%	24,098,065	23,772,006	326,059	1.34%	76,870	72,160	4,710	6.53%												
303	STRATHMORE	2,408,824,753	2,209,977,829	198,846,924	9.00%	343,211,347	329,395,127	13,816,220	4.19%	864,680	812,180	52,500	6.46%												
307	SUNDRE	852,416,248	783,462,701	68,953,547	8.80%	270,277,159	264,318,544	5,958,615	2.25%	1,154,120	1,399,050	-244,930	-17.51%												
309	SWAN HILLS	81,252,477	79,569,293	1,683,184	2.12%	21,500,076	18,312,384	3,187,692	17.41%	72,190,860	68,254,010	3,936,850	5.77%												
310	SWAN LAKE	279,870,369	266,474,980	13,395,389	5.03%	62,065,281	62,011,253	54,028	0.09%	965,860	909,400	56,460	6.54%												
311	TABER	197,611,044	183,298,916	14,312,128	7.81%	53,808,033	50,742,828	3,065,205	6.04%	1,656,090	1,569,890	86,200	5.49%												
315	THORSBY	73,168,150	71,526,386	1,641,764	2.30%	16,933,179	16,512,382	420,797	2.55%	1,782,330	2,609,920	-827,590	-46.99%												
318	TOFIELD	62,482,231	61,355,649	1,126,582	1.84%	13,960,184	13,335,064	625,120	4.69%	261,890	245,920	15,970	6.49%												
320	TROCHU	136,175,156	135,758,205	416,951	0.31%	78,201,793	75,344,421	2,857,372	3.79%	26,980	25,320	1,660	6.56%												
322	TWO HILLS	79,849,808	71,353,953	8,495,855	11.91%	18,314,137	17,436,115	877,722	5.03%	521,000	495,600	25,400	5.13%												
325	VAUXHALL	495,855,633	467,816,043	28,039,590	5.99%	191,584,971	181,709,142	10,875,829	6.00%	453,460	458,770	-5,310	-1.16%												
326	VALLEYVIEW	409,420,860	390,311,639	109,549,221	4.90%	174,991,304	170,451,928	4,539,376	2.66%	2,382,720	2,382,720	0	0.00%												
327	VEGREVILLE	71,070,822	71,462,799	-391,977	-0.55%	249,077,951	243,297,464	5,780,487	2.38%	1,664,380	1,620,520	43,860	3.91%												
328	VERMILION	198,069,561	183,987,469	14,082,092	7.65%	41,441,065	38,212,201	3,228,864	8.45%	769,810	684,210	85,600	12.51%												
331	VIRKING	643,410,729	620,767,441	22,643,288	3.65%	249,077,951	243,297,464	5,780,487	2.38%	895,570	843,090	52,480	6.25%												
333	VULCAN	143,216,658	139,960,741	3,255,917	2.33%	37,394,496	37,342,044	52,452	0.14%	8,735,410	8,241,550	493,860	5.69%												
343	WEMBLEY	415,167,461	415,911,150	-743,689	-0.18%	181,336,576	166,980,667	14,355,909	8.60%	2,754,390	3,007,380	-248,990	-8.28%												
345	WESTLOCK									3,013,710	2,879,750	133,960	4.65%												

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

Classification: Public

This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024			2023			2024			2023			2024			2023			2024			2023		
		Residential/Farm land	Residential/Farm land	% Diff	Residential/Farm land	Residential/Farm land	% Diff	Residential/Farm land	Residential/Farm land	% Diff	* Non-residential	* Non-residential	% Diff	Mach & Equip	Mach & Equip	% Diff	Mach & Equip	Mach & Equip	% Diff	Mach & Equip	Mach & Equip	% Diff	Mach & Equip	Mach & Equip	% Diff
350	WHITECOURT	1,068,907,639	1,064,654,886	0.40%	59,320,937,076	5,918,059,036	9.98%	4,969,535	4,252,753	0.40%	605,591,471	608,663,592	-0.50%	199,321,100	169,973,700	13.74%	1,007,811,900	932,156,900	7.55%	199,321,100	169,973,700	13.74%	1,007,811,900	932,156,900	7.55%
	SUBTOTAL	65,239,036,112	59,320,937,076	9.98%		5,918,059,036	9.98%		4,252,753	0.40%	16,162,224,219	14,927,956,485	8.27%	1,007,811,900	932,156,900	7.55%	1,007,811,900	932,156,900	7.55%	1,007,811,900	932,156,900	7.55%	1,007,811,900	932,156,900	7.55%
Villages																									
2	ACME	53,769,873	48,800,338	10.18%				4,969,535	4,252,753	0.40%	10,749,406	10,197,505	5.41%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
4	ALBERTA BEACH	180,049,096	170,512,719	5.59%				9,536,377	9,536,377	5.59%	170,512,719	170,512,719	0.00%	156,540	148,860	5.10%	156,540	148,860	5.10%	156,540	148,860	5.10%	156,540	148,860	5.10%
5	AUX	61,408,680	57,855,783	6.18%				3,572,897	3,572,897	6.18%	16,230,184	16,341,736	-0.68%	29,375,300	27,656,990	6.21%	29,375,300	27,656,990	6.21%	29,375,300	27,656,990	6.21%	29,375,300	27,656,990	6.21%
6	ALLIANCE	6,835,795	5,198,943	31.48%				1,636,852	1,636,852	31.48%	2,902,660	2,775,494	4.58%	113,540	108,860	4.30%	113,540	108,860	4.30%	113,540	108,860	4.30%	113,540	108,860	4.30%
7	AMISK	11,496,602	11,301,369	1.73%				195,233	195,233	1.73%	1,462,200	1,506,023	-2.91%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
8	ANDREW	26,630,833	29,129,866	-8.58%				-2,499,033	-2,499,033	-8.58%	5,537,345	5,538,120	-0.01%	10,380	9,750	6.46%	10,380	9,750	6.46%	10,380	9,750	6.46%	10,380	9,750	6.46%
10	ARROWWOOD	13,315,223	12,337,883	7.92%				977,340	977,340	7.92%	3,015,896	2,880,120	4.71%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
363	BARNWELL	102,973,773	94,690,536	8.75%				8,283,237	8,283,237	8.75%	2,610,077	2,588,068	0.85%	46,350	44,560	4.02%	46,350	44,560	4.02%	46,350	44,560	4.02%	46,350	44,560	4.02%
13	BAYVIEW	18,494,140	17,595,704	5.11%				898,436	898,436	5.11%	2,505,470	2,505,470	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
18	BEISEKER	32,902,260	33,165,870	-0.79%				-263,610	-263,610	-0.79%	29,061,565	28,083,630	3.48%	55,770	56,320	-0.98%	55,770	56,320	-0.98%	55,770	56,320	-0.98%	55,770	56,320	-0.98%
22	BEISEKER	79,843,000	72,837,549	9.62%				7,005,451	7,005,451	9.62%	3,285,670	2,737,590	20.02%	49,390	48,600	1.63%	49,390	48,600	1.63%	49,390	48,600	1.63%	49,390	48,600	1.63%
25	BERWYN	28,965,797	32,843,873	-12.11%				-3,878,076	-3,878,076	-12.11%	5,110,140	4,786,710	7.88%	59,190	56,920	3.99%	59,190	56,920	3.99%	59,190	56,920	3.99%	59,190	56,920	3.99%
27	BIG VALLEY	22,476,432	22,948,256	-2.06%				-471,824	-471,824	-2.06%	2,426,740	2,131,670	13.84%	241,010	226,960	6.19%	241,010	226,960	6.19%	241,010	226,960	6.19%	241,010	226,960	6.19%
29	BITTERN LAKE	22,525,496	20,841,478	8.08%				1,684,018	1,684,018	8.08%	11,056,672	10,871,393	1.70%	104,380	102,070	2.26%	104,380	102,070	2.26%	104,380	102,070	2.26%	104,380	102,070	2.26%
41	BOYLE	61,234,823	61,709,268	-0.77%				-474,445	-474,445	-0.77%	25,715,754	25,095,501	2.47%	604,330	573,700	5.32%	604,330	573,700	5.32%	604,330	573,700	5.32%	604,330	573,700	5.32%
42	BRETON	43,142,251	43,142,251	-3.76%				-1,621,225	-1,621,225	-3.76%	3,054,325	3,007,422	1.56%	25,460	23,900	6.53%	25,460	23,900	6.53%	25,460	23,900	6.53%	25,460	23,900	6.53%
51	CARBON	39,958,387	36,972,355	8.08%				2,986,032	2,986,032	8.08%	2,536,969	2,448,228	3.62%	1,560	1,560	0.00%	1,560	1,560	0.00%	1,560	1,560	0.00%	1,560	1,560	0.00%
54	CARMANGAY	18,956,992	16,987,860	11.59%				1,969,132	1,969,132	11.59%	9,086,840	10,966,808	-17.14%	39,500	37,430	5.53%	39,500	37,430	5.53%	39,500	37,430	5.53%	39,500	37,430	5.53%
55	CAROLINE	26,906,414	26,493,299	1.56%				413,115	413,115	1.56%	3,765,750	2,982,577	26.26%	127,460	119,640	6.54%	127,460	119,640	6.54%	127,460	119,640	6.54%	127,460	119,640	6.54%
61	CHAMPION	23,340,147	19,881,956	17.39%				3,458,191	3,458,191	17.39%	5,687,000	5,297,430	7.35%	277,980	260,370	6.42%	277,980	260,370	6.42%	277,980	260,370	6.42%	277,980	260,370	6.42%
62	CHAUVIN	15,669,632	15,701,648	-0.20%				-32,016	-32,016	-0.20%	4,424,669	4,294,867	3.02%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
64	CHIPMAN	18,476,526	18,848,566	-1.97%				-372,040	-372,040	-1.97%	8,482,669	8,294,867	2.28%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
66	CLIVE	73,828,980	73,513,536	0.43%				315,444	315,444	0.43%	3,277,127	3,070,434	6.73%	61,400	56,900	7.38%	61,400	56,900	7.38%	61,400	56,900	7.38%	61,400	56,900	7.38%
68	CLYDE	30,140,914	30,679,817	-1.76%				-538,903	-538,903	-1.76%	2,629,287	2,384,907	10.25%	59,740	57,240	4.37%	59,740	57,240	4.37%	59,740	57,240	4.37%	59,740	57,240	4.37%
73	CONSORT	41,112,528	41,375,800	-0.64%				-263,272	-263,272	-0.64%	16,711,667	16,487,954	1.36%	94,910	97,310	-2.47%	94,910	97,310	-2.47%	94,910	97,310	-2.47%	94,910	97,310	-2.47%
76	COUITTS	14,480,082	13,659,872	6.00%				820,210	820,210	6.00%	9,455,179	9,490,827	-0.38%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
77	COWLEY	16,849,801	15,469,985	8.92%				1,379,816	1,379,816	8.92%	4,100,334	3,714,710	10.38%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
78	CREMONA	43,508,356	40,979,359	6.17%				2,528,997	2,528,997	6.17%	7,170,970	6,852,147	4.65%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
81	CZAR	9,810,954	9,720,788	0.93%				90,166	90,166	0.93%	2,060,674	2,008,705	2.59%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
83	DEBURNE	80,781,140	73,534,307	9.86%				7,246,833	7,246,833	9.86%	11,688,740	11,339,370	3.08%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
84	DELIA	13,869,973	14,177,653	-2.22%				-307,680	-307,680	-2.22%	3,421,060	3,213,130	6.47%	62,000	57,030	8.75%	62,000	57,030	8.75%	62,000	57,030	8.75%	62,000	57,030	8.75%
89	DONALDA	12,343,619	12,239,102	0.85%				104,517	104,517	0.85%	1,552,231	1,550,963	0.08%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
90	DONNELLY	19,358,504	19,910,315	-2.77%				-551,811	-551,811	-2.77%	2,445,530	2,059,240	19.29%	38,840	36,810	5.51%	38,840	36,810	5.51%	38,840	36,810	5.51%	38,840	36,810	5.51%
93	DUCHESS	98,070,157	90,322,672	8.58%				7,747,485	7,747,485	8.58%	9,495,060	9,224,180	2.92%	331,720	311,130	6.43%	331,720	311,130	6.43%	331,720	311,130	6.43%	331,720	311,130	6.43%
96	EDBERG	8,055,214	7,322,955	10.00%				732,259	732,259	10.00%	386,546	340,770	12.29%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
97	EDGERTON	24,868,063	24,328,872	2.22%				539,191	539,191	2.22%	3,753,381	3,425,339	9.58%	141,260	143,310	-1.43%	141,260	143,310	-1.43%	141,260	143,310	-1.43%	141,260	143,310	-1.43%
102	ELNORA	19,881,440	19,384,569	2.56%				496,871	496,871	2.56%	2,781,690	2,696,630	3.15%	154,180	148,430	3.87%	154,180	148,430	3.87%	154,180	148,430	3.87%	154,180	148,430	3.87%
103	EMPRESS	7,179,342	6,858,404	4.68%				320,938	320,938	4.68%	1,751,361	1,479,552	18.37%	0	0	0.00%	0	0	0.00%	0	0	0.00%	0	0	0.00%
112	FOREMOST	43,016,671	39,485,074	9.94%				3,531,597	3,531,597	9.94%	11,499,937	10,676,912	7.71%	151,560	143,680	5.48%	151,560	143,680	5.48%	151,560	143,680	5.48%	151,560	143,680	5.48%
113	FORESTBURG	58,066,817	54,989,132	5.60%																					

This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024		2023		2024		2023		2024		2023		2024		2023		2024		2023		2024	
		Residential/Farm land	% Diff	Residential/Farm land	% Diff	* Non-residential	% Diff	* Non-residential	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff	Mach & Equip	% Diff
153	HUGHENDEN	10,580,523	3.99%	10,233,400	3.99%	1,583,340	4.96%	1,508,477	4.96%	0	0.00%	0	0.00%	2,089,280	2.87%	2,031,920	2.87%	50,450	4.63%	50,450	4.63%	443,420	3.85%
154	HUSSAR	11,995,167	1.06%	11,870,861	1.06%	3,176,501	1.19%	3,139,261	1.19%	5,080	9.16%	5,080	9.16%	153,540	41.08%	108,830	41.08%	1,648,580	789,400	47,889%	1,648,580	789,400	47,889%
181	INNISFREE	9,596,374	-1.35%	9,727,810	-1.35%	7,659,880	8.68%	7,046,891	8.68%	7,106,299	-7.24%	7,106,299	-7.24%	1,046,760	5.80%	84,580	5.80%	361,960	23,670	6.54%	361,960	23,670	6.54%
182	IRMA	36,908,979	1.86%	36,235,096	1.86%	17,447,785	-2.42%	17,009,431	-2.42%	17,447,785	-2.42%	17,447,785	-2.42%	1,036,960	3.52%	103,260	3.52%	103,260	3.52%	103,260	3.52%	103,260	3.52%
190	KITSCOTY	82,322,008	3.15%	79,809,408	3.15%	17,447,785	-2.42%	17,009,431	-2.42%	17,447,785	-2.42%	17,447,785	-2.42%	15,320	1.24%	15,320	1.24%	15,320	1.24%	15,320	1.24%	15,320	1.24%
205	LINDEN	65,787,309	-0.25%	65,953,262	-0.25%	12,886,720	-0.81%	12,005,135	-0.81%	12,886,720	-0.81%	12,886,720	-0.81%	265,920	2.77%	258,750	2.77%	0	0.00%	0	0.00%	0	0.00%
207	LOMOND	10,555,143	12.14%	9,412,436	12.14%	8,985,801	18.41%	8,095,801	18.41%	9,412,436	12.14%	9,412,436	12.14%	48,490	6.57%	45,500	6.57%	2,824,000	-30,030	-1.05%	2,824,000	-30,030	-1.05%
208	LONGVIEW	52,069,977	3.02%	43,973,176	3.02%	12,562,400	3.02%	12,194,186	3.02%	12,562,400	3.02%	12,562,400	3.02%	39,450	6.68%	36,980	6.68%	237,460	14,550	6.59%	237,460	14,550	6.59%
209	LOUHEED	12,562,400	3.02%	12,194,186	3.02%	8,486,563	3.52%	8,486,563	3.52%	8,486,563	3.52%	8,486,563	3.52%	306,760	103.97%	103,970	103.97%	306,760	103.97%	306,760	103.97%	306,760	103.97%
213	MANNVILLE	42,034,187	2.45%	41,029,017	2.45%	3,403,833	9.27%	3,115,002	9.27%	3,403,833	9.27%	3,403,833	9.27%	776,130	4.69%	726,130	4.69%	1,256,600	-62,260	-4.77%	1,256,600	-62,260	-4.77%
214	MARWAYNE	35,940,405	0.17%	35,877,691	0.17%	2,229,770	2.77%	2,129,580	2.77%	2,229,770	2.77%	2,229,770	2.77%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
220	MILO	9,317,485	2.63%	9,078,708	2.63%	13,668,507	2.82%	13,293,820	2.82%	13,668,507	2.82%	13,668,507	2.82%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
225	MORRIN	13,668,507	2.82%	13,293,820	2.82%	11,617,551	3.07%	11,271,118	3.07%	11,617,551	3.07%	11,617,551	3.07%	776,130	4.69%	726,130	4.69%	1,256,600	-62,260	-4.77%	1,256,600	-62,260	-4.77%
228	MUNSON	16,835,715	-2.40%	17,249,147	-2.40%	1,316,590	1.62%	1,295,580	1.62%	1,316,590	1.62%	1,316,590	1.62%	2,824,000	-30,030	2,824,000	-30,030	-30,030	-1.05%	-30,030	-1.05%	-30,030	-1.05%
229	MYRNAM	14,432,543	-0.44%	14,496,855	-0.44%	1,316,590	1.62%	1,295,580	1.62%	1,316,590	1.62%	1,316,590	1.62%	2,824,000	-30,030	2,824,000	-30,030	-30,030	-1.05%	-30,030	-1.05%	-30,030	-1.05%
231	NAMPA	22,381,070	-5.77%	23,751,121	-5.77%	18,054,270	-0.30%	18,115,190	-0.30%	18,054,270	-0.30%	18,054,270	-0.30%	2,824,000	-30,030	2,824,000	-30,030	-30,030	-1.05%	-30,030	-1.05%	-30,030	-1.05%
244	PARADISE VALLEY	8,452,291	5.39%	8,019,943	5.39%	6,286,691	2.77%	6,119,049	2.77%	6,286,691	2.77%	6,286,691	2.77%	776,130	4.69%	726,130	4.69%	1,256,600	-62,260	-4.77%	1,256,600	-62,260	-4.77%
270	ROCKYFORD	25,099,413	3.33%	24,791,050	3.33%	2,229,770	2.77%	2,129,580	2.77%	2,229,770	2.77%	2,229,770	2.77%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
276	RYCROFT	34,540,830	2.46%	35,376,113	2.46%	145,930,227	7.41%	135,859,772	7.41%	145,930,227	7.41%	145,930,227	7.41%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
277	RYCROFT	25,792,440	3.50%	24,919,290	3.50%	11,617,551	3.07%	11,271,118	3.07%	11,617,551	3.07%	11,617,551	3.07%	776,130	4.69%	726,130	4.69%	1,256,600	-62,260	-4.77%	1,256,600	-62,260	-4.77%
288	ROSEMARY	28,643,074	7.85%	26,558,768	7.85%	135,859,772	7.41%	135,859,772	7.41%	135,859,772	7.41%	135,859,772	7.41%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
295	SPRING LAKE	145,930,227	7.41%	135,859,772	7.41%	135,859,772	7.41%	135,859,772	7.41%	135,859,772	7.41%	135,859,772	7.41%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
299	STANDARD	31,614,395	11.40%	28,380,051	11.40%	13,916,141	0.96%	13,883,258	0.96%	13,916,141	0.96%	13,916,141	0.96%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
300	STIRLING	115,435,378	15.12%	100,269,830	15.12%	15,155,548	0.88%	15,155,548	0.88%	15,155,548	0.88%	15,155,548	0.88%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
330	VETERAN	9,138,746	79.511	9,059,235	79.511	0,959,235	0.88%	0,959,235	0.88%	0,959,235	0.88%	0,959,235	0.88%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
332	VILNA	11,148,791	0.88%	10,841,114	0.88%	11,148,791	0.88%	10,841,114	0.88%	11,148,791	0.88%	11,148,791	0.88%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
338	WARBURG	47,678,227	2.839,609	47,959,446	-0.54%	2,055,127	5.91%	1,940,373	5.91%	2,055,127	5.91%	2,055,127	5.91%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%	181,520	29.79%
339	WARBURG	25,832,431	12.35%	22,992,822	12.35%	11,290,895	1.80%	11,290,895	1.80%	11,290,895	1.80%	11,290,895	1.80%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
342	WASKATENAU	15,959,488	6.23%	15,024,200	6.23%	1,794,890	4.59%	1,716,131	4.59%	1,794,890	4.59%	1,794,890	4.59%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
355	YOUNGSTOWN	8,647,662	2.56%	8,626,550	2.56%	2,065,220	1.88%	1,883,580	1.88%	2,065,220	1.88%	2,065,220	1.88%	70,560	4.95%	67,230	4.95%	0	0.00%	0	0.00%	0	0.00%
SUBTOTAL		2,709,755,933	4.94%	2,582,118,431	4.94%	177,636,602	3.62%	171,979,094	3.62%	177,636,602	3.62%	177,636,602	3.62%	50,813,330	8.59%	46,795,440	8.59%	4,017,890	0.00%	4,017,890	0.00%	4,017,890	0.00%

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

Classification: Public



This data is formatted according to Education Property Tax Requisition categories.

Municipality Code	Municipality Name	2024 Residential/Farm land		2023 Residential/Farm land		2024 * Non-residential		2023 *Non-residential		2024 Mach & Equip		2023 Mach & Equip		% Diff
		Residential/Farm land	% Diff	Residential/Farm land	% Diff	* Non-residential	% Diff	* Non-residential	% Diff	2024	% Diff	2023	% Diff	
187	KAPASWIN	34,317,495	13.29%	30,292,139	13.29%	84,310	3.13%	81,750	3.13%	0	0.00%	0	0.00%	
196	LAKESIDE	18,365,843	7.23%	17,126,912	7.23%	68,170	1.91%	68,170	1.91%	0	0.00%	0	0.00%	
378	LARKSPUR	34,550,000	12.04%	30,836,032	12.04%	58,510	1.95%	56,660	1.95%	0	0.00%	0	0.00%	
210	MA-ME-O BEACH	106,514,176	3.49%	102,917,513	3.49%	2,073,540	80.82%	1,992,720	80.82%	0	0.00%	0	0.00%	
359	MEWATHA BEACH	60,036,168	4.77%	57,303,177	4.77%	243,630	1.44%	227,400	1.44%	0	0.00%	0	0.00%	
230	NAKAMUN PARK	43,107,286	19.54%	36,060,389	19.54%	151,180	11,200	139,980	11,200	0	0.00%	0	0.00%	
237	NORGLINWOLD	235,034,126	5.70%	222,350,507	5.70%	582,850	45,370	537,480	45,370	0	0.00%	0	0.00%	
385	NORRIS BEACH	38,252,204	3.98%	37,002,266	3.98%	1,756,700	3,130	1,724,540	3,130	0	0.00%	0	0.00%	
374	POPLAR BEACH	79,443,149	5.29%	75,454,912	5.29%	2,472,828	19,394	2,453,434	19,394	0	0.00%	0	0.00%	
363	PELICAN NARROWS	54,088,964	8.79%	59,298,809	8.79%	309,170	13,080	296,090	13,080	0	0.00%	0	0.00%	
252	POINT ALISON	25,436,048	8.11%	24,711,700	8.11%	76,780	5,940	70,840	5,940	0	0.00%	0	0.00%	
256	POPLAR BAY	63,451,776	4.85%	60,810,930	4.85%	395,590	377,620	377,620	377,620	0	0.00%	0	0.00%	
267	ROCHON SANDS	63,451,776	4.85%	60,810,930	4.85%	445,950	408,470	408,470	408,470	0	0.00%	0	0.00%	
273	ROSS HAYEN	63,760,186	3.72%	61,810,930	3.72%	222,000	210,810	210,810	210,810	0	0.00%	0	0.00%	
277	SANDY BEACH	48,397,875	5.42%	46,661,216	5.42%	628,612	561,735	561,735	561,735	0	0.00%	0	0.00%	
279	SEBA BEACH	187,577,127	4.87%	177,927,742	4.87%	3,764,560	18,200	3,782,760	18,200	0	0.00%	0	0.00%	
282	SILVER BEACH	96,490,788	13.08%	92,005,767	13.08%	200,890	19,210	192,210	19,210	0	0.00%	0	0.00%	
283	SILVER SANDS	63,874,016	7.32%	56,484,017	7.32%	1,254,520	1,036,680	1,036,680	1,036,680	0	0.00%	0	0.00%	
369	SOUTH BAPTISTE	21,255,968	8.94%	19,806,481	8.94%	768,250	750,920	750,920	750,920	0	0.00%	0	0.00%	
288	SOUTH VIEW	19,867,277	8.24%	19,682,590	8.24%	132,560	123,900	123,900	123,900	0	0.00%	0	0.00%	
388	SUNBREAKER COVE	151,227,044	10.87%	139,710,433	10.87%	169,000	151,980	151,980	151,980	0	0.00%	0	0.00%	
306	SUNDANCE BEACH	66,264,092	10.87%	59,767,617	10.87%	86,840	78,410	78,410	78,410	0	0.00%	0	0.00%	
386	SUNRISE BEACH	29,757,070	3.86%	28,650,331	3.86%	145,470	145,470	145,470	145,470	0	0.00%	0	0.00%	
357	SUNSET BEACH	36,839,949	6.80%	34,495,101	6.80%	152,890	145,550	145,550	145,550	0	0.00%	0	0.00%	
308	SUNSET POINT	74,574,423	4.44%	71,407,311	4.44%	193,250	176,140	176,140	176,140	0	0.00%	0	0.00%	
324	VAL QUENTIN	50,754,150	13.77%	44,612,887	13.77%	292,150	222,800	222,800	222,800	0	0.00%	0	0.00%	
380	WAIPAROUS	37,972,330	6.10%	35,789,949	6.10%	48,540	42,510	42,510	42,510	0	0.00%	0	0.00%	
370	WEST BAPTISTE	38,496,565	-0.03%	38,511,498	-0.03%	134,100	126,450	126,450	126,450	0	0.00%	0	0.00%	
344	WEST COVE	59,479,017	5.27%	56,503,863	5.27%	210,930	193,620	193,620	193,620	0	0.00%	0	0.00%	
371	WHISPERS HILLS	49,527,154	0.22%	49,411,901	0.22%	291,480	274,790	274,790	274,790	0	0.00%	0	0.00%	
365	WHITE SANDS	120,912,604	5.30%	114,822,699	5.30%	600,250	571,950	571,950	571,950	0	0.00%	0	0.00%	
354	YELLOWSTONE	38,146,068	2.41%	37,246,906	2.41%	167,420	155,330	155,330	155,330	0	0.00%	0	0.00%	
	SUBTOTAL	3,573,942,303	6.68%	3,350,142,303	6.68%	24,215,560	23,103,779	23,103,779	23,103,779	95,880	90,000	5,880	6.53%	
Improvement Districts														
159	I.D. NO. 04 (WATERTON)	190,218,531	9.53%	173,668,517	9.53%	71,253,670	62,050,992	62,050,992	62,050,992	0	0	0	0.00%	
164	I.D. NO. 09 (BANFF)	121,792,200	11.44%	109,287,180	11.44%	731,974,518	577,733,270	577,733,270	577,733,270	0	0	0	0.00%	
167	I.D. NO. 12 (USPHER NATIONAL PARK)	6,176,500	5.83%	5,836,020	5.83%	57,205,850	52,972,820	52,972,820	52,972,820	0	0	0	0.00%	
168	I.D. NO. 13 (ELK ISLAND)	373,500	1.39%	368,390	1.39%	5,940,010	6,208,150	6,208,150	6,208,150	0	0	0	0.00%	
179	I.D. NO. 24 (WOOD BUFFALO)	2,447,900	-0.38%	2,457,160	-0.38%	1,267,340	1,246,200	1,246,200	1,246,200	0	0	0	0.00%	
373	KANASKIS IMPROVEMENT DISTRICT	70,267,696	11.71%	62,901,764	11.71%	123,248,450	111,470,270	111,470,270	111,470,270	24,177,410	23,272,280	905,130	3.89%	
	SUBTOTAL	991,276,927	10.37%	911,276,927	10.37%	990,889,838	811,681,702	811,681,702	811,681,702	24,177,410	23,272,280	905,130	3.89%	
Special Areas														
142	SPECIAL AREAS BOARD	620,508,926	-0.76%	625,231,791	-0.76%	2,587,335,258	2,533,153,104	2,533,153,104	2,533,153,104	471,512,020	443,988,520	27,523,500	6.20%	
	SUBTOTAL	620,508,926	-0.76%	625,231,791	-0.76%	2,587,335,258	2,533,153,104	2,533,153,104	2,533,153,104	471,512,020	443,988,520	27,523,500	6.20%	
462	TOWNSHIP OF REDWOOD MEADOWS	227,765,738	21.34%	187,715,875	21.34%	0	0	0	0	0	0	0	0.00%	
	SUBTOTAL	227,765,738	21.34%	187,715,875	21.34%	0	0	0	0	0	0	0	0.00%	
	GRAND TOTAL	704,655,454,748	9.86%	643,393,532,833	9.86%	2,577,898,997,746	2,400,906,199,910	2,400,906,199,910	2,400,906,199,910	98,932,150,587	92,435,539,635	6,496,610,952	7.03%	

Comparison of the preliminary 2024 Equalized Assessment (EA) to current 2023 EA

Classification: Public

2/17

Town of Mayerthorpe

Report Title : SILVER SANDS TOTAL CONTRACT HRS

Report Range Start: 2023/08/01 0000 End: 2023/08/31 2359

Man Hour Report by User

TOWN OF MAYERTHORPE

KASAMBA, GERVAIS

Event start: 2023/08/04 1330 Event end: 2023/08/04 1500 Time: (90) Minutes

Address: SUMMER VILLAGE

Activity Type: GENERAL PATROL

Total Time on Call for this Event : 1 Hours 30 Minutes

Event start: 2023/08/12 1430 Event end: 2023/08/12 1600 Time: (90) Minutes

Address: SUMMER VILLAGE

Activity Type: GENERAL PATROL

Total Time on Call for this Event : 1 Hours 30 Minutes

Event start: 2023/08/19 1800 Event end: 2023/08/19 1930 Time: (90) Minutes

Address: SUMMER VILLAGE

Activity Type: GENERAL PATROL

Total Time on Call for this Event : 1 Hours 30 Minutes

Event start: 2023/08/25 1630 Event end: 2023/08/25 1800 Time: (90) Minutes

Address: SUMMER VILLAGE

Activity Type: GENERAL PATROL

Total Time on Call for this Event : 1 Hours 30 Minutes

Event start: 2023/08/28 1530 Event end: 2023/08/28 1605 Time: (35) Minutes

Address: SUMME VILLAGE

Activity Type: GENERAL PATROL

Total Time on Call for this Event : 0 Hours 35 Minutes

KASAMBA, GERVAIS : Total Time On Calls 6 Hours 35 Minutes

Total Group Time: 6 Hours 35 Minutes

213

Town of Mayerthorpe

Report Title : SILVER SANDS TOTAL CONTRACT HRS

Report Range **Start:** 2023/08/01 0000 **End:** 2023/08/31 2359

Man Hour Report by User

All Officers: Total Time On Calls

6 Hours

35 Minutes

214



Summer Village of Birch Cove

Box 8, Alberta Beach, AB T0E 0A0

PH:(780)967-0271 FAX: (780)967-0431

www.birchcove.ca

August 29th, 2023

Lac Ste. Anne County

Town of Onoway

Town of Mayerthorpe

Village of Alberta Beach

Summer Villages of Castle Island, Sunrise Beach, Nakamun Park, Ross Haven, Sandy Beach, Silver Sands, South View, Sunset Point, Val Quentin, West Cove and Yellowstone

Re: Summer Village of Birch Cove Councillor Resignation & Byelection Results

The Summer Village of Birch Cove, at their June 15th, 2023 regular Council meeting received a letter of resignation from Councillor Eugene Dugan. A byelection was scheduled for August 5th, 2023. Nomination day was concluded on July 8th, 2023 and as no other candidates were forthcoming, Mr. Dean Preston was elected to Council by acclamation.

The Mayor remains as Steven Tymafichuk and Deputy Mayor as Dory Sample.

Please don't hesitate to contact the undersigned if you require further information.

Thank you.

Sincerely,

Wendy Wildman

for Chief Administrative Officer

WW/dw

c.c. Summer Village of Birch Cove Council

Box 8, Alberta Beach, AB T0E 1A0

Phone: 780-967-0271 email: cao@birchcove.ca

www.birchcove.ca

215



Summer Village of Sunrise Beach

Box 1197

Onoway, Alberta

TOE 1VO

Email:

svsunrisebeach@wildwillowenterprises.com

Phone:(780) 967-0271

Fax: (780) 967-0431

August 28th, 2023

Lac Ste. Anne County

Town of Onoway

Town of Mayerthorpe

Village of Alberta Beach

Summer Villages of Birch Cove, Castle Island, Nakamun Park, Ross Haven, Sandy Beach, Silver Sands, South View, Sunset Point, Val Quentin, West Cove and Yellowstone

Ste. Anne Emergency Management Agency

Council and Admins:

Re: Sunrise Beach Councillor Resignation and Byelection Results

After the June 13th, 2023 regular council meeting, Councillor Everett Steenbergen submitted a letter of resignation. The municipality then underwent a byelection and we are pleased to advise Mr. Brian Benning was declared elected as a result of the August 5th, 2023 byelection. We further advise Mr. Benning was officially sworn in as Councillor for the Summer Village of Sunrise Beach at the August 22nd, 2023 Council meeting. Mr. Jon Ethier remains Mayor, and Mr. Mike Benson remains Deputy Mayor.

Thank you.

Regards,

Wendy Wildman

Chief Administrative Officer

Summer Village of Sunrise Beach

cc: Summer Village of Sunrise Beach Council



Alberta Beach

Box 278 • Alberta Beach • Alberta • T0E 0A0
Telephone: 780-924-3181 • Fax: 780-924-3313

August 24, 2023

Fire Rescue International
Attention: David Ives, Fire Chief
Box 1550
Onoway, AB
T0E 1V0
Email: david.ives@firerescueinternational.net

Dear Chief Ives:

Re: Intent to Enter New Agreement for Fire Services

Alberta Beach Council received your letter of August 5th, 2023 at their last regular Council meeting held on August 22, 2023. Please be advised that Council's intent is to enter into a new agreement for fire services upon the expiry of the current agreement as per the following motion;

MOTION #155-23

MOVED BY Councillor Muir that the Town of Onoway and Fire Rescue International be notified that Alberta Beach's intent is to enter into a new agreement for fire services upon the expiration of the current agreement.

CARRIED UNANIMOUSLY

Please do not hesitate to contact me if you require any further information.

Sincerely,

A handwritten signature in blue ink that reads "Kathy Skwarchuk".

Kathy Skwarchuk,
CAO

Cc: Alberta Beach Council
Town of Onoway
Onoway Regional Fire Services Member Municipalities

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September 6, 2023

File: 23DP07-31



**Re: Development Permit Application No. 23DP07-31
Plan 223 MC, Block 2, Lot 16A : 16 Ash Avenue (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

***CONSTRUCTION OF A SINGLE DETACHED DWELLING (150.5 SQ. M.) C/W
ATTACHED GARAGE (66.9 SQ. M.), INSTALLATION OF A WATER SUPPLY AND
OF A SEPTIC SYSTEM***

has been **APPROVED** subject to the following conditions:

1- All municipal taxes must be paid.

2- **SEPTIC SYSTEM:**

Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector. The on-site sewage disposal system shall comply with the Private Sewage Systems Standard of Practice - 2015 as adopted by legislation for use in the Province of Alberta.

3- **WATER SUPPLY:**

If by Cistern, the cistern shall be excavated and installed in conformance with the Safety Codes Act or as amended and all such other regulations which may apply to their construction.

If by Well, the Well shall be drilled in conformance with Alberta's Water Act (the Act) and Water (Ministerial) Regulations (the "Regulations") that regulate water well drilling activities in the Province of Alberta and / or certification provided by a professional engineer or certified hydrologist or certified plumbing inspector attesting an adequate flow of water of potable quality.

4- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.

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- 5- **Access construction and location shall be to the satisfaction of the Public Works Supervisor for the Summer Village of Silver Sands. Please contact Dustin, Public Works Supervisor or his designate at (780) 797-2207 or spublicworks@wildwillowenterprises.com , prior to undertaking any works upon the municipal roadway.**
 - 6- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
 - 7- Two (2) Off-Street parking spaces must be provided on site.
 - 8- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
 - 9- **The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**
 - 10- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
 - 11- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
 - 12- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
 - **Front Yard (Silver Sands Drive) setback shall be a minimum of 8.0 metres;**
 - **Front Yard (Ash Avenue) setback shall be a minimum of 8.0 metres;**
 - **Side Yard setbacks shall be a minimum of 1.5 metres (or greater distance as required under the Alberta Safety Codes Act;**
 - **Rear Yard setback shall be a minimum of 1.5 metres;**
 - **Maximum Height shall be 9.0 metres (average grade to peak).**
- Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).
- 13- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.


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Development Services
for the
Summer Village of Silver Sands
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

- 14- All development shall be landscaped and graded in a manner that all surface run-off is either contained on-site, directed into an existing water body (i.e. a lake or stream) or public drainage system (i.e. a municipal ditch). All buildings must be completed with eaves which drain into the Municipal stormwater system.
- 15- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 16- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
- 17- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed Complete	September 6, 2023
Date of Decision	September 6, 2023
Effective Date of Permit	October 4, 2023
Signature of Development Officer	

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands
Assessor - mike@tanmarconsulting.com

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office at:

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

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$200.00.





NOTE:

It is strongly recommended that the applicants have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR should be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application, including the ground floor elevation.

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.
2. Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Subdivision & Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.
3. This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.

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4. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
 - a. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:

The Inspections Group Inc.
Edmonton Office
12010 - 111 Avenue NW
Edmonton, Alberta T5G 0E6
E-mail: questions@inspectionsgroup.com
Phone: 780 454-5048
Fax: 780 454-5222
Toll Free Ph: 1 866 554-5048
Toll Free Fax: 1 866 454-5222

6. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
 - (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.



Public Notice

DEVELOPMENT APPLICATION NUMBER: 23DP07-31

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 2, Lot 16A : 16 Ash Avenue, with regard to the following:

***CONSTRUCTION OF A SINGLE DETACHED DWELLING (150.5 SQ. M.) C/W
ATTACHED GARAGE (66.9 SQ. M.), INSTALLATION OF A WATER SUPPLY AND
OF A SEPTIC SYSTEM***

has been **CONDITIONALLY APPROVED** by the Development Officer.


Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on September 27, 2023**.

Statements of concern with regard to this development permit should be addressed to:
Summer Village of Silver Sands
Box 8
Alberta Beach, Alberta, T0E 0A0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	September 6, 2023
Date of Decision	September 6, 2023
Effective Date of Permit	October 4, 2023
Signature of Development Officer	

- Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.
- Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.
- Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT





September 6, 2023

File: 23DP08-31



**Re: Development Permit Application No. 23DP08-31
Plan 223 MC, Block 2, Lot 16A : 16 Ash Avenue (the "Lands")
R1A – Residential : Summer Village of Silver Sands**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

CONSTRUCTION OF AN ACCESSORY BUILDING C/W COVERED DECK (98.1 SQ. M.).

has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer
- 3- The applicant shall display for no less than twenty-one (21) days after the permit is issued the enclosed notice. The notice is to be posted immediately adjacent to the blue Municipal Address sign in such a fashion as to be visible by the public.
- 4- Two (2) Off-Street parking spaces must be provided on site.
- 5- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 6- **The applicants are required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**
- 7- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.

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8- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.

9- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:

- **Front Yard (Silver Sands Drive) setback shall be behind the front line of the Principal Building;**
- **Front Yard (Ash Avenue) setback shall be a minimum of 6.0 metres;**
- **Side Yard setbacks shall be a minimum of 1.5 metres (or greater distance as required under the Alberta Safety Codes Act;**
- **Rear Yard setback shall be a minimum of 1.5 metres;**
- **Maximum Height shall be 8.5 metres (average grade to peak).**

Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).

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12- All improvements shall be completed within twelve (12) months of the effective date of the permit.

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Development Services
for the
Summer Village of Silver Sands
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

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Date Application Deemed Complete **September 6, 2023**

Date of Decision **September 6, 2023**

Effective Date of Permit **October 4, 2023**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands
Assessor - mike@tanmarconsulting.com

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NOTE:

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Development Services
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Summer Village of Silver Sands
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
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Edmonton, Alberta T5G 0E6
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 - (a) Water and sewage systems are under the jurisdiction of the Inspections Group Inc. (780) 454-5048 or 1-866-554-5048.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.

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Public Notice

DEVELOPMENT APPLICATION NUMBER: 23DP08-31

APPROVAL OF DEVELOPMENT PERMIT

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CONSTRUCTION OF AN ACCESSORY BUILDING C/W COVERED DECK (98.1 SQ. M.).

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1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
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The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on September 27, 2023.**

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Summer Village of Silver Sands
Box 8
Alberta Beach, Alberta, TOE 0A0
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact the Development Officer at (780) 718-5479

Date Application Deemed Complete	September 6, 2023
Date of Decision	September 6, 2023
Effective Date of Permit	October 4, 2023
Signature of Development Officer	

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Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT



From: Cathy Heron <president@abmunis.ca>
Sent: Monday, September 18, 2023 2:02 PM
Subject: EAI's recent misinformation campaign

Dear Alberta Municipalities Members,

Last year, we sent you a notice to correct misinformation disseminated by an entity called Energy Associates International (EAI). It is disappointing that we must do this again, a year later, almost to the month. We are making this joint statement so there can be no doubt that Alberta Municipalities (ABmunis) is serious about maintaining and protecting its reputation.

ABmunis is proud of its work to support communities, not shareholders. It's our reason for being and was the philosophy behind our founding in 1905. We have never lost sight of this mandate and continue to work very hard every day to meet it.

ABmunis demonstrates its commitment to its members and clients by developing innovative products and services, such as Power+, that help Alberta's communities achieve budget stability during uncertain times. **As your member-led association, we will always act transparently and ethically as we meet our mandate to serve Alberta's communities.**

Misinformation campaign by EAI

The recent misinformation campaign attributable to EAI has given us cause to pursue against them a second demand letter to cease-and-desist. EAI, a privately owned for-profit corporation, recently communicated incorrect and misleading information to our members about ABmunis' wholly-owned corporation, Alberta Municipal Services Corporation (AMSC), and its innovative Power+ electricity procurement process.

In the spirit of transparency, we want to take a moment to address these points with you now.

1. EAI says "AMSC has failed to meet its electricity aggregation program objectives..."

The facts:

- o **The objective for Power+ was always clear: to provide long-term budget certainty at a low total cost.** We have met this objective by sourcing energy for six years, a longer term than that available on the retail or wholesale markets.
- o We agreed to a shorter term than we had initially anticipated due to the unnecessary risk premium that Power+ subscribers would have had to pay. This is directly due to the regulatory uncertainty around the cost of carbon emissions beyond 2030.
- o Acting in the best interest of our Power+ participants, we chose to offer our subscribers the lowest obtainable price for the longest possible term. This was always the goal.

2. EAI says "...now being offered a retail electricity price..."

The facts:

- o We achieved a 6-year commitment at the lowest possible price by cutting out the middlemen and using the combined purchasing power of our Power+ subscribers to procure electricity directly from the generator.
- o The fact is, the retail market, which EAI operates in, does not offer purchase transactions beyond 5 years. **Our Power+ has been able to achieve a longer term at lower prices by negotiating directly with the generators.**

3. EAI says "...up to potentially 20% higher than wholesale markets..."

The facts:

- o The wholesale market EAI operates in is selling electricity out to only 2027 with very few transactions in 2026 or 2027. Wholesale rates between the years 2024 and 2027 are currently priced at approximately \$75/MWh for a 4 year term. **Our Power+ program was able to achieve pricing for our members below \$70/MWh for a 6 year**

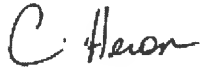
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- term, significantly lower than wholesale pricing.** This is attributable to the combined purchasing power of our Power+ subscribers and by purchasing electricity directly from the generator.
- Several ABmunis members have validated through their own broker-administered and independent procurements that many wholesalers are pricing electricity at \$86/MWh and sometimes upwards of \$115/MWh.
 - In addition to performing a competitive public procurement process that gave us access to the lowest obtainable price for our subscribers, we have validated our results with several members and with consultants. Not surprisingly, EAI failed to provide a lower price than that offered through Power+ for the same term.

Alberta Municipalities worked diligently and with the greatest integrity to secure the very best offering for our members and clients. We are confident that we have succeeded in delivering an unbeatable benefit for our Power+ program subscribers.

Should you receive any communications from EAI or if you have any questions regarding Alberta Municipalities Power+, we encourage you to call our knowledgeable and helpful staff at 310.MUNI or e-mail energy@abmunis.ca. You can also find information at our [website](#).

As the CEO of Alberta Municipalities, I welcome your calls at 780.431.4535 or email at dan@abmunis.ca.



Cathy Heron
President,
Alberta Municipalities
president@abmunis.ca



Tanya Thorn
Chair,
Alberta Municipal Services
Corporation
tthorn@okotoks.ca



Dan Rude
CEO,
Alberta Municipalities
dan@abmunis.ca

Cathy Heron | President

E: president@abmunis.ca
300-8616 51 Ave Edmonton, AB T6E 6E6
Toll Free: 310-MUNI | 877-421-
6644 | www.abmunis.ca



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Alberta Beach

Box 278 • Alberta Beach • Alberta • T0E 0A0
Telephone: 780-924-3181 • Fax: 780-924-3313

September 20, 2023

Lac Ste. Anne County
Town of Onoway
Town of Mayerthorpe

Summer Villages of Birch Cove, Castle Island, Nakamun Park, Ross Haven, Sandy Beach, Silver Sands,
South View, Sunrise Beach, Sunset Point, Val Quentin, West Cove and Yellowstone

Re: Alberta Beach Bi-Election Results

Further to the above, please be advised that Alberta Beach held their nomination day on August 28, 2023. One nomination for the position of Councillor was received by the Returning Officer. As no further nominations were received, Mr. Bill Love was elected to Council by acclamation. Mr. Love was officially sworn in as Councillor for Alberta Beach at the regular Council meeting held on September 19, 2023.

Alberta Beach Council members are as follows;

Mayor.....Tara Elwood
Deputy Mayor..... Debbie Durocher
Councillor..... Bill Love
Councillor..... Kelly Muir
Councillor..... Daryl Weber

Please do not hesitate to contact the undersigned if you require any further information.

Sincerely,

Kathy Skwarchuk
Kathy Skwarchuk,
C.A.O.

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