

**SPECIAL MEETING OF COUNCIL
SUMMER VILLAGE OF ITASKA
July 23, 2016
SANDHOLM COMMUNITY HALL**

PRESENT:

Present at the meeting were:

MAYOR	Ralph Johnston
COUNCILLORS	Rex Nielsen Rick Redl
CHIEF ADMINISTRATIVE OFFICER	June Boyda
DEVELOPMENT OFFICER	Imai Thomas Welch
PLANNING AGENCY	Jason Tran, Manager – West Central Planning Agency

CALL TO ORDER:

The meeting was called to order by Mayor Johnston at 2:02 p.m.

ADDITIONS, DELETIONS AND ADOPTION OF AGENDA:

Res. #046/16 Moved by Councillor Redl that the Special Council Meeting agenda is hereby
Agenda adopted as presented.

CARRIED

PUBLIC HEARING

Opening of Public Hearing

Mayor Johnston opened the Public Hearing at 2:05 p.m.

Purpose of Bylaw 2016-01

The Mayor explained the purpose of Bylaw 2016-01 is to amend the Summer Village Land Use Bylaw which was approved as Bylaw 2005-01MC.

Councillor Nielsen gave a background on the Pigeon Lake Watershed Management Plan and Alliance of Pigeon Lake Municipalities Association groups and the work they do together regarding the health of the lake.

Councillor Nielsen discussed that the first initiative was the Fertilizer Ban Bylaw. The next initiative was the Model Land Use Bylaw which was published with the assistance of a Land Use Planning lawyer from Calgary.

Confirmation of Notice

The Mayor asked the Chief Administrative Officer for confirmation that notice of the Public Hearing was provided in accordance with applicable legislation. The Chief Administrative Officer confirmed that:

Notice was mailed to all Summer Village of Itaska Beach owners with tax notices, which were mailed on June 21, 2016.

Notice was sent to adjacent municipalities and other external agencies for comments, including Leduc County, Planning Department, County of Wetaskiwin, Planning Department, Summer Village of Golden Days, Alberta Environment and Parks, Alberta Transportation, Atco Gas and Fortis

Notice of this public hearing was posted on the Summer Village of Itaska Beach website.

Report from Development Officer

The Mayor requested that the Development Officer provide the background to the proposed Bylaw.

The Development Officer provided a background report which is attached to the minutes.

Written Submissions

There were four written submissions received as follows from:

- a. #90 Itaska Beach – Page
- b. #92 Itaska Beach - Tomko
- c. #64 Itaska Beach – Murphy
- d. Leduc County – Planning & Development Department

The Mayor asked if there were other written submissions by those in attendance that were not listed. There were none.

Persons Wishing to be Heard

The following members of the Public requested to be heard on this matter:

James W Murphy, QC #64 Itaska Beach (Jim):

Stated that the methodology was poor and the documents were a complete mess. The revisions pay no heed to the document being amended. The current bylaw is 2005-01MC, to recognize the work Martin Casault did on the Land Use Bylaw. Previously there was public consultation, on-going dialogue, and the bylaw was professionally drafted on a volunteer basis with no fees being paid. None of this has happened this time, and he is offended professionally and personally.

Of the 27 proposed revisions, only 4 of those are referable to the Model Land Use Bylaw provisions. The ideas are presented on an ad-hoc basis.

Examples are noted in his written comments.

Making the front yard facing the road, without changing the measurements that are in the bylaw does not work.

Stripping and Grading: could only strip and grade with a new development, but now with the definitions only stripping and grading need be done, which could leave a vacant lot.

Accessory buildings: Last time avoided having accessory buildings without a primary building.

New bylaw would allow you to park a gravel truck; previously could operate a home business if it was not visible from the road.

Now have added an extra year, making it three years to get a development done which is too long for people to have to live beside construction.

Every lot will be a non-conforming lot due to the natural vegetation section.

Contains several nuisance related provisions.

Land Use Bylaws only apply to new developments.

Do not advocate dictates of a separate body, such as the International Dark Sky Association; put the principles that you like in your bylaw.

Don't just adopt someone else's standards because those standards can change. Pick what you want and implement those.

The new bylaw says that you cannot have a boat house at all.

This is a lack of consultation, and a lack of familiarity with those that drafted the bylaw with the Summer Village of Itaska Beach.

31h) the development authority may call for certain studies if your property is within 800 metres of the lake; it is a ridiculous inclusion because all the properties in Itaska Beach are within that limit. The language they are citing is more for new subdivisions, rather than a developed area. For example on-site storm water retention. It makes those mistakes because it was cut and pasted from the Model Land Use Bylaw.

Believes in good land use planning. Has been doing this for 40 years. Has been at Itaska Beach for 52 years. There is a proper way to do this Land Use Bylaw process.

Advice:

- 1) Ask what you want to accomplish
- 2) Ask what you need to do to accomplish those goals
- 3) Determine which of those items should go into a Land Use Bylaw, and which should go elsewhere
- 4) Need to consult with community
- 5) Once you have done those things, should you put pen to paper and circulate a draft

This process has been done backwards. Cannot be fixed with editing. Should scrap the current process, defeat second bylaw and go back to the table.

Have a lot of talented people that would be willing to help. Jim Murphy would be willing to help. Would help at no charge if they start over and consult the residents.

Gordon McKenzie #52 – agrees with Jim.

Barbara Johnson #10 – agrees with Jim.

Page #90 – agrees with Jim. This is a substantial amendment as it governs what you do in the future. Everyone needs to look at what they are doing environmentally, not just for future development. Want to create certainty with the direction going forward.

David Alton #62 – Agrees with Jim. No sense of public consultation. Most find it difficult to get through the language.

Hal Smith #55 – Agree with Jim.

Bob Walker #72 – Agree with Jim.

Steier #59 – Time to review this again.

Williams #32 – Concur with Jim.

Hoffman #22 – Concur.

The room of residents were in favour of starting over.

Sheila Fee #91 – Thank you for your efforts for wanting to bring the ideas forward.

Closure of Public Hearing for Bylaw 2016-01

The Mayor closed the hearing at 2:41 p.m.

DATE OF NEXT MEETING:

Res. #047/16 Moved by Mayor Johnston that the Regular Council meeting of August 17,
Adjournment 2016 is rescheduled to Wednesday, August 24, 2016 at 7:00 p.m.

CARRIED

ADJOURNMENT:

Res. #048/16 Moved by Mayor Johnston that the Special Council meeting of July 23, 2016 is
Adjournment hereby adjourned at 2:43 p.m.

CARRIED

THESE MINUTES ADOPTED BY COUNCIL THIS 24th DAY OF AUGUST, 2016

MAYOR

CHIEF ADMINISTRATIVE OFFICER