

P
**SUMMER VILLAGE OF CRYSTAL SPRINGS
REGULAR COUNCIL MEETING
WEDNESDAY, MAY 26, 2012 at 10:00 A.M.
Summer Villages Office Council Chambers
605-2nd Avenue, Ma-Me-O Beach, AB**

MINUTES

Present:

Walter Schlese, Mayor
Doris Bell, Deputy Mayor
Kevin Pratt, Councillor

Sylvia Roy, CAO

A. CALL TO ORDER

Mayor Schlese called the Meeting to Order at 10:06 am.

PUBLIC HEARING FOR BYLAW #208, TO AMEND LAND USE BYLAW #176

Mayor Schlese called the Public Hearing to order at 10:06 am.

Members of Council and Administration as well as Jason Tran and Ryan Andres from West Central Planning and Bob Riddett, Planning Consultant.

Mayor Schlese explained the purpose of the hearing and the procedures to be followed throughout the hearing.

Mayor Schlese called upon the CAO to introduce the bylaw, and to read any relevant correspondence received. The CAO read submissions from Crystal Springs residents Carol Cotton and Mac Millar; Hugh & Margaret Sanders, and Corey & Rhonda Swanson.

Mayor Schlese then called upon Hugh Sanders, resident of #204/206, a pre-registered applicant, to speak first. Mr. Sanders reiterated the comments as read by the CAO. Mr. Sanders recommended that side yard setbacks be subject to the same setbacks as the main building, and that he supported allowing modular homes while still prohibiting mobile homes and trailers. Recreational vehicle use and storage was discussed, and the implementation of a permit system while maintaining control over the length of stay of the RV was suggested as a maximum of 3 days without a permit, and up to 21 days with a permit. Mr. Sanders stated that the presence of a bylaw that is being enforced does have an impact on the number of RV's and went on to say that Crystal Springs had 15 RV's within the Summer Village, while Grandview had 40 and Poplar Bay had 48. It was noted that RV's add nothing to the assessment value of the Summer Village.

Mr. Sanders then spoke to matters not addressed in the Land Use Bylaw, such as environmental considerations for the health of the lake. Mr. Sanders referred to the Integrated Watershed Management Plan (IWMP) that is currently a work in progress for the Pigeon Lake Watershed Association (PLWA), as well as a new publication from Alberta Environment and Sustainable Resource Development that is entitled "Stepping Back from the Water." The implementation of setbacks from the water, while unmanageable for existing development, should be considered for any future development. The vegetation closest to the lake is the most valuable, as it helps to absorb nutrients that would otherwise run into the lake. Erosion protection is also not addressed, and hard surfaces such as pavement should be prohibited. Mr. Sanders volunteered to participate on a committee for land/water planning should such a committee be considered.

Mr. & Mrs. Raugust of #225 indicated that they do not want rules too stringent on the use of RV's.

Mrs. Ann Tweddle of #8 was pleased about the items removed from the LUB as those items are better served by other bylaws.

Ms. Donna Rausch of #223 was in favor of guesthouses and/or sleeping quarters above garages.

Mr. & Mrs. Morgan of #224 stated the need for a statement or moral to indicate what the community wants to become, otherwise bylaws become too flexible and anything goes. The proper balance between limiting development without excessive inappropriateness needs to be found. Allowing guesthouses was deemed acceptable but a definition is required of who is a guest – they must be temporary or there for all summer, but not permanently. Definitions also require clarification for modular/manufactured homes. The

suggestion of better notice to residents was supported and the need for aesthetic standards was also suggested.

Mr. Don Bouclin of #48 stated that it is difficult to build when the intent of the bylaw is not clear, such as the use of and/or. Mr. Bouclin was in favor of allowing guesthouses and did not object to the use of RV's unless it becomes a dwelling.

Mr. Dan Blackburn of #53 supported the use of RV's on a vacant lot if there's no intention to build on the property and would ensure that wastewater is properly managed. This property was formerly in the County of Wetaskiwin prior to annexation.

Mr. Tim Healy of #44 was in favor of guest houses but not on top of garages; the reason being that if there's already a 30 foot building on the lot (the main dwelling) there could foreseeably be two 30 foot buildings if a garage with sleeping quarters was approved. Mr. Healy did not object to the use of RV's.

Ms. Linda Kerr of #97 has a second row lot, and doesn't have access to the back of the property in which to put an RV. Their lot is large, so the lot size is not the issue. The LUB seems to favor the lakefront properties. This property was also an annexed property and the caveat refers to the use of RV's as an acceptable practice. Also, the bylaw only allows for a 3 foot fence in the back, she would like to have a 6" chain link fence to protect vegetation from deer; since no one sees the back of the lot, a 6 foot fence should not be an issue.

Mr. Denis Wall of #144 was agreeable to the use of RV's on a temporary basis. Regulating the height of buildings was discussed and the gallery agreed that big buildings should be limited as much as possible.

Ms. Tweddle thanked Council for the opportunity to provide feedback and taking the residents' views into consideration.

Mayor Schlese declared the Public Hearing concluded at 11:29 am.

Mayor Schlese called recess at 11:29 am.

Mayor Schlese reconvened the meeting at 11:36

B. DELEGATIONS / PRESENTATIONS

1. Mr. Bob Riddett, Planner; Mr. Jason Tran and Mr. Ryan Andres, West Central Planning Agency

Council, Administration and the planners reviewed input provided by the residents at the Public Hearing.

C. ADOPTION / ADDITIONS TO AGENDA

Res. # 12-67

Moved by Councillor Pratt to approve the agenda as amended.

CARRIED

D. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

1. Regular Council Meeting Minutes of May 2, 2012

Res. # 12-68

Moved by Mayor Schlese to approve the Regular Council Meeting Minutes of May 2, 2012 as presented.

CARRIED

2. Special Council Meeting Minutes of May 3, 2012

Res. # 12-69

Moved by Mayor Schlese to approve the Regular Council Meeting Minutes of May 2, 2012 as presented.

CARRIED

E. READING OF BYLAWS & POLICIES

1. Bylaw #208, to Amend Bylaw #176, the Land Use Bylaw

No readings were given to Bylaw #208 at this meeting.

2. Bylaw #207, to Amend Bylaw #181, the Noise Bylaw

Res. # 12-70

Moved by Councillor Pratt to give 3rd Reading to Bylaw #207, the Bylaw to amend Bylaw #181, as presented.

CARRIED

Mayor Schlese called a Recess at 12:20 pm.

Mayor Schlese Reconvened the meeting at 12:40 pm.

F. COUNCIL & CAO REPORTS

1. Follow Up Sheet

Mayor Schlese met with an ATCO representative in the Summer Village regarding the unsatisfactory condition of roads after installation of underground utilities; the sub-contractor will be asked to return and repair the roads to a satisfactory condition.

G. DISCUSSION ITEMS

1. Land Use Bylaw Review

Nothing further to report aside from what transpired at the Public Hearing.

2. Pigeon Lake Regional Wastewater Committee Update

Mayor Schlese reported on the committee meeting held on May 22, 2012. Genivar will be conducting a needs assessment for the First Nations land and it is anticipated that it will be completed by the end of summer.

3. South Side Wastewater Committee

Council reviewed the minutes of the committee meeting held on May 3rd, 2012. A strategic communication plan created by Deputy Mayor Bell and a potential governance model document from Norris Beach Mayor Fowlie were also reviewed as part of the committee's progress. There may be the potential of grant funding for communications assessment and implementation.

4. Public Works

a) Boat Launch

Administration advised that only one estimate has been received to date and that other potential contractors were being contacted to perform the necessary maintenance.

b) Trees

Saws 'N' Ladders are onsite to trip trees and bushes blocking the view of municipal signs and trees posing a hazard to users of the road.

5. Association of Pigeon Lake Municipalities

Council reviewed the APLM minutes of April 24, 2012; the next meeting is scheduled for June 26.

6. Pigeon Lake Watershed Association April Report

Council reviewed the PLWA progress report, including 2012-2013 projects and deliverables.

7. Watermere Resort Local Area Structure Plan

Leduc County's notice of public hearing has been advertised for the Watermere Resort LASP. The public hearing is scheduled for June 12, 2012 at 7:00 pm at the Nisku Recreation Centre. The Summer Village of Crystal Springs will be submitting a letter in opposition to this proposed development.

8. Municipal Weed Inspector Appointment

Res. # 12-71

Moved by Mayor Schlese to appoint Don Davidson as the municipal weed inspector for the Summer Village of Crystal Springs for the 2012 season.

CARRIED

9. Annual Information Meeting – July 14, 2012

Council reviewed a draft agenda for the AIM scheduled for July 14, 2012. A pancake breakfast will again be offered at 9:30 am with the meeting to start at 10:00 am.

10. County of Wetaskiwin- Pigeon Lake Area Concept Plan

Deputy Mayor Bell will be drafting a letter in response to the County of Wetaskiwin's Pigeon Lake Area Concept Plan.

11. Letter to Honorable Mrs. Diana McQueen

A letter will be sent to the Honorable Mrs. Diana McQueen, Minister of Environment and Sustainable Resource Development, to support efforts in improving water quality of Pigeon Lake.

H. FINANCIAL REPORTS

1. Cheque Listing

Res. #12-72

Moved by Deputy Mayor Bell to accept the cheque listing as information.

CARRIED

2. Financial Report

Res. #12-73

Moved by Councillor Pratt to accept the financial report as information.

CARRIED

3. Resolution for NEPL/ Tax Notice

Res. #12-74

Moved by Deputy Mayor Bell that the Summer Village of Crystal Springs add the 2011 NEPL shortfall of \$22.23 per resident to this year's tax levy on the 2012 tax notices.

CARRIED

I. CORRESPONDENCE / INFORMATION ITEMS

1. PLPS Monthly Service Report – April 2012
2. AUMA June Mayor's Caucus
3. Weed Control Act
4. Federation of Canadian Municipalities (FCM)
5. YRL Annual Report
6. AltaGas President

Res. #12-75

Moved by Deputy Mayor Bell to accept the above 6 items as information.

CARRIED

J. IN CAMERA (if required)


K. ADJOURNMENT

Res. #12-76

Moved by Mayor Schlese to adjourn the meeting at 3:23 pm.

CARRIED


Walter Schlese, Mayor
Summer Village of Crystal Springs


Sylvia Roy, C.A.O.
Summer Village of Crystal Springs