

# SUMMER VILLAGE OF SILVER SANDS AGENDA

Friday, August 30<sup>th</sup>, 2019 – commencing at 9:00 a.m. Fallis Hall

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1. Call to order
  
2. Agenda a) Friday, August 30<sup>th</sup>, 2019 Regular Council Meeting
  
3. Minutes: p1-5 a) Friday, July 26<sup>th</sup>, 2019 Organizational Meeting  
pb-10 b) Friday, July 26<sup>th</sup>, 2019 Regular Council Meeting
  
4. Delegations: a) 9:15 a.m. – Brian Scott: tax penalty cancellation request  
p11-12 which Council reviewed and denied at your July Council meeting  
  
9:30 a.m. – Jackie Gamblin, Weed Inspector: discussion on warning letters issued which are followed up by weed act notices
  
5. Bylaws: a)
  
6. Business: a) AUMA/September Council meeting date – at the June Council meeting Council and Administration were authorized to attend the AUMA Convention which is scheduled for September 25 to 27 in Edmonton. No one from Council has requested to be registered for AUMA, but CAO Wildman is attending. Does anyone from Council wish to attend? September 27 is our regular Council meeting, so depending on AUMA attendance we may wish to discuss changing this Council meeting (*direction as given by Council at meeting time*)  
  
b)  
  
c)

**SUMMER VILLAGE OF SILVER SANDS  
AGENDA**

**Friday, August 30<sup>th</sup>, 2019 – commencing at 9:00 a.m. Fallis Hall**

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7. Financial                    a)    Income & Expense Statement – as of July 31<sup>st</sup>, 2019 (to be distributed to Council at meeting time)
8. Councillors' Reports                    a)    Mayor Poulin  
    b)    Deputy Mayor Turnbull  
    c)    Councillor Horne
9. Administration Reports  
    p 13-15                    a)    Development Officer's Report  
    p 16-17                    b)    Public Works Report  
    p 18                        c)    Equipment Offered For Sale  
    p 19-23                    d)    2019 Grant Funding Allocations & Grant Report  
    p 24-27                    e)    Town of Peace River GST Audit  
    p 26                        f)    Council Committee Chart (from organizational mtg)
10. Information and Correspondence  
    p 29-31 a)    Community Peace Officer report for July 2019  
    p 32-36 b)    19DP05-31 – development permit for construction of a deck at 10 Poplar Avenue  
    c)    19DP06-31 – development permit for placement of a modular home, front and rear decks, installation of water and septic systems at 23 Hazel Avenue  
    p 37-43 d)    19DP07-31 – development permit for construction of an addition to an existing detached dwelling (covered deck/screen room) at 12 Conifer Crescent  
    p 44-48 e)    STOP Order issued to 26 Pine Crescent to remove mobile home  
    p 49-53 f)    Alberta Municipal Affairs – August 15<sup>th</sup>, 2019 letter from Minister Kaycee Madu on Municipal Sustainability Initiative and federal Gas Tax Fund funding  
    p 54                        g)    Summer Village of Sunset Point – August 12<sup>th</sup>, 2019 email on organizational meeting results noting Richard Martin has been appointed Mayor and Ann Morrison appointed Deputy Mayor  
    p 55                        h)    Lac Ste. Anne County/Alberta Beach – water level mitigation options media release  
    p 56                        i)    Government of Alberta – July 19<sup>th</sup>, 2019 direct deposit of \$198,500.00 for the Flowering Rush Abatement project under the Alberta Community Partnership grant program  
    p 57                        j)    Summer Village of Yellowstone – August 25<sup>th</sup>, 2019 email on organizational meeting results noting Brenda Shewaga is Mayor and Don Bauer is Deputy Mayor  
    p 58                        k)
11. Open Floor Discussion with Gallery (15 minute time limit)

**SUMMER VILLAGE OF SILVER SANDS  
AGENDA**

**Friday, August 30<sup>th</sup>, 2019 – commencing at 9:00 a.m. Fallis Hall**

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12. Closed Meeting (if required) – n/a

13. Adjournment

Next Meetings:

- August 30<sup>th</sup>, 2019 – Regular Council Meeting 9:00 a.m.
- September 7<sup>th</sup>, 2019 – Regular Council Meeting & Public Hearings (Darwell Hall)
- September 27<sup>th</sup>, 2019 – Regular Council Meeting 9:00 a.m.
- October 5<sup>th</sup>, 2019 – SVLSACE Meeting in Onoway
- October 17<sup>th</sup> & 18<sup>th</sup>, 2019 – ASVA Conference in Edmonton
- October 25<sup>th</sup>, 2019 – Regular Council Meeting 9:00 a.m.

Summer Village of Silver Sands  
Organizational Meeting  
Friday, July 26, 2019 at Fallis Hall

|    |                      |   |
|----|----------------------|---|
|    | <b>PRESENT</b>       | <p>Councillors: Graeme Horne, Bernie Poulin, Liz Turnbull</p> <p>Administration: Chief Administrative Officer, Wendy Wildman<br/>Assistant CAO, Heather Luhtala<br/>Development Officer, Tony Sonnleitner</p> <p>Public Works: Public Works Manager, Dan Golka</p> <p>Public at Large: 6</p>  |
| 1. | <b>CALL TO ORDER</b> | Wendy Wildman called the meeting to order at 9:00 a.m.  |
| 2. | <b>NOMINATIONS</b>   | <p>Wendy Wildman called for nominations for Mayor.</p> <p>Councillor Turnbull nominated Councillor Poulin.</p> <p>Wendy Wildman called for nominations a second time.</p> <p>Wendy Wildman called for nominations a third time.</p> <p>120-19 <b>MOVED</b> by Councillor Turnbull that nominations cease. <b>CARRIED</b></p> <p>Councillor Poulin was declared Mayor and was administered the Oath of Office for Mayor.</p> <p>Mayor Poulin assumed the Chair.</p> <p>Mayor Poulin called for nominations for Deputy Mayor.</p> <p>Councillor Horne nominated Councillor Turnbull</p> <p>Mayor Poulin called for nominations a second time.</p> <p>Mayor Poulin called for nominations a third time.</p> <p>121-19 <b>MOVED</b> by Councillor Horne that nominations cease. <b>CARRIED</b></p> <p>Councillor Turnbull was declared Deputy Mayor and was administered the Oath of Office for Deputy Mayor.</p> |

Summer Village of Silver Sands  
Organizational Meeting  
Friday, July 26, 2019 at Fallis Hall

|           |   |  |
|-----------|---|--|
| <p>3.</p> | <p><b>COMMITTEE APPOINTMENTS</b><br/>122-19</p> | <p><b>MOVED</b> by Councillor Horne that the committee appointments be approved as follows:</p> <ul style="list-style-type: none"><li>a) Emergency Management/Disaster Services<br/>(Bernie Poulin – Representative)<br/>(Liz Turnbull – Alternate)</li><li>b) Darwell Wastewater Lagoon Commission<br/>(Graeme Horne – Representative)<br/>(Bernie Poulin – Alternate)</li><li>c) Highway 43 East Waste Commission<br/>(Liz Turnbull – Representative)<br/>(Graeme Horne – Alternate)</li><li>d) Assessment Review Board<br/>(as per agreement with Lac Ste. Anne County)</li><li>e) Lake Isle Aquatic Management Society (LIAMS)<br/>(volunteer group including resident, Larry McGillis)<br/>(Bernie Poulin – Representative)<br/>(Graeme Horne - Alternate)</li><li>f) Summer Villages of Lac Ste. Anne County East<br/>(all of Council to attend)<br/>(Bernie Poulin – Representative)<br/>(Liz Turnbull – Alternate)</li><li>g) Capital Region Assessment Services Commission<br/>(Graeme Horne – Representative)<br/>(Liz Turnbull – Alternate)</li><li>h) Family &amp; Community Support Services/Recreation Board<br/>(Liz Turnbull – Representative)<br/>(Graeme Horne – Alternate)</li><li>i) Yellowhead Regional Library<br/>(Liz Turnbull – Representative)</li><li>j) Local Library (Darwell)<br/>(Liz Turnbull – Representative)<br/>(Bernie Poulin – Alternate)</li><li>k) Subdivision and Development Appeal Board<br/>(as per agreement with Milestone Municipal Services)</li></ul> |
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Summer Village of Silver Sands  
Organizational Meeting  
Friday, July 26, 2019 at Fallis Hall

|                  |   |   |
|------------------|---|---|
|                  |   | <p>l) Fallis Community Association<br/>(Graeme Horne – Representative)<br/>(Liz Turnbull – Alternate)</p> <p>m) Lake Isle Lac Ste. Anne (LILSA)<br/>(Bernie Poulin – Representative)<br/>(Graeme Horne – Alternate)</p> <p>n) Regional Emergency Services<br/>(Bernie Poulin – Representative)<br/>(Graeme Horne – Alternate)</p> <p>o) Darwell Regional Waste Water Line<br/>(Graeme Horne – Representative)<br/>(Bernie Poulin – Alternate)</p> <p>p) Flowering Rush Abatement Project<br/>(Bernie Poulin – Representative)<br/>(Graeme Horne - Alternate Representative)</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| <p><b>4.</b></p> | <p><b>FINANCIAL CONFIRMATION</b><br/>123-19</p> | <p><b>MOVED</b> by Councillor Horne that the following financial information be confirmed:</p> <p>a) Signing Authority to be all of the Council and the Chief Administrative Officer and Assistant Chief Administrative Officer</p> <ul style="list-style-type: none"> <li>• Two signatures are required</li> <li>• One signature to be any member of Council (Graeme Horne, Bernie Poulin, Liz Turnbull)</li> <li>• One signature to be the Chief Administrative Officer, Wendy Wildman or the Assistant Chief Administrative Officer, Heather Luhtala</li> </ul> <p>b) Banking Authority – ATB Financial</p> <p>c) Council Remuneration and Expense Reimbursement Policy C-COU-REM-1</p> <p style="text-align: right;"><b>CARRIED</b></p> |
| <p><b>5.</b></p> | <p><b>CONFIRMATIONS</b><br/>124-19</p>          | <p><b>MOVED</b> by Deputy Mayor Turnbull that the Chief Administrative Officer appointment be confirmed as Wildwillow Enterprises Inc., Wendy Wildman.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |

(3)

Summer Village of Silver Sands  
Organizational Meeting  
Friday, July 26, 2019 at Fallis Hall

|        |  |
|--------|--|
| 125-19 | <p><b>MOVED</b> by Mayor Poulin that the Auditor Appointment be confirmed as Seniuk &amp; Company.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 126-19 | <p><b>MOVED</b> by Councillor Horne that the Solicitor appointment be confirmed as Patriot Law Group.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| 127-19 | <p><b>MOVED</b> by Deputy Mayor Turnbull that the Assessor Appointment be confirmed as Capital Region Assessment Services Commission, Tanmar Consulting, Mike Krim.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| 128-19 | <p><b>MOVED</b> by Deputy Mayor Turnbull that the Development Authority Appointment be confirmed as Tony Sonleitner.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 129-19 | <p><b>MOVED</b> by Deputy Mayor Turnbull that the Planning Authority appointment be confirmed as Municipal Planning Services Ltd., Jane Dauphinee.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 130-19 | <p><b>MOVED</b> by Mayor Poulin that the Municipal Planning Commission be confirmed as all of Council.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 131-19 | <p><b>MOVED</b> by Mayor Poulin that the Freedom of Information and Protection of Privacy Coordinator be confirmed as the Chief Administrative Officer.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| 132-19 | <p><b>MOVED</b> by Deputy Mayor Turnbull that the Community Peace Officer appointment be confirmed as Town of Mayerthorpe Community Peace Officer Agreement, Cst. Dwight Dawn.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 133-19 | <p><b>MOVED</b> by Councillor Horne that regular Council meetings be held on the last Friday of each month at the Fallis Hall commencing at 9:00 a.m., that teleconferencing be deemed an acceptable way of holding a meeting and that any changes to the date of the meetings be posted on the Summer Village website.</p> <p style="text-align: right;"><b>CARRIED</b></p> |
| 134-19 | <p><b>MOVED</b> by Deputy Mayor Turnbull that the municipal office location be confirmed as 4808-51 Street, Onoway, Alberta.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |

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Summer Village of Silver Sands  
Organizational Meeting  
Friday, July 26, 2019 at Fallis Hall

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| 6. | <b>ADJOURNMENT</b> | Mayor Poulin declared the meeting adjourned at 9:10 a.m. |
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Mayor, Bernie Poulin

\_\_\_\_\_  
Chief Administrative Officer, Wendy Wildman

UNAPPROVED

5



SUMMER VILLAGE OF SILVER SANDS  
REGULAR COUNCIL MEETING MINUTES  
FRIDAY, JULY 26, 2019  
FALLIS COMMUNITY HALL

|    |                      |  |
|----|----------------------|--|
|    | <b>PRESENT</b>       | <p>Mayor: Bernie Poulin<br/> Deputy Mayor: Liz Turnbull<br/> Councillor: Graeme Horne</p> <p>Administration: Wendy Wildman, Chief Administrative Officer (CAO)<br/> Heather Luhtala, Assistant CAO<br/> Tony Sonnleitner, Development Officer</p> <p>Public Works: Dan Golka, Public Works Manager</p> <p>Delegations: 0</p> <p>Public at Large: 7</p>                               |
| 1. | <b>CALL TO ORDER</b> | Mayor Poulin called the meeting to order at 9:10 a.m.  |
| 2. | <b>AGENDA</b>        | <p>135-19</p> <p><b>MOVED</b> by Councillor Horne that the July 26, 2019 agenda be approved with the following additions:</p> <p>Under Business:</p> <p>6. c) ii Request from resident to reduce or remove penalty applied to Tax Roll #1305 and request to review Tax Penalty Bylaw 137-95</p> <p>e) Entrance signs discussion</p> <p style="text-align: right;"><b>CARRIED</b></p> |
| 3. | <b>MINUTES</b>       | <p>136-19<br/>1818</p> <p><b>MOVED</b> by Councillor Horne that the minutes of the June 28, 2019 Regular Council Meeting be approved as amended (<i>Motion 105-19 – Correct to read Deputy Mayor Turnbull</i>).</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| 4. | <b>DELEGATION</b>    | n/a  |
| 5. | <b>BYLAWS</b>        | <p>137-19</p> <p><b>MOVED</b> by Deputy Mayor Turnbull that a public hearing with respect to Bylaw 294-2019 being a bylaw to amend Land Use Bylaw 256-2015 to delete and replace section 4.18 Recreational Vehicles and Temporary Living Accommodations be set for Friday, August 30, 2019 at 10:00 a.m.</p> <p style="text-align: right;"><b>CARRIED</b></p>                        |

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SUMMER VILLAGE OF SILVER SANDS  
REGULAR COUNCIL MEETING MINUTES  
FRIDAY, JULY 26, 2019  
FALLIS COMMUNITY HALL

|           |                  |  |
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|           | 138-19           | <b>MOVED</b> by Deputy Mayor Turnbull that Bylaw 295-2019 being a bylaw for the purpose of disposing of a municipal reserve on Alder Avenue be given first reading.<br><br><b>CARRIED</b>  |
|           | 139-19           | <b>MOVED</b> by Deputy Mayor Turnbull that a public hearing with respect to Bylaw 295-2019 being a bylaw for the purpose of disposing of a municipal reserve on Alder Avenue be set for Friday, August 30, 2019 at 9:30 a.m.<br><br><b>CARRIED</b> |
|           |                  |  |
| <b>6.</b> | <b>BUSINESS</b>  |  |
|           | 140-19           | <b>MOVED</b> by Councillor Horne that Deputy Mayor Turnbull be authorized to attend the Fallis Community Hall 70 <sup>th</sup> Anniversary Celebration and approve a floral donation to the Hall.<br><br><b>CARRIED</b>                            |
|           | 141-19           | <b>MOVED</b> by Councillor Horne that the discussion with respect to the acknowledgment and potential dedication of the passing of Penny Blais be deferred.<br><br><b>CARRIED</b>  |
|           | 142-19           | <b>MOVED</b> by Mayor Poulin that the request for cancellation of the tax penalty on tax roll #1261 be denied.<br><br><b>CARRIED</b>   |
|           | 143-19           | <b>MOVED</b> by Deputy Mayor Turnbull that the request for cancellation of the tax penalty on tax roll #1305 be denied.<br><br><b>CARRIED</b>  |
|           | 144-19           | <b>MOVED</b> by Councillor Horne that draft Fire Ban Declaration Policy A-PRO-FIRE-1 be approved as presented.<br><br><b>CARRIED</b>   |
|           | 145-19           | <b>MOVED</b> by Deputy Mayor Turnbull that Council accept for information the discussion with respect to upgrading the Summer Village community bulletin board sign and defer further consideration to next spring.<br><br><b>CARRIED</b>          |
|           |                  |  |
| <b>7.</b> | <b>FINANCIAL</b> |  |
|           | 146-19           | <b>MOVED</b> by Councillor Horne that the Income and Expense Statements as at June 30, 2019 be accepted for information a presented.<br><br><b>CARRIED</b>   |
|           |                  |  |

SUMMER VILLAGE OF SILVER SANDS  
REGULAR COUNCIL MEETING MINUTES  
FRIDAY, JULY 26, 2019  
FALLIS COMMUNITY HALL

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| 8.  | <b>COUNCIL REPORTS</b><br>147-19                                     | <p><b>MOVED</b> by Deputy Mayor Turnbull that the verbal Council reports be accepted for information as presented.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 9.  | <b>ADMIN &amp; PUBLIC WORKS REPORTS</b><br>148-19<br><br>149-19      | <p><b>MOVED</b> by Deputy Mayor Turnbull that the written Public Works report be accepted for information.</p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>MOVED</b> by Deputy Mayor Turnbull that the verbal and written Administration reports be accepted for information.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 10. | <b>CORRESPONDENCE</b><br>150-19                                      | <p><b>MOVED</b> by Councillor Horne that the following correspondence be accepted for information:</p> <p>a) Community Peace Officer report for June 2019<br/> b) Government of Alberta – Direct Deposit of \$1,026.00 on July 2nd, 2019 for 3rd quarter FCSS funding</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| 11. | <b>OPEN FLOOR WITH GALLERY</b><br>151-19<br><br>152-19<br><br>153-19 | <p><b>MOVED</b> by Mayor Poulin that a Council Meeting be scheduled for Saturday, September 7, 2019 at 9:30 a.m. at the Darwell Seniors Hall.</p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>MOVED</b> by Mayor Poulin that the Public Hearings with respect to Bylaw 295-2019 being a bylaw for the purpose of disposing of a municipal reserve on Alder Avenue and Bylaw 294-2019 being a bylaw to amend Land Use Bylaw 256-2015 to delete and replace section 4.18 Recreational Vehicles and Temporary Living Accommodations be re-scheduled to Saturday, September 7, 2019 at 9:30 a.m. and 10:00 a.m., respectively, at the Darwell Seniors Hall.</p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>MOVED</b> by Mayor Poulin that Council accept for information the open-floor discussion with the gallery.</p> <p style="text-align: right;"><b>CARRIED</b></p> |

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SUMMER VILLAGE OF SILVER SANDS  
REGULAR COUNCIL MEETING MINUTES  
FRIDAY, JULY 26, 2019  
FALLIS COMMUNITY HALL

|     |                                 |   |
|-----|---------------------------------|---|
| 12. | <b>CLOSED MEETING</b><br>154-19 | <p><b>MOVED</b> by Mayor Poulin that pursuant to section 197(2) of the Municipal Government Act, Council go into a closed meeting session at 10:42 a.m. to discuss the following item:</p> <p>1. "Third Party Personal Privacy – FOIPP Act Section 17"</p> <p style="text-align: right;"><b>CARRIED</b></p> <p>The meeting recessed at 10:43 a.m.</p> <p>The meeting reconvened at 10:48 a.m.</p> <p>The following individuals were present at the Closed Meeting:<br/> Bernie Poulin<br/> Liz Turnbull<br/> Graeme Horne<br/> Jane Dauphinee<br/> Tony Sonleitner<br/> Dan Golka<br/> Wendy Wildman<br/> Heather Luhtala<br/> Nicholas Kasper – left the meeting at 11:28 a.m.</p> |
|     | 155-19                          | <p><b>MOVED</b> by Deputy Mayor Turnbull that Council return to an open meeting at 11:30 a.m.</p> <p style="text-align: right;"><b>CARRIED</b></p> <p>The meeting recessed at 11:31 a.m.</p> <p>The meeting reconvened at 11:35 a.m.</p>  |
| 13. | <b>NEXT MEETING(S)</b>          | <p>The next Council meetings have been scheduled for:</p> <ul style="list-style-type: none"> <li>-Friday, August 30, 2019 at 9:00 a.m. – Regular Council Meeting at the Fallis Hall</li> <li>-Saturday, September 7, 2019 at 9:30 a.m. – Regular Council Meeting at the Darwell Seniors Hall</li> <li>-Saturday, September 7, 2019 at 9:30 a.m. – Public Hearing (Bylaw 295-2019) at the Darwell Seniors Hall</li> <li>-Saturday, September 7, 2019 at 10:00 a.m. – Public Hearing (Bylaw 294-2019) at the Darwell Seniors Hall</li> </ul>  |
| 14. | <b>ADJOURNMENT</b>              | The meeting adjourned at 11:36 a.m.   |

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SUMMER VILLAGE OF SILVER SANDS  
REGULAR COUNCIL MEETING MINUTES  
FRIDAY, JULY 26, 2019  
FALLIS COMMUNITY HALL

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Mayor, Bernie Poulin

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Chief Administrative Officer, Wendy Wildman

UNAPPROVED

## Wendy Wildman

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**From:** Summer Village Office <administration@wildwillowenterprises.com>  
**Sent:** August 24, 2019 6:40 PM  
**To:** Wendy Wildman  
**Subject:** Fwd: Silver Sands - Tax Penalty Bylaw 137

Heather Luhtala,  
Asst. CAO

Begin forwarded message:

**From:** <administration@wildwillowenterprises.com>  
**Date:** July 29, 2019 at 10:50:41 AM MDT  
**To:** "Brian Scott" <bscott33@live.ca>  
**Subject:** RE: Silver Sands - Tax Penalty Bylaw 137

Mr. Scott, please be advised that your request to reduce or remove the penalty that was applied to your tax account was presented to Council of the Summer Village of Silver Sands at their July 26, 2019 Council Meeting.

While Council considers all penalty cancellation requests and information they receive, they also take into consideration whether there had been an error made by the municipality. In this case no error was made by the municipality in delivering your 2019 Tax & Assessment Notice. In consideration of this, Council resolved to deny your request for cancellation of the July 2019 tax penalty in the amount of \$474.90.

Thank you,

**Wendy Wildman,**  
**Chief Administrative Officer**  
**S.V. of South View**  
**S.V. of Silver Sands**  
**S.V. of Yellowstone**  
**Phone: 587-873-5765**  
**Fax: 780-967-0431**  
**Website:** [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)  
**Email:** [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

----- Original Message -----  
Subject: Re: Silver Sands - Tax Penalty Bylaw 137  
From: Brian Scott <bscott33@live.ca>  
Date: Fri, July 26, 2019 12:51 pm  
To: "administration@wildwillowenterprises.com"  
<administration@wildwillowenterprises.com>

Thanks. Could you please attach a copy of this bylaw and my tax notice to the letter I sent for council.

Sent from my iPhone



Addition

**Wendy Wildman**

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**From:** administration@wildwillowenterprises.com  
**Sent:** July 25, 2019 11:02 PM  
**To:** Wendy Wildman  
**Subject:** [FWD: Penalty for unpaid taxes]

Wendy, do you want this to come to this meeting or next meeting?

**H.**  
**S.V. of South View**  
**S.V. of Silver Sands**  
**S.V. of Yellowstone**  
**Phone: 587-873-5765**  
**Fax: 780-967-0431**  
**Website: [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)**  
**Email: [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)**

----- Original Message -----

**Subject:** Penalty for unpaid taxes  
**From:** Brian Scott <[bscott33@live.ca](mailto:bscott33@live.ca)>  
**Date:** Thu, July 25, 2019 7:22 pm  
**To:** "[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)"  
<[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)>

I am asking council of the Summer Village of Silver Sands to remove or reduce the penalty charged to me for the late payment of my 2019 taxes. I missed the June 30 deadline for payment as I was on vacation in BC. As soon as I realized my mistake I sent a cheque July 18 that was cashed on July 22. On July 24 I received a penalty notice for \$474.90 which is 18% of my tax balance.

Bylaw 13/7 which was passed Apr 30, 1995 set the 18% penalty. This was possibly justified in the 1980s when interest rates were in double digits but not today. The penalties in other municipalities are far less. Calgary 1% per month, Edmonton 5% July 1, Spruce Grove 2.5% per month, Parkland County 2.5% per month, Strathcona County 3% per month, Yellowhead County 6% July 1, Lac St Anne County 6% July 1. It's time to update Bylaw 13/7.

Also our tax notices state:  
PENATY -JULY 1= 18% CURRENT YEAR ARREARS  
Arrears are taxes unpaid as of Dec 31.  
Taxes not paid on July 1 are not arrears!

Thank you  
Brian Scott

Sent from my iPhone

12

## **Summer Village of Silver Sands**

Report to Council

**Meeting:** August 30, 2019 - Regular Council Meeting

**Originated By:** Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

**Comments:**

**Development Permits:**

**19DP06-31 Plan 2941 MC, Block 2, Lot 23 : 23 Hazel Avenue  
PLACEMENT OF A MODULAR HOME (110.6 SQ. M.), FRONT AND REAR  
DECKS, INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM**

**19DP07-31 Plan 223 MC, Block 4, Lot 12 : 12 Conifer Crescent  
CONSTRUCTION OF AN ADDITION TO AN EXISTING DETACHED  
DWELLING (COVERED DECK / SCREEN-ROOM : 22.3 SQ. M.)**

**19DP08-31 Plan 2941 MC, Block 2, Lot 18 : 18 Hazel Avenue  
CONSTRUCTON OF A RECREATIONAL VEHICLE PARKING PAD AND  
PLACEMENT OF A RECREATIONAL VEHICLE FOR BOTH THE PURPOSES  
OF STORAGE AND USE.**

**Letters of Compliance:**

**NONE**

13



**Development Matters:**

**Stop Orders:**

**Plan 223 MC, Block 3, Lot 9 : 9 Aspen Avenue (Two (2) Orders**

**I.**

1. The construction of two (2) Accessory Buildings, shed and deck, have been undertaken on the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands; and
2. The placement of a Recreational Vehicle has been undertaken on the Lands; where:
  - (a) The Recreational Vehicle has not been located within a required parking stall or on the site in a manner satisfactory to the Development Officer; and
  - (b) Development Authority approval has neither been applied for, nor approved, for the placement of the Recreational Vehicle.

**II. .**

1. The construction / placement of an Accessory Building has been undertaken on the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands.

**UPDATE:** These matters are being addressed by Legal Council; where the property has changed hands. The new landowner and the past landowner have been served with a court application. We are waiting for a response from these individuals prior to the September 5, 2019 hearing date. I am in receipt of an incomplete Development Permit application from Mr. Topechka (new owner); where it appears that the proposal is to allow for the buildings to remain as currently situated.

**Plan 2941 MC, Block 2, Lot 18 : 18 Hazel Avenue**

1. The construction of an Accessory Building (Lean-to Structure), has been undertaken on the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands; and

2. The placement of a Recreational Vehicle has been undertaken on the Lands; where:
  - (c) The Recreational Vehicle has not been located within a required parking stall or on the site in a manner satisfactory to the Development Officer; and
  - (d) Development Authority approval has neither been applied for, nor approved, for the placement of the Recreational Vehicle.

**UPDATE:** These landowners have applied for a Development Permit for the construction of a Parking Pad and the Placement of a RV for Storage and Use; where such has been approved. The accessory structure (covered deck) has been removed. Matter closed.

**Plan 2941 MC, Block 4, Lot 26 : 26 Pine Crescent**

1. The placement of a Mobile Home has been undertaken upon the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands.

**UPDATE:** The Mobile Home has been removed from the Lands. Matter closed.

**Violation Tag:**

**Plan 223 MC, Block 6, Lot 14 : 14 Spruce Crescent**

1. The Lands are not being maintained in an aesthetic condition, specifically, the grass, weeds, and other vegetation have been allowed to overgrow unabated.

**UPDATE:** His Worship has reviewed the site; and confirms that the unsightly condition has been remedied. Matter closed.

Regards,

Tony Sonnleitner, Development Officer



**Dan Golka**

---

**To:** Wendy Wildman (cao@onoway.ca)  
**Subject:** SVSS Public Works Report for Aug 30,2019 Council Meeting

Hi Wendy,           Public Works Report for SVSS Council Meeting August 30, 2019

1. Weed inspector Jackie Gamblin sprayed road edges on SSSR, GCR, 540, and culvert ends in Poppy Place. This year a different chemical was used and for same dollar value there were two road edge sprayings July 22 and Aug 21 2019. Road edges and culvert ends look good.
2. With finally some warm weather ground is starting to dry up and allow more areas large mower can access.
3. Potholes on several side streets have been filled and pounded in with plate tamper. Will be continuing to work on others as they appear.
4. Ash Trees by playground (2-3) have lost leaves and died. Public works will be removing in a couple weeks.
5. Boat launch has 2 marker posts installed end of July at start of boat launch pad to aid boaters. Total markers are 4 each side. Water very high still.
6. With dryer weather will be working on drainage along south ditch on SSSR by Poplar and Connifer. Ditch needs to be lowered to allow water to drain properly. Presently water is backing up and seeping under SSSR causing bumps to form in pavement. Work to start next week as 1 st call locates completed today.
7. Quonset repairs upgrades, 3 LED lights installed under mezzanine, and 1 outside LED light at back of shop for winter use. Outside light will be on a switch to be used as needed. Budgeted items for Shop Repairs/Upgrades
8. Surplus item viewing had several inquiries.
9. Drainage issues on several reserves R5 behind 18-22 Willow ave, R8 behind 3 Bay dr, R6 behind 18-23 Spruce cres, as reserves dry up Public works will be clearing drainage channels of leaves, grass piles, flowers and plants dumped by property owners onto the reserves causing water flow restrictions this past few weeks.



10. Compost area behind Village Quonset is getting lots use by several property owners dropping off their grass clippings and lake weeds. Compost area DOES NOT ACCEPT TREE BRANCHES, BRUSH, OR WOOD.

11. Compost Dirt is ready for pickup if you need any please bring your own containers .





## **Equipment for Sale by Sealed Tender**

### **Summer Village of Silver Sands**

The Summer Village has for sale by sealed tender the following items:

1. Makita 18 volt ½" cordless driver drill model 6491d c/w charger, 2 batteries and carrying case
2. Sidewind winter ATV cab enclosure (new condition)
3. ATV rear cargo box seat
4. 15 ton floor jack Norco Garage Jack model YM 1500M
5. Concrete Park Bench ends (2 sets)
6. All metal grey folding chairs (quantity: 32)

All items are being sold "as is" and "where is". Tenders must be submitted in a sealed envelope marked "Equipment for Sale Tender" with a payment in the amount of 10% of the bid price to be included with the tender submission (payable to the Summer Village of Silver Sands). Closing date for receipt of tenders will be 12:00 noon on Wednesday, August 14<sup>th</sup>, 2019. The successful bidder will be required to move items from the public works shop on or before Friday, August 30<sup>th</sup>, 2019.

*The lowest or any tender may not necessarily be accepted.*

To view these items please call the Summer Village public works shop at 780-797-2207. If you have any questions on the tender process please call the Summer Village administration office at 587-873-5765.

Sealed Tenders can be marked as follows:

"Equipment for Sale Tender"

Mailed to: Summer Village of Silver Sands  
Box 8  
Alberta Beach T0E 0A0

Dropped off at: Summer Village Administration Office  
4808-51 Street  
Town of Onoway

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## Silver Sands

| Year | Description  |     | Amount            |
|------|--|-----|-------------------|
| 2019 | MSI-Capital Allocation   | \$  | 79,699.00         |
| 2018 | MSI-Capital Allocation (includes the March 2018 Allocation just announced and the BMTG Allocation) | \$  | 121,687.00        |
| 2019 | MSI-Operating Allocation   | \$  | 11,004.00         |
| 2018 | MSI-Operating Allocation   | \$  | 10,719.00         |
| 2019 | Gas Tax Fund Allocation  | \$  | 28,080.00         |
| 2018 | Gas Tax Fund Allocation  | \$  | 13,825.00         |
| 2019 | Total 2019 Allocations   | \$  | 118,783.00        |
| 2018 | Total 2018 Allocations   | \$  | <u>146,231.00</u> |
|      | Funding Difference from 2018   | -\$ | 27,448.00         |

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**Summer Village of Silver Sands Grant Funding Report**

Updated: August 25, 2019

| <u>Grant Program</u>                             | <u>Year</u>    | <u>Allocation</u> | <u>Dollars Received</u> | <u>Dollars Spent/Proposed to be spent</u> | <u>Grant Carry Forward</u> | <u>Interest Earned/(Applied) Carry Forward</u> | <u>Projects/Current Year Projects</u>   |
|--|----------------|-------------------|-------------------------|---|----------------------------|--|---|
| MSI - O  | 2007 Operating | 2,294.00          | 2,294.00                | -   | 2,294.00                   | 38.93  |   |
|  | 2008 Operating | 10,555.00         | 10,555.00               | -   | 12,849.00                  | 386.74   |   |
|  | 2009 Operating | 11,194.00         | 11,194.00               | 10,000.00                                 | 14,043.00                  | 8.12   | 2009-\$10,000.00-Shared Admin/Office Transition - O                               |
|  | 2010 Operating | 12,661.00         | 12,661.00               | 26,704.00                                 | -                          | (433.79)                                       | 2010 - Municipal Services Package \$27,137.79 - Offset Total Costs of \$49,545.00 |
|  | 2011 Operating | 12,745.00         |                         | 12,745.00                                 | (12,745.00)                |  | 2011 - Municipal Services Package \$12,745 - Offset Total Costs package           |
|  | 2012 Operating | 12,821.00         | 25,566.00               | 12,821.00                                 | -                          |  | 2012 - Municipal Services Package \$12,821 - Offset Total Costs Package           |
|  | 2013 Operating | 12,739.00         | 12,739.00               | 12,739.00                                 | -                          |  | 2013 - Municipal Services Package \$12,739 - Offset Total Costs Package           |
|  | 2014 Operating | 9,212.00          | 9,212.00                | 9,212.00                                  | -                          |  | 2014 - Offset Emergency Services  |
|  | 2015 Operating | 10,533.00         | 10,533.00               | 10,533.00                                 | -                          |  | 2015 - Offset Emergency Services - SFE Done                                       |
|  | 2016 Operating | 9,069.00          | 9,069.00                | 9,069.00                                  | -                          |  | 2016 - Offset Emergency Services  |
|  | 2017           | 8,961.00          | 8,961.00                | 8,961.00                                  | -                          |  | 2017 - Offset Emergency Services  |
|  | 2018           | 10,719.00         | 10,719.00               | 10,719.00                                 | -                          |  | 2018 - Offset Emergency Services  |
|  | 2019           | 11,004.00         |                         |   |                            |  | 2019 - No spending plan required  |
| Total MSI - O Grant & Interest Dollars Available |                | \$                | 11,004.00               |   | \$                         | -  | \$  |

2008-2015 - Funds may be carried over one year - 2015 - 30 Million SFE Due May 1st

| <u>Grant Program</u> | <u>Year</u>           | <u>Allocation</u> | <u>Dollars Received</u> | <u>Dollars Spent/Proposed to be spent</u> | <u>Grant Carry Forward</u> | <u>Interest Earned/(Applied) Carry Forward</u> | <u>Projects/Current Year Projects</u>  |  |
|----------------------|-----------------------|-------------------|-------------------------|---|----------------------------|--|--|--|
| MSI - C              | 2007 Capital          | 13,649.00         | 13,649.00               | -   | 13,649.00                  | 231.63   |  |  |
|                      | 2008 Capital          | 33,266.00         | 33,266.00               | 43,885.00                                 | 3,030.00                   | 1,548.71                                       | 2008-\$37,724.00 (SIP \$8,994 Total \$46,718)-TWP Rd 540 Road Project - C<br>2008-\$9,191.22 Grader Payment - C (Will only cover principal of \$6,161)(Sent Revised Funding Info Page - Sept 10/09) (37,724 + 6,161 = 43,885)  |  |
|                      | 2009 Capital          | 27,534.00         | 27,534.00               | 30,564.00                                 | -                          | (1,298.00)                                     | 2009 -\$15,000.00-Side-by-side Utility Vehicle - C (Actual Cost \$13,480.00)<br>2009-\$18,382.1-Grader Payment - Revised (2 Payments/Year)(Sent Revised Funding Info Page - Sept 10/09)(9,191 + 9,191 = 18,382 (17,084 + 1,298 Interest) EARNED 12.06 INTEREST IN 2009 |  |
|                      | 2009 Interest         |                   |                         |   |                            |  | 12.06  |  |
|                      | 2010 Capital          | 95,027.00         | 95,027.00               | 17,888.04                                 | 77,138.96                  | (494.40)                                       | 2010 - Grader Principal & Interest \$18,382.44 2010 - Road Project + Gravel \$63,264.42 (Total Road Project \$120,000 see SIP & AMIP)  |  |
|                      | 2011 Capital          | 97,273.00         | 48,636.00               | 41,945.18                                 | 83,829.78                  |  | 2011 Grader Payment Last Year Grant Will Cover the Interest Portion \$18,382.44 / 2011 - Possible for TWP540 / Gravel Project Submitted Application total project \$51,100 to be funded by SIP \$27,537.26 and MSI-C \$23,562.74                                       |  |
|                      | 2012 Capital          | 100,000.00        | 148,637.00              | 7,087.02                                  | 225,379.76                 | 1,282.40                                       | 2012 Grader Payment - Principal Only - 14,317.20 (Actual March Payment 7,087.02 - Grader SOLD June 1st, 2012). / 2012 Coldmix project \$355,858  |  |
|                      | 2013 Capital          | 98,602.00         | 98,602.00               | 434,998.13                                | (111,016.37)               | (2,215.87)                                     | 2013 Road Paving Project - MSI-C 437,214 (approved by province) / Total Project Actual \$530,313.86 (2014 & 2015 Allocations to replace Land Disposition Reserve & Part of Sustainability Reserve)   |  |
|                      | 2013 Interest         |                   |                         |   | (111,016.37)               | 933.47   |  |  |
|                      | 2014 Capital          | 102,265.00        | 102,265.00              |   | (8,751.37)                 |  |  |  |
|                      | 2014 BMTG Component   | 13,133.00         | 13,133.00               |   | 4,381.63                   |  |  |  |
|                      | March 2015 Allocation | 22,151.00         | 22,151.00               |   | 26,532.63                  |  |  |  |
|                      | 2015 Capital          | 75,975.00         | 75,975.00               |   | 102,507.63                 |  | 2015 - C-Can purchase/setup is eligible under MSI-C<br>2015 - Application for drainage study - \$14,500<br>2015 - Application for tractor purchase - \$80,000 - not doing  |  |
|                      | 2015 BMTG Component   | 13,133.00         | 13,133.00               |   | 14,500.00                  |  |  |  |
|                      |                       |                   |                         |   |                            | 101,140.63                                     | 278.21   |  |
|                      | 2016 MSI Capital      | 107,171.00        | 107,171.00              |   | 26,242.64                  | 182,068.99                                     |  | 2016 Application for Municipal Addressing Signs \$40,000 - Actual \$26,242.64)         |
|                      |                       |                   |                         |   | 25,290.70                  | 156,778.29                                     | 907.17   | 2016 Application to implement drainage study - \$50,000 - Actual \$22,650.70)          |
|                      | 2017                  | 103,969.00        | 103,969.00              |   | 5,759.54                   | 254,987.75                                     | 238.69   | 2017 - Budgeted to spend \$15,000 on drainage project - Actual \$5,759.54              |
|                      | 2018 March            | 38,527.00         |                         |   |                            | 254,987.75                                     |  | 2017 - Application for Twp 540 Road Rehab Project - Approved - CAP9413 - Actual \$0.00 |

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| <u>Grant Program</u>  | <u>Year</u> | <u>Allocation</u> | <u>Dollars Received</u> | <u>Dollars Spent/Proposed to be spent</u> | <u>Grant Carry Forward</u> | <u>Interest Earned/(Applied) Carry Forward</u> | <u>Projects/Current Year Projects</u>  |
|---|-------------|-------------------|-------------------------|---|----------------------------|--|--|
| MSI - C cont'd  |             |                   |                         |   |                            |  |  |
|   | 2018        | 83,160.00         | 121,687.00              | 371,674.75                                | 5,000.00                   | 1,825.69                                       | 2018 Original price from LSA County - Silver Sands portion \$308,352<br>Newest price from LSA County - Silver Sands portion \$519,328 / Actual Expenses for 2018 Road Project \$452,794.33 - Completed/Fully Funded - MSI-C to fund 374,924.51 / GTF to fund \$77,869.82 |
|   | 2019        | 79,699.00         |                         | 5,000.00                                  | -                          | (3,249.76)                                     | 2018 - Drainage Project - Original Application \$50K - have spent to end of 2018 \$36,050 - 2018 Expenses were \$5,000 - Remaining for spend on total accepted grant is \$13,950 for 2019  |
|   |             |                   |                         |   |                            |  | 2019 -   |
| <b>Total MSI - C Grant &amp; Interest Dollars Available</b> |             | <b>\$</b>         | <b>79,699.00</b>        |   | <b>\$</b>                  | <b>-</b>                                       |  |

2008-2016 - Funds must be spent within 5 years of the allocation year  
SFE Due May 1st - Funding expires 2021

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| <u>Grant Program</u>  | <u>Year</u> | <u>Allocation</u> | <u>Dollars Received</u> | <u>Dollars Spent/Proposed to be spent</u> | <u>Grant Carry Forward</u> | <u>Interest Earned/(Applied) Carry Forward</u> | <u>Projects/Current Year Projects</u>  |
|---|-------------|-------------------|-------------------------|---|----------------------------|--|--|
| GTF   | GTF - 2014  | 13,389.00         |                         |   | -                          |  |  |
|   | GTF - 2015  | 13,073.00         |                         |   | -                          |  |  |
|   | GTF - 2016  | 13,303.00         |                         |   | -                          |  |  |
|   | 2017        | 13,330.00         | 53,075.00               |   | 53,075.00                  | 26.54  | 2017 Application for Twp 540 Road Rehab Project / SFE DONE   |
|   | 2018        | 13,825.00         |                         | 77,523.79                                 | (24,448.79)                | 319.49   | Interest adjustment is 106 from 2017 and 213.49 from 2018  |
|   |             |                   |                         |   | (24,448.79)                | (346.03)                                       |  |
|   | 2019        | 28,080.00         | 13,825.00               |   | (10,623.79)                |  | 2018 Original price from LSA County - Silver Sands portion \$308,352<br>Newest price from LSA County - Silver Sands portion \$519,328 / Actual Expenses for 2018 Road Project \$452,794.33 - Completed/Fully Funded - MSI-C to fund 374,924.51 / GTF to fund \$77,869.82 |
| Total NDCC/FGTF Grant & Interest Dollars Available  |             |                   | \$ 17,456.21            |   | \$ (10,623.79)             | -  |  |
| 2010-2013 - Must be spend by March of 2014 - NEW EXTENSION TO DECMEBER 31/14 - New agreement for 2014-2024<br>SFE Due June 30th |             |                   |                         |   |                            |  |  |
| ACP - NSWA  | ACP - 2016  | 300,000.00        | 300,000.00              |   | 300,000.00                 |  | North Saskatchewan Watershed Alliance - Coded to "in-trust" account L292   |
| June 30, 2019 DUE   | ACP - 2017  |                   |                         | 166,907.43                                | 133,092.57                 | 288.69   |  |
|   | ACP - 2018  |                   |                         | 81,549.45                                 | 51,543.12                  | 675.02   |  |
|   | ACP - 2019  |                   |                         | 51,543.12                                 | -                          | 1,091.55                                       | 2019 interest  |
|   |             |                   |                         |   |                            | (0.80)   | Accounts payable correction  |
|   |             |                   |                         |   |                            |  | 2019 - Total expenses \$53,597.58 - Final Accounting has been submitted to province  |
| Total ACP Grant & Interest Dollars Available  |             |                   | \$ -                    |   | \$ -                       | -  |  |
| CANADA DAY GRANT  | 2019        | 600.00            | 600.00                  | 600.00                                    | -                          |  | 2019 Application Submitted - Approved for \$600 / Final Accounting submitted to grant program  |
| Total ACP Grant & Interest Dollars Available  |             |                   | \$ -                    |   | \$ -                       | -  |  |
| ACP - Flowering Rush  | ACP - 2019  | 198,500.00        | 198,500.00              |   | 198,500.00                 |  | Flowering Rush - ACP - will be put into "In-trust" account on balance sheet  |
| December 31, 2021 DUE   |             |                   |                         |   |                            |  |  |
| Total ACP Grant & Interest Dollars Available  |             |                   | \$ 198,500.00           |   | \$ 198,500.00              | -  |  |

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**[FWD: FW: GST Status of Intermunicipal Cost Sharing Agreements]**

----- Original Message -----

Subject: FW: GST Status of Intermunicipal Cost Sharing Agreements

From: "Wendy Wildman" <[cao@onoway.ca](mailto:cao@onoway.ca)>

Date: Tue, August 06, 2019 8:36 am

To: <[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)>, "'SV of Nakamun Park"

<[cao@synakamun.com](mailto:cao@synakamun.com)>, <[svsunrisebeach@wildwillowenterprises.com](mailto:svsunrisebeach@wildwillowenterprises.com)>, <[svislandlake@wildwillowenterprises.com](mailto:svislandlake@wildwillowenterprises.com)>, <[administration@kronprinzconsulting.ca](mailto:administration@kronprinzconsulting.ca)>

This is something we should take to all our municipalities.

**Wendy Wildman**

CAO

Town of Onoway

Box 540

Onoway, AB. T0E 1V0

780-967-5338 Fax: 780-967-3226

[cao@onoway.ca](mailto:cao@onoway.ca)

**NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO: [cao@onoway.ca](mailto:cao@onoway.ca)**

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**From:** Ruth McCuaig <[rmccuaig@peacriver.ca](mailto:rmccuaig@peacriver.ca)>**On Behalf Of** Christopher Parker

**Sent:** August 4, 2019 4:10 PM

**To:** [mmerritt@olds.ca](mailto:mmerritt@olds.ca); [cao@onoway.ca](mailto:cao@onoway.ca); [cao@townofoyen.com](mailto:cao@townofoyen.com); Christopher Parker <[cparker@peacriver.ca](mailto:cparker@peacriver.ca)>; [info@townofpenhold.ca](mailto:info@townofpenhold.ca); [keith@picturebutte.ca](mailto:keith@picturebutte.ca); [cao@pinchercreek.ca](mailto:cao@pinchercreek.ca); [albert.flootman@ponoka.ca](mailto:albert.flootman@ponoka.ca); [cao@townofprovost.ca](mailto:cao@townofprovost.ca); [dfletcher@rainbowlake.ca](mailto:dfletcher@rainbowlake.ca); [kurtispratt@raymond.ca](mailto:kurtispratt@raymond.ca); [ArlosC@redcliff.ca](mailto:ArlosC@redcliff.ca); [cao@redwater.ca](mailto:cao@redwater.ca); [lori@rimbey.com](mailto:lori@rimbey.com); [dkrause@rockymtnhouse.com](mailto:dkrause@rockymtnhouse.com); [cao@sedgewick.ca](mailto:cao@sedgewick.ca); [dmin@sexsmith.ca](mailto:dmin@sexsmith.ca); [brian@slavelake.ca](mailto:brian@slavelake.ca); [cao@smokylake.ca](mailto:cao@smokylake.ca); [cao@townofspiritriver.ca](mailto:cao@townofspiritriver.ca); [kheyman@town.stpaul.ab.ca](mailto:kheyman@town.stpaul.ab.ca); [candice.greig@stavelly.ca](mailto:candice.greig@stavelly.ca); [gswitenky@stettler.net](mailto:gswitenky@stettler.net); [t.goulden@stonyplain.com](mailto:t.goulden@stonyplain.com); [jthackray@strathmore.ca](mailto:jthackray@strathmore.ca); [linda.n@sundre.com](mailto:linda.n@sundre.com); [cao@townofswanhill.com](mailto:cao@townofswanhill.com); [wferris@sylvanlake.ca](mailto:wferris@sylvanlake.ca); [cao@taber.ca](mailto:cao@taber.ca)

**Subject:** GST Status of Intermunicipal Cost Sharing Agreements

Good afternoon,

The Town of Peace River recently received a finding from CRA that GST was payable on Intermunicipal cost sharing agreements.

We believe this finding has serious implications for all municipalities and ask that you consider bringing the attached letter to your Council in support of our request to have this finding reviewed.

Also provided is a more detailed briefing note on the specifics of the audit should you wish to access the information.

In addition to the demand to remit past taxes, this finding potentially affects all existing cost share agreements as well as ICFs.

Please do not hesitate to contact us if you require any further information.

Thank you for your support on this matter.

**Christopher J. Parker, CLGM**

Town of Peace River | Chief Administrative Officer

PEACE RIVER



Celebrating  
a Century

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August 5, 2019

File: 12/120

Municipalities of Alberta

Re: Town of Peace River GST Audit Concern

Colleague,

In May 2019, following a routine GST audit, the Town of Peace River was advised by the Canada Revenue Agency (CRA) that our intermunicipal cost sharing agreements were assessed as being subject to Federal Goods and Services Tax (GST). The Town's third-party auditing firm, MNP, appealed the ruling, but CRA maintained that the agreements are taxable and subsequently issued a demand letter for over \$600,000.

The Town is extremely concerned by the implications of this ruling and the effect it will have on *all* Alberta municipalities, particularly on Intermunicipal Collaboration Frameworks. Municipal Affairs has contacted Town administration and shares our concerns on this issue.

On direction from Council, the Town has contacted FCM, AUMA, RMA, and NADC. FCM concurs that this finding has serious implications for all municipalities nationwide and has submitted our case to an independent tax lawyer for legal review. In addition, the Town is working with AUMA on an Emergency Resolution to be presented in September. Finally, we are engaging in a concerted advocacy campaign with Provincial and Federal elected officials, along with prospective Federal candidates. We believe it is critical that this re-interpretation be reviewed, and the tax status of cost-sharing agreements be clarified.

The Town requests that your Council join us in our advocacy effort. We invite you to contact AUMA, FCM or any other advocacy body who may be able to assist in having this ruling reconsidered. We further ask you to consider contacting your respective MLAs and MPs, along with any other official or candidate who can press for a reconsideration of this ruling.

Thank you for your attention to this very serious matter.

Sincerely,

A handwritten signature in cursive script that reads "Christopher J. Parker".

Christopher J. Parker, CLGM, CAO  
THE TOWN OF PEACE RIVER



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## TOWN OF PEACE RIVER Briefing Document

TOWN OF  
PEACE RIVER  
ALBERTA

**Presenter:** Mayor and Council, Town of Peace River  
**Topic:** GST Audit Review

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### **Background**

On March 4, 2019 the Town of Peace River underwent our routine GST/PSB (Public Service Body) Audit. The Town's previous audit was conducted in 2011.

On May 3, Canada Revenue Agency (CRA) released their results which assessed GST on "a supply of a right to enter, to have access to, or to use property of the government, municipality, or other body". CRA ruled that the "town supplied a right to use the municipal property to other municipalities through the use of cost-sharing agreements." The amount of the reassessment was \$609,571.41.

To be clear: the cost-sharing agreements in question have been in place since at least 2002. The specific agreement examined in 2019 was the same agreement in place during the audit in 2011. However, in the recent audit, CRA reinterpreted the questions of 'supply', 'public purpose' and 'third party benefit' with respect to cost-sharing agreements.

Town of Peace River facilities have a flat payment scale which does not discriminate on the basis of residence. No passes, rights of use or access are provided as a result of these contributions and the agreements are specifically worded towards regional benefit.

### **Appeal and Review**

The Town appealed the initial ruling and on July 16, we were told the ruling was upheld. Interest on the outstanding amount has been accruing since April 25, and on July 22, the Town was notified by CRA that the case has proceeded to collections. On direction from our Council, the Town will be continuing the appeal process with CRA. This could take up to a year.

### **Concerns**

This ruling – a reinterpreting of CRA bulletin on GST for Grants and Subsidies - has set a number of precedents which will be problematic for municipalities:

1. An auditor is now permitted to 'parse' an existing agreement to justify a finding even if the remainder of the agreement contradicts that finding.
2. Municipalities are no longer able to rely on the GST/HST Technical Information Bulletin B-067 with respect to determining supply as it relates to on-going programs of financial support.
3. It is no longer clear which cost-share items may be now assessed as supply. Furthermore, transactions not contained within the cost-share agreement are being assessed as though they were. Examples drawn from the Town's case include:
  - a. A \$3000 contribution to Canada Day Fireworks. This item is not part of the cost sharing agreement and no direct benefit was provided to the grantor.

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- b. \$4000 in contributions to the Healthcare Attraction and Retention Committee. Again, not part of any cost-sharing agreement and any supply provided by this group falls within the public interest.
  - c. 50% of the salary of an RCMP Liaison Officer – not subject to any cost sharing agreement.
  - d. \$8,000,000 in donations to the capital costs of constructing a new regional multiplex. In addition to not being subject to the cost-share agreement, the contributions did not confer a supply of access to any property or service made by the municipality. This item was the most frustrating (and most costly) as the Town has been requesting funding for four years and the only time the Federal government acknowledged this project was to tax it.
4. The required ICF Agreements will now have to include a tax provision. Given the lack of consistency in how the regulation is being applied, this could prove extremely challenging in terms of determining which services should be considered supply. Municipalities must be prepared to have a future auditor reinterpret the agreements yet again. The cost of reversing any collection or remitting will create a substantial economic burden.

Our Council has passed the following Motions:

*MOTION-19-07-261 Councillor Good moved that the Town contact AUMA and FCM to get legal advice and proceed as recommended.*

*MOTION CARRIED*

*MOTION-19-07-262 Councillor Needham moved that the Town consider undertaking some political advocacy work to raise awareness of the issue both Federally and Provincially across all party lines.*

*MOTION CARRIED*

Action

The Town has submitted this issue to FCM, AUMA, NADC, RMA, and Municipal Affairs. All of these bodies are extremely concerned about the precedent represented in this ruling. FCM is seeking an independent legal review of the issue and is considering intervenor status. AUMA is assisting the Town in preparing an Emergency Resolution to be presented in September.

In addition, the Town is actively engaging Provincial and Federal officials as well as prospective Federal candidates on this matter.



**Christopher J. Parker, CLGM, CAO**  
THE TOWN OF PEACE RIVER



**Summer Village of Silver Sands**  
**Council Organizational Chart**  
 Updated July 26-19

|           |  |
|-----------|--|
| Rep       |  |
| Alternate |  |

|                 |  |  |  |
|-----------------|--|--|--|
| Name            | <b>Bernie Poulin</b>   | <b>Liz Turnbull</b>  | <b>Graeme Horne</b>  |
| Position        | <b>Mayor</b>   | <b>Deputy Mayor</b>  | <b>Councillor</b>  |
| Email           | <a href="mailto:bpoulin@xplomet.com">bpoulin@xplomet.com</a> | <a href="mailto:lizturnbull@telusmail.net">lizturnbull@telusmail.net</a> | <a href="mailto:graemehorne@mail.com">graemehorne@mail.com</a> |
| Mailing Address | <b>Box 388 Fallis AB T0E 0V0</b>                             | <b>Box 146 Fallis AB T0E 0V0</b>   | <b>Box 446 Darwell AB T0E 0L0</b>                              |
| Phone           | <b>780-797-2344</b>  | <b>780-991-4052</b>  | <b>780-797-3883</b>  |

|   |  |  |  |
|---|--|--|--|
| Emergency Management/Disaster Services                                  |  |  |  |
| Darwell Wastewater Lagoon Commission                                    |  |  |  |
| Highway 43 East Waste Commission  |  |  |  |
| Lake Isle Aquatic Management Society (LIAMS)                            |  |  |  |
| Summer Villages of Lac Ste. Anne County East (all of Council to attend) |  |  |  |
| Capital Region Assessment Services Commission                           |  |  |  |
| FCSS/Recreation Board   |  |  |  |
| Yellowhead Regional Library (No alternate)                              |  |  |  |
| Local Library (Darwell)   |  |  |  |
| Fallis Community Association  |  |  |  |
| LILSA   |  |  |  |
| Regional Emergency Services   |  |  |  |
| Darwell Regional Waste Water Line                                       |  |  |  |
| Flowering Rush Abatement Project  |  |  |  |

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**Town of Mayerthorpe**

**Report Range :** 2019/07/01 0000 to 2019/07/31 2359 **Report Title :** SILVER SANDS DAILY EVENTS

7/6/2019

**TOWN OF MAYERTHORPE**

Events:

| Date/Time | Officer         |
|-----------|-----------------|
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/06 1700 DAWN, DWIGHT  
2019/07/06 1830 TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED SUMMER VILLAGE, WEATHER CLOUDY AND COOL, SO QUIETER WEEKEND, DID GIVE ONE FELLA A WARNING ABOUT HELMET WHILE ON A QUAD, BUT HE HAD ALL HIS OTHER DOCUMENTS. SPOKE WITH TONY ABOUT WILSON PROPERTY ON PINE. IT APPEARS WITHOUT A CLOSER LOOK THAT HE MAY STILL BE MOWING MR, WHICH WAS MY REASON FOR SPEAKING WITH TONY TO DETERMINE WHERE HE IS CUTTING. DIDN'T WALK THROUGH THE BUSH AT THE BACK END AS IT WAS TO WET

7/11/2019

**TOWN OF MAYERTHORPE**

Events:

| Date/Time | Officer         |
|-----------|-----------------|
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/11 1330 DAWN, DWIGHT  
2019/07/11 1500 TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED VILLAGE, NOT MUCH ACTIVITY TODAY, CHECKED ON RESIDENCES

7/15/2019

**TOWN OF MAYERTHORPE**

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Events:

| Date/Time | Officer         |
|-----------|-----------------|
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |



2019/07/15 1341  
2019/07/15 1345

MCDOWELL, MADDY

TOWN OF MAYERTHORPE

REPORT WRITING (CITATIONREPORT)

SILVER SANDS

N/B SILVER SANDS DRIVE

Working on a Citation Report # A95320551R

7/20/2019

TOWN OF MAYERTHORPE

| Events:         |                 |
|-----------------|-----------------|
| Date/Time       | Officer         |
|                 | Backup Officers |
|                 | Group           |
| Event           |                 |
| Location        |                 |
| 2019/07/20 2100 | DAWN, DWIGHT    |
| 2019/07/20 2230 |                 |

TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED THE VILLAGE, LOTS OF FOLKS OUT WALKING THIS EVENING, NOT MUCH VEHICULAR TRAFFIC, NOTICED SAME THING AS SOUTHVIEW, WITH LOTS OF FOLKS HAVING GATHERINGS BUT NO LOUD MUSIC OR PARTYING. CHECKED ON A COUPLE PROPERTIES FOR ACTIVITIES FROM COMPLAINTS, MOST RECENT ON HILLSIDE CRES.

7/23/2019

TOWN OF MAYERTHORPE

| Events:         |                 |
|-----------------|-----------------|
| Date/Time       | Officer         |
|                 | Backup Officers |
|                 | Group           |
| Event           |                 |
| Location        |                 |
| 2019/07/23 0930 | DAWN, DWIGHT    |
| 2019/07/23 1330 |                 |

TOWN OF MAYERTHORPE

GENERAL INVESTIGATION  
SILVER SANDS  
BAY DRIVE, HILLSIDE CRES, CONIFER PLACE, PINE CRES

COMPLAINTS ON 4 PLACES IN THE SUMMER VILLAGE, 3 NEEDED PICTURES DONE FOR LETTERS THAT I WILL BE SENDING OUT, SPOKE AT LENGTH WITH TONY EARLIER AND ALSO SPOKE WITH COMPLAINANT FOR HILLSIDE. CONIFER CRES HAS A DOG COMPLAINT AND DUMPING ON MR. LATER IN THE DAY GOT CALL FROM WIFE AT 15 BAY DRIVE, SHE SAID THE LID IS OFF SEPTIC TANK AND NEEDS EMPTYING, I EXPLAINED LAWN NEEDS CUTTING CARS NEED REMOVAL, SCATTERED ITEMS AND CLUTTER NEEDS TO BE PUT AWAY, SHE WAS GIVING ME EXPLANATIONS AND EXCUSES THAT I KNOW WEREN'T ALL TRUE BECAUSE I'VE WATCHED THE PROGRESS ON THIS PLACE FOR A WHILE. MANY FILES TO WORK ON LATER THIS WEEK.

7/26/2019

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TOWN OF MAYERTHORPE

| Events:         |                     |
|-----------------|---------------------|
| Date/Time       | Officer             |
|                 | Backup Officers     |
|                 | Group               |
| Event           |                     |
| Location        |                     |
| 2019/07/26 1230 | DAWN, DWIGHT        |
| 2019/07/26 1300 | TOWN OF MAYERTHORPE |

2019/07/26 1230      DAWN, DWIGHT  
2019/07/26 1300      TOWN OF MAYERTHORPE

ADMIN-FIELD  
SILVER SANDS  
FIELD  
DISCUSS ITEMS WITH WENDY AND WORK ON FILE

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Total Events: 6

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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

June 13, 2019

File: 19DP05-31

**Re: Development Permit Application No. 19DP05-31  
Plan 223 MC, Block 5, Lot 10 : 10 Poplar 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 DECK (37.2 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- 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.
- 5- 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.
- 6- 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.
- 7- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **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;**

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- 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.
- 10- 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 **June 13, 2019**

Complete

Date of Decision

**June 13, 2019**

Effective Date of  
Permit

**July 12, 2019**

Signature of Development  
Officer

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands  
Municipal Assessment Services Group Inc. = Ian Ferguson : email [ianferguson@shaw.ca](mailto:ianferguson@shaw.ca)

**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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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

**NOTE:**

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.
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:



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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](mailto:pcm1@telusplanet.net)

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**The Inspections Group Inc.**  
**Edmonton Office**  
12010 - 111 Avenue NW  
Edmonton, Alberta T5G 0E6  
E-mail: [questions@inspectionsgroup.com](mailto: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.

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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](mailto:pcm1@telusplanet.net)

## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP05-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 5, Lot 10 : 10 Poplar Avenue, with regard to the following:

### ***CONSTRUCTION OF A DECK (37.2 SQ. M.)***

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 July 4, 2019.**

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 | June 13, 2019   |
| Date of Decision                 | <u>June 13, 2019</u>  |
| Effective Date of Permit         | <u>July 12, 2019</u>  |
| 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**

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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

July 22, 2019

File: 19DP06-31

**Re: Development Permit Application No. 19DP06-31  
Plan 2941 MC, Block 2, Lot 23 : 23 Hazel Avenue (the "Lands")  
R1A – Residential : Summer Village of Silver Sands**

Preamble: The proposed development includes the placement of a Modular Home with the orientation of the building being such that the rear of the building, as shown on the building plans, faces the front of the property. Decks are shown at both the front and back of the dwelling.

APPROVAL OF DEVELOPMENT PERMIT

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

***PLACEMENT OF A MODULAR HOME (110.6 SQ. M.), FRONT AND REAR DECKS, INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM***

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

- 1- All municipal taxes must be paid.
- 2- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 3- 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- 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. 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

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (868) 363-3342  
Email: pcm1@telusplanet.net

- 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 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.
- 10- 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.
- 11- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **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).**
- 12- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 13- 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.
- 14- 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.

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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

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

Date Application Deemed Complete **July 22, 2019**

Date of Decision **July 22, 2019**

Effective Date of Permit **August 20, 2019**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands  
Municipal Assessment Services Group Inc. = Ian Ferguson : email ianferguson@shaw.ca

**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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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](mailto:pcm1@telusplanet.net)

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](mailto: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.

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## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP06-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 2941 MC, Block 2, Lot 23 : 23 Hazel Avenue, with regard to the following:

### **PLACEMENT OF A MODULAR HOME (110.6 SQ. M.), FRONT AND REAR DECKS, INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM**

has been **CONDITIONALLY APPROVED** by the Development Officer.

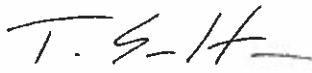
Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

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 August 14, 2019.**

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 | July 22, 2019   |
| Date of Decision                 | _____   |
| Effective Date of Permit         | July 22, 2019   |
| Signature of Development Officer | August 20, 2019   |
|                                  |  |

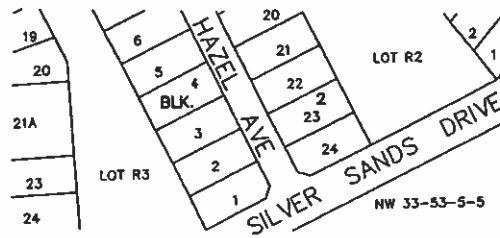
**Note:** This permit does not come into effect until twenty-nine (29) days after the date of issuance.

**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**

(42)



**NOTE:**  
ALL DIMENSIONS SHOWN TO  
FOUNDATION WALL, FINAL EXTERIOR  
CLADDING MAY ALTER DIMENSIONS

**NOTE:**  
Siting subject to the Approval  
by Summer Village of Silver Sands

**NOTE:**  
Building Pocket Based On Building Area Limits  
Building Pocket Shown Thus

Lot Area: 696.13 Sq M  
House Area: 110.61 Sq M  
House Coverage: 15.9 %  
Deck Area: 48.38 Sq M  
Deck Coverage: 7.0 %  
Garage Area: N/A  
Garage Coverage: N/A  
Total Site Coverage: 22.9 %

R Zoning

**NOTE:**  
Builder/Owner responsible  
to ensure back fill  
levels meet all codes

ELEVATIONS SHOWN THUS .....  
PLANTED SPIKE SHOWN THUS -▲-

- PROPOSED CLEAN OUT SHOWN ▽
- PROPOSED MANHOLE SHOWN ○
- PROPOSED STREET LIGHT SHOWN □
- PROPOSED HYDRANT SHOWN ⊕
- PROPOSED C.C. LOCATION SHOWN ▼
- PROPOSED TRANSFORMER SHOWN ⊞
- PROPOSED SERVICE PEDESTAL SHOWN ●
- PROPOSED POWER SHOWN -P-

| HOUSE TYPE                      | MODULAR |
|---------------------------------|---------|
| FINISHED FLOOR                  | ???     |
| BOTTOM OF FOOTING               | ???     |
| FINISHED GRADE AT - FRONT STEP  | ???     |
| - BACK OF HOUSE                 | ???     |
| BOTTOM OF - BACK/SIDE DOOR SILL | ???     |
| - BASEMENT WINDOWS              | ???     |
| TOP OF CONCRETE BASEMENT WALL   | ???     |
| GARAGE FLOOR                    | ???     |
| SANITARY SEWER SERVICE INVERT   | ???     |
| FOOTING SIZE                    | ???     |

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF  
ALL ELEVATIONS ARE LOCAL IN METERS  
ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION  
BUILDER / OWNER IS LIABLE FOR ANY COST INCURRED DUE TO AN ERROR IN THE  
DRAWINGS OR SERVICES SHOWN PRIOR TO THIS PLAN BEING APPROVED  
BY THE LOCAL APPROVING AUTHORITY

MODEL (Modular)

OWNER Joanne Rowland

PROPOSED LOCATION OF HOUSE  
LOT 23 - BLOCK 2 - PLAN 2941 M.C.  
SUMMER VILLAGE OF SILVER SANDS



DON WILSON SURVEYS LTD.  
BOX 4120, BARRHEAD, ALBERTA  
T7N 1A1 PHONE: (780) 674-2287  
FILE: 19202 SCALE: 1:300 DATE: JUNE 20, 2019

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

August 2, 2019

File: 19DP07-31

BOX 2945

**Re: Development Permit Application No. 19DP07-31  
Plan 223 MC, Block 4, Lot 12 : 12 Conifer Crescent (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 ADDITION TO AN EXISTING  
DETACHED DWELLING (COVERED DECK / SCREEN-ROOM  
: 22.3 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- 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.
- 5- 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.
- 6- 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.
- 7- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**

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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](mailto:pcm1@telusplanet.net)


- **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).**
- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- 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.
- 10- 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 29, 2019**

Date of Decision **July 29, 2019**

Effective Date of Permit **August 27, 2019**

Signature of Development Officer 

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Wendy Wildman - Municipal Administrator, Summer Village of Silver Sands  
Assessor - Mike Krim - Tanmar Consulting Inc. : [mike@tanmarconsulting.com](mailto: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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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@stonyplain.net](mailto:pcm1@stonyplain.net)

**NOTE:**

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.
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:

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**Development Services**  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

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**The Inspections Group Inc.**  
**Edmonton Office**  
12010 - 111 Avenue NW  
Edmonton, Alberta T5G 0E6  
E-mail: [questions@inspectionsgroup.com](mailto: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.

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## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP07-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 4, Lot 12 : 12 Conifer Crescent, with regard to the following:

### **CONSTRUCTION OF AN ADDITION TO AN EXISTING DETACHED DWELLING (COVERED DECK / SCREEN-ROOM : 22.3 SQ. M.)**

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 August 19, 2019.**

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 | July 29, 2019   |
| Date of Decision                 | July 29, 2019   |
| Effective Date of Permit         | August 27, 2019   |
| 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**

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# Summer Village of Silver Sands

## STOP ORDER

August 6, 2019

- o **Registered Mail**
- o **On site**
- o **Hand delivery**

26 PINE CRESCENT  
 BLOCK 4  
 LOT 26  
 SILVER SANDS, ONTARIO

Dear Sir:

**RE: PLAN 2941 MC, BLOCK 4, LOT 26 : 26 Pine Crescent (the "Lands")**

In my capacity as Development Officer I hereby issue this Stop Order pursuant to Section 645 of the Municipal Government Act, and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015, with respect to the aforementioned lands.

The Municipality's Land Use Bylaw 256-2015 states:

**1. SECTION 3.1 CONTROL OF DEVELOPMENT**

No development other than that designated in Section 3.2 of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

**2. SECTION 1.9 DEFINITIONS OR MEANINGS**

**"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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| Grant Program   | Year       | Allocation | Dollars Received    | Dollars Proposed to be spent | Grant Carry Forward   | Interest Earned/(Applied) Carry Forward | Projects/Current Year Projects  |
|---|------------|------------|---------------------|------------------------------|-----------------------|---|---|
|   |            |            |                     |                              |                       |   |   |
| GTF   | GTF - 2014 | 13,369.00  |                     |                              |                       |   |   |
|   | GTF - 2015 | 13,073.00  |                     |                              |                       |   |   |
|   | GTF - 2016 | 13,303.00  | 53,075.00           |                              | 53,075.00             | 26.54                                   | 2017 Application for Twp 540 Road Rehab Project / SFE DONE  |
|   | GTF - 2017 | 13,330.00  |                     | 77,523.79                    | (24,448.79)           | 319.49                                  | Interest adjustment is 106 from 2017 and 213.49 from 2018   |
|   | 2018       | 13,825.00  |                     |                              | (24,448.79)           | (346.03)                                |   |
|   | 2019       | 28,080.00  | 13,825.00           |                              | (10,623.79)           |   | 2018 Original price from LSA County - Silver Sands portion \$308,352<br>Newest price from LSA County - Silver Sands portion \$519,328 / Actual Expenses for 2018 Road Project \$452,794.33 - Completed/Fully Funded - MSI-C to fund 374,924.51 / GTF to fund \$77,869.82<br><b>2019</b> |
| <b>Total NDCC/FGTF Grant &amp; Interest Dollars Available</b>   |            |            | <b>\$ 17,456.21</b> |                              | <b>\$ (10,623.79)</b> |   |   |
| <b>2010-2013 - Must be spend by March of 2014 - NEW EXTENSION TO DECEMBER 31/14 - New agreement for 2014-2024</b> |            |            |                     |                              |                       |   |   |
| <b>SFE Due June 30th</b>  |            |            |                     |                              |                       |   |   |

|   |            |            |            |  |            |          |  |
|---|------------|------------|------------|--|------------|----------|--|
| ACP - NSWA  | ACP - 2016 | 300,000.00 | 300,000.00 |  | 300,000.00 |          | North Saskatchewan Watershed Alliance - Coded to "in-trust" account L292                   |
|   | ACP - 2017 |            | 166,907.43 |  | 133,092.57 | 288.69   |  |
|   | ACP - 2018 |            | 81,549.45  |  | 51,543.12  | 675.02   |  |
|   | ACP - 2019 |            | 51,543.12  |  |            | 1,091.55 | 2019 Interest (0.80) Accounts payable correction   |
| <b>Total ACP Grant &amp; Interest Dollars Available</b> |            |            |            |  |            |          | <b>2019 - Total expenses \$53,597.58 - Final Accounting has been submitted to province</b> |

|                  |   |        |        |        |  |  |   |
|------------------|---|--------|--------|--------|--|--|---|
| CANADA DAY GRANT | 2019  | 600.00 | 600.00 | 600.00 |  |  | 2019 Application Submitted - Approved for \$600 / Final Accounting submitted to grant program |
|                  | <b>Total ACP Grant &amp; Interest Dollars Available</b> |        |        |        |  |  |   |

|                      |   |            |            |            |  |  |   |
|----------------------|---|------------|------------|------------|--|--|---|
| ACP - Flowering Rush | ACP - 2019  | 198,500.00 | 198,500.00 | 198,500.00 |  |  | Flowering Rush - ACP - will be put into "in-trust" account on balance sheet |
|                      | <b>Total ACP Grant &amp; Interest Dollars Available</b> |            |            |            |  |  |   |

(23)

**[FWD: FW: GST Status of Intermunicipal Cost Sharing Agreements]**

----- Original Message -----

Subject: FW: GST Status of Intermunicipal Cost Sharing Agreements

From: "Wendy Wildman" <[cao@onoway.ca](mailto:cao@onoway.ca)>

Date: Tue, August 06, 2019 8:36 am

To: <[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)>, "SV of Nakamun Park"

<[cao@svnakamun.com](mailto:cao@svnakamun.com)>, <[svsunrisebeach@wildwillowenterprises.com](mailto:svsunrisebeach@wildwillowenterprises.com)>, <[svislandlake@wildwillowenterprises.com](mailto:svislandlake@wildwillowenterprises.com)>, <[administration@kronprinzconsulting.ca](mailto:administration@kronprinzconsulting.ca)>

This is something we should take to all our municipalities.

**Wendy Wildman**

CAO

Town of Onoway

Box 540

Onoway, AB. T0E 1V0

780-967-5338 Fax: 780-967-3226

[cao@onoway.ca](mailto:cao@onoway.ca)

**NOTE EMAIL CONTACT INFORMATION HAS CHANGED TO:** [cao@onoway.ca](mailto:cao@onoway.ca)

This email is intended only for the use of the party to which it is addressed and for the intended purpose. This email contains information that is privileged, confidential, and/or protected by law and is to be held in the strictest confidence. If you are not the intended recipient you are hereby notified that any dissemination, copying, or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

**From:** Ruth McCuaig <[rmccuaig@peacriver.ca](mailto:rmccuaig@peacriver.ca)> **On Behalf Of** Christopher Parker

**Sent:** August 4, 2019 4:10 PM

**To:** [mmerritt@olds.ca](mailto:mmerritt@olds.ca); [cao@onoway.ca](mailto:cao@onoway.ca); [cao@townofoven.com](mailto:cao@townofoven.com); Christopher Parker <[cparker@peacriver.ca](mailto:cparker@peacriver.ca)>; [info@townofopenhold.ca](mailto:info@townofopenhold.ca); [keith@picturebutte.ca](mailto:keith@picturebutte.ca); [cao@pinchercreek.ca](mailto:cao@pinchercreek.ca); [albert.flootman@ponoka.ca](mailto:albert.flootman@ponoka.ca); [cao@townofprovost.ca](mailto:cao@townofprovost.ca); [dfletcher@rainbowlake.ca](mailto:dfletcher@rainbowlake.ca); [kurtispratt@raymond.ca](mailto:kurtispratt@raymond.ca); [ArlosC@redcliff.ca](mailto:ArlosC@redcliff.ca); [cao@redwater.ca](mailto:cao@redwater.ca); [lori@rimbey.com](mailto:lori@rimbey.com); [dkrause@rockymtnhouse.com](mailto:dkrause@rockymtnhouse.com); [cao@sedgewick.ca](mailto:cao@sedgewick.ca); [dmin@sexsmith.ca](mailto:dmin@sexsmith.ca); [brian@slavelake.ca](mailto:brian@slavelake.ca); [cao@smokylake.ca](mailto:cao@smokylake.ca); [cao@townofspiritriver.ca](mailto:cao@townofspiritriver.ca); [kheyman@town.stpaul.ab.ca](mailto:kheyman@town.stpaul.ab.ca); [candice.greig@stavelly.ca](mailto:candice.greig@stavelly.ca); [gswitenky@stettler.net](mailto:gswitenky@stettler.net); [t.goulden@stonyplain.com](mailto:t.goulden@stonyplain.com); [jthackray@strathmore.ca](mailto:jthackray@strathmore.ca); [linda.n@sundre.com](mailto:linda.n@sundre.com); [cao@townofswanhills.com](mailto:cao@townofswanhills.com); [wferris@sylvanlake.ca](mailto:wferris@sylvanlake.ca); [cao@taber.ca](mailto:cao@taber.ca)

**Subject:** GST Status of Intermunicipal Cost Sharing Agreements

Good afternoon,

The Town of Peace River recently received a finding from CRA that GST was payable on Intermunicipal cost sharing agreements.

We believe this finding has serious implications for all municipalities and ask that you consider bringing the attached letter to your Council in support of our request to have this finding reviewed.

Also provided is a more detailed briefing note on the specifics of the audit should you wish to access the information.

In addition to the demand to remit past taxes, this finding potentially affects all existing cost share agreements as well as ICFs.

Please do not hesitate to contact us if you require any further information.

Thank you for your support on this matter.

**Christopher J. Parker, CLGM**

Town of Peace River | Chief Administrative Officer

PEACE RIVER



Celebrating  
a Century

Box 6600, 9911 - 100 Street, Peace River, AB T8S 1S4

P (780) 624.2574 | F (780) 624.4664

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Online](#)

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August 5, 2019

File: 12/120

Municipalities of Alberta

Re: Town of Peace River GST Audit Concern

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Colleague,

In May 2019, following a routine GST audit, the Town of Peace River was advised by the Canada Revenue Agency (CRA) that our intermunicipal cost sharing agreements were assessed as being subject to Federal Goods and Services Tax (GST). The Town's third-party auditing firm, MNP, appealed the ruling, but CRA maintained that the agreements are taxable and subsequently issued a demand letter for over \$600,000.

The Town is extremely concerned by the implications of this ruling and the effect it will have on *all* Alberta municipalities, particularly on Intermunicipal Collaboration Frameworks. Municipal Affairs has contacted Town administration and shares our concerns on this issue.

On direction from Council, the Town has contacted FCM, AUMA, RMA, and NADC. FCM concurs that this finding has serious implications for all municipalities nationwide and has submitted our case to an independent tax lawyer for legal review. In addition, the Town is working with AUMA on an Emergency Resolution to be presented in September. Finally, we are engaging in a concerted advocacy campaign with Provincial and Federal elected officials, along with prospective Federal candidates. We believe it is critical that this re-interpretation be reviewed, and the tax status of cost-sharing agreements be clarified.

The Town requests that your Council join us in our advocacy effort. We invite you to contact AUMA, FCM or any other advocacy body who may be able to assist in having this ruling reconsidered. We further ask you to consider contacting your respective MLAs and MPs, along with any other official or candidate who can press for a reconsideration of this ruling.

Thank you for your attention to this very serious matter.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Parker".

*Christopher J. Parker, CLGM, CAO*  
THE TOWN OF PEACE RIVER



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## TOWN OF PEACE RIVER Briefing Document

TOWN OF  
PEACE RIVER  
ALBERTA

**Presenter:** Mayor and Council, Town of Peace River  
**Topic:** GST Audit Review

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### **Background**

On March 4, 2019 the Town of Peace River underwent our routine GST/PSB (Public Service Body) Audit. The Town's previous audit was conducted in 2011.

On May 3, Canada Revenue Agency (CRA) released their results which assessed GST on "a supply of a right to enter, to have access to, or to use property of the government, municipality, or other body". CRA ruled that the "town supplied a right to use the municipal property to other municipalities through the use of cost-sharing agreements." The amount of the reassessment was \$609,571.41.

To be clear: the cost-sharing agreements in question have been in place since at least 2002. The specific agreement examined in 2019 was the same agreement in place during the audit in 2011. However, in the recent audit, CRA reinterpreted the questions of 'supply', 'public purpose' and 'third party benefit' with respect to cost-sharing agreements.

Town of Peace River facilities have a flat payment scale which does not discriminate on the basis of residence. No passes, rights of use or access are provided as a result of these contributions and the agreements are specifically worded towards regional benefit.

### **Appeal and Review**

The Town appealed the initial ruling and on July 16, we were told the ruling was upheld. Interest on the outstanding amount has been accruing since April 25, and on July 22, the Town was notified by CRA that the case has proceeded to collections. On direction from our Council, the Town will be continuing the appeal process with CRA. This could take up to a year.

### **Concerns**

This ruling – a reinterpreting of CRA bulletin on GST for Grants and Subsidies - has set a number of precedents which will be problematic for municipalities:

1. An auditor is now permitted to 'parse' an existing agreement to justify a finding even if the remainder of the agreement contradicts that finding.
2. Municipalities are no longer able to rely on the GST/HST Technical Information Bulletin B-067 with respect to determining supply as it relates to on-going programs of financial support.
3. It is no longer clear which cost-share items may be now assessed as supply. Furthermore, transactions not contained within the cost-share agreement are being assessed as though they were. Examples drawn from the Town's case include:
  - a. A \$3000 contribution to Canada Day Fireworks. This item is not part of the cost sharing agreement and no direct benefit was provided to the grantor.

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- b. \$4000 in contributions to the Healthcare Attraction and Retention Committee. Again, not part of any cost-sharing agreement and any supply provided by this group falls within the public interest.
  - c. 50% of the salary of an RCMP Liaison Officer – not subject to any cost sharing agreement.
  - d. \$8,000,000 in donations to the capital costs of constructing a new regional multiplex. In addition to not being subject to the cost-share agreement, the contributions did not confer a supply of access to any property or service made by the municipality. This item was the most frustrating (and most costly) as the Town has been requesting funding for four years and the only time the Federal government acknowledged this project was to tax it.
4. The required ICF Agreements will now have to include a tax provision. Given the lack of consistency in how the regulation is being applied, this could prove extremely challenging in terms of determining which services should be considered supply. Municipalities must be prepared to have a future auditor reinterpret the agreements yet again. The cost of reversing any collection or remitting will create a substantial economic burden.

Our Council has passed the following Motions:

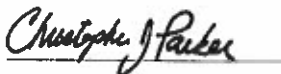
*MOTION-19-07-261 Councillor Good moved that the Town contact AUMA and FCM to get legal advice and proceed as recommended.*  
*MOTION CARRIED*

*MOTION-19-07-262 Councillor Needham moved that the Town consider undertaking some political advocacy work to raise awareness of the issue both Federally and Provincially across all party lines.*  
*MOTION CARRIED*

Action

The Town has submitted this issue to FCM, AUMA, NADC, RMA, and Municipal Affairs. All of these bodies are extremely concerned about the precedent represented in this ruling. FCM is seeking an independent legal review of the issue and is considering intervenor status. AUMA is assisting the Town in preparing an Emergency Resolution to be presented in September.

In addition, the Town is actively engaging Provincial and Federal officials as well as prospective Federal candidates on this matter.



**Christopher J. Parker, CLGM, CAO**  
THE TOWN OF PEACE RIVER





**Summer Village of Silver Sands**  
**Council Organizational Chart**  
 Updated July 26-19

|           |  |
|-----------|--|
| Rep       |  |
| Alternate |  |

|                 |  |  |  |
|-----------------|--|--|--|
| Name            | <b>Bernie Poulin</b>   | <b>Liz Turnbull</b>  | <b>Graeme Horne</b>  |
| Position        | <b>Mayor</b>   | <b>Deputy Mayor</b>  | <b>Councillor</b>  |
| Email           | <a href="mailto:bpoulin@xplomet.com">bpoulin@xplomet.com</a> | <a href="mailto:lizturnbull@telusmail.net">lizturnbull@telusmail.net</a> | <a href="mailto:graemehorne@mail.com">graemehorne@mail.com</a> |
| Mailing Address | <b>Box 388 Fallis AB T0E 0V0</b>                             | <b>Box 146 Fallis AB T0E 0V0</b>   | <b>Box 446 Darwell AB T0E 0L0</b>                              |
| Phone           | <b>780-797-2344</b>  | <b>780-991-4052</b>  | <b>780-797-3883</b>  |

|   |  |  |  |
|---|--|--|--|
| Emergency Management/Disaster Services                                  |  |  |  |
| Darwell Wastewater Lagoon Commission                                    |  |  |  |
| Highway 43 East Waste Commission  |  |  |  |
| Lake Isle Aquatic Management Society (LIAMS)                            |  |  |  |
| Summer Villages of Lac Ste. Anne County East (all of Council to attend) |  |  |  |
| Capital Region Assessment Services Commission                           |  |  |  |
| FCSS/Recreation Board   |  |  |  |
| Yellowhead Regional Library (No alternate)                              |  |  |  |
| Local Library (Darwell)   |  |  |  |
| Fallis Community Association  |  |  |  |
| LILSA   |  |  |  |
| Regional Emergency Services   |  |  |  |
| Darwell Regional Waste Water Line                                       |  |  |  |
| Flowering Rush Abatement Project  |  |  |  |

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**Town of Mayerthorpe**

**Report Range :** 2019/07/01 0000 to 2019/07/31 2359 **Report Title :** SILVER SANDS DAILY EVENTS

7/6/2019

**TOWN OF MAYERTHORPE**

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/06 1700 DAWN, DWIGHT  
2019/07/06 1830 TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED SUMMER VILLAGE, WEATHER CLOUDY AND COOL, SO QUIETER WEEKEND, DID GIVE ONE FELLA A WARNING ABOUT HELMET WHILE ON A QUAD, BUT HE HAD ALL HIS OTHER DOCUMENTS. SPOKE WITH TONY ABOUT WILSON PROPERTY ON PINE. IT APPEARS WITHOUT A CLOSER LOOK THAT HE MAY STILL BE MOWING MR, WHICH WAS MY REASON FOR SPEAKING WITH TONY TO DETERMINE WHERE HE IS CUTTING. DIDN'T WALK THROUGH THE BUSH AT THE BACK END AS IT WAS TO WET

7/11/2019

**TOWN OF MAYERTHORPE**

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/11 1330 DAWN, DWIGHT  
2019/07/11 1500 TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED VILLAGE, NOT MUCH ACTIVITY TODAY, CHECKED ON RESIDENCES

7/15/2019

**TOWN OF MAYERTHORPE**

29

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/15 1341  
2019/07/15 1345

MCDOWELL, MADDY

TOWN OF MAYERTHORPE

REPORT WRITING (CITATIONREPORT)

SILVER SANDS  
N/B SILVER SANDS DRIVE

Working on a Citation Report # A95320551R

7/20/2019

TOWN OF MAYERTHORPE

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/20 2100 DAWN, DWIGHT

2019/07/20 2230

TOWN OF MAYERTHORPE

GENERAL PATROL  
SILVER SANDS  
SUMMER VILLAGE

PATROLLED THE VILLAGE, LOTS OF FOLKS OUT WALKING THIS EVENING, NOT MUCH VEHICULAR TRAFFIC, NOTICED SAME THING AS SOUTHVIEW, WITH LOTS OF FOLKS HAVING GATHERINGS BUT NO LOUD MUSIC OR PARTYING. CHECKED ON A COUPLE PROPERTIES FOR ACTIVITIES FROM COMPLAINTS, MOST RECENT ON HILLSIDE CRES.

7/23/2019

TOWN OF MAYERTHORPE

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/23 0930 DAWN, DWIGHT

2019/07/23 1330

TOWN OF MAYERTHORPE

GENERAL INVESTIGATION  
SILVER SANDS  
BAY DRIVE, HILLSIDE CRES, CONIFER PLACE, PINE CRES

COMPLAINTS ON 4 PLACES IN THE SUMMER VILLAGE, 3 NEEDED PICTURES DONE FOR LETTERS THAT I WILL BE SENDING OUT, SPOKE AT LENGTH WITH TONY EARLIER AND ALSO SPOKE WITH COMPLAINANT FOR HILLSIDE. CONIFER CRES HAS A DOG COMPLAINT AND DUMPING ON MR. LATER IN THE DAY GOT CALL FROM WIFE AT 15 BAY DRIVE, SHE SAID THE LID IS OFF SEPTIC TANK AND NEEDS EMPTYING, I EXPLAINED LAWN NEEDS CUTTING CARS NEED REMOVAL, SCATTERED ITEMS AND CLUTTER NEEDS TO BE PUT AWAY, SHE WAS GIVING ME EXPLANATIONS AND EXCUSES THAT I KNOW WEREN'T ALL TRUE BECAUSE I'VE WATCHED THE PROGRESS ON THIS PLACE FOR A WHILE. MANY FILES TO WORK ON LATER THIS WEEK.

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7/26/2019

**TOWN OF MAYERTHORPE**

| Events:   |                 |
|-----------|-----------------|
| Date/Time | Officer         |
|           | Backup Officers |
|           | Group           |
| Event     |                 |
| Location  |                 |

2019/07/26 1230

DAWN, DWIGHT

2019/07/26 1300

TOWN OF MAYERTHORPE

ADMIN-FIELD

SILVER SANDS

FIELD

DISCUSS ITEMS WITH WENDY AND WORK ON FILE

---

Total Events: 6

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2846, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

June 13, 2019

File: 19DP05-31

**Re: Development Permit Application No. 19DP05-31  
Plan 223 MC, Block 5, Lot 10 : 10 Poplar 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 DECK (37.2 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- 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.
- 5- 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.
- 6- 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.
- 7- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **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;**


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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

- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- 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.
- 10- 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 | <b>June 13, 2019</b>  |
| Date of Decision                 | <b>June 13, 2019</b>  |
| Effective Date of Permit         | <b>July 12, 2019</b>  |
| Signature of Development Officer |  |

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands  
Municipal Assessment Services Group Inc. = Ian Ferguson : email ianferguson@shaw.ca

**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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**NOTE:**

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.
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:



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@stonyplain.net](mailto:pcm1@stonyplain.net)

**The Inspections Group Inc.**  
**Edmonton Office**  
12010 - 111 Avenue NW  
Edmonton, Alberta T5G 0E6  
E-mail: [questions@inspectionsgroup.com](mailto: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.

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: pcm1@telusplanet.net

## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP05-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 5, Lot 10 : 10 Poplar Avenue, with regard to the following:

### ***CONSTRUCTION OF A DECK (37.2 SQ. M.)***

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 July 4, 2019.**

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 | June 13, 2019 |
| Date of Decision                 | _____         |
| Effective Date of Permit         | June 13, 2019 |
| Signature of Development Officer | July 12, 2019 |

**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**



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

July 22, 2019

File: 19DP06-31

**Re: Development Permit Application No. 19DP06-31  
Plan 2941 MC, Block 2, Lot 23 : 23 Hazel Avenue (the "Lands")  
R1A – Residential : Summer Village of Silver Sands**

Preamble: The proposed development includes the placement of a Modular Home with the orientation of the building being such that the rear of the building, as shown on the building plans, faces the front of the property. Decks are shown at both the front and back of the dwelling.

APPROVAL OF DEVELOPMENT PERMIT

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

***PLACEMENT OF A MODULAR HOME (110.6 SQ. M.), FRONT AND REAR DECKS, INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM***

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

- 1- All municipal taxes must be paid.
- 2- Approval of any plans or installation standards for an on-parcel sewage collection system by an approved Plumbing Inspector.
- 3- 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- 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. 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

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: pcm1@telusplanet.net

- 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 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.
- 10- 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.
- 11- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**
  - **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).**
- 12- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 13- 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.
- 14- 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.

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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

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

Date Application Deemed Complete **July 22, 2019**

Date of Decision

**July 22, 2019**

Effective Date of Permit

**August 20, 2019**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Silver Sands

cc Municipal Administrator, Summer Village of Silver Sands  
Municipal Assessment Services Group Inc. - Ian Ferguson : email ianferguson@shaw.ca

**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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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: pcm1@telusplanet.net

**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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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: pcm1@telusplanet.net

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.

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: pcm1@telusplanet.net

## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP06-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 2941 MC, Block 2, Lot 23 : 23 Hazel Avenue, with regard to the following:

**PLACEMENT OF A MODULAR HOME (110.6 SQ. M.), FRONT AND REAR DECKS, INSTALLATION OF A WATER SUPPLY AND SEPTIC SYSTEM**

has been **CONDITIONALLY APPROVED** by the Development Officer.

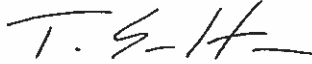
Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

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 August 14, 2019.**

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 | July 22, 2019   |
| Date of Decision                 | _____   |
| Effective Date of Permit         | July 22, 2019   |
| Signature of Development Officer | August 20, 2019   |
|                                  |  |

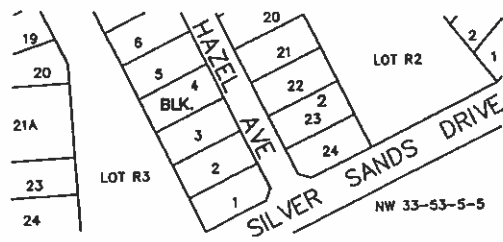
**Note:** This permit does not come into effect until twenty-nine (29) days after the date of issuance.

**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**

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NOTE:  
ALL DIMENSIONS SHOWN TO  
FOUNDATION WALL, FINAL EXTERIOR  
CLADDING MAY ALTER DIMENSIONS

NOTE:  
Siting subject to the Approval  
by Summer Village of Silver Sands

NOTE:  
Building Pocket Based On Building Area Limits  
Building Pocket Shown Thus

Lot Area: 696.13 Sq M  
House Area: 110.51 Sq M  
House Coverage: 15.9 %  
Deck Area: 48.38 Sq M  
Deck Coverage: 7.0 %  
Garage Area: N/A  
Garage Coverage: N/A  
Total Site Coverage: 22.9 %

R Zoning

NOTE:  
Builder/Owner responsible  
to ensure back fill  
levels meet all codes

ELEVATIONS SHOWN THUS .....  
PLANTED SPIKE SHOWN THUS -▲-

- PROPOSED CLEAN OUT SHOWN ▽
- PROPOSED MANHOLE SHOWN ○
- PROPOSED STREET LIGHT SHOWN ◐
- PROPOSED HYDRANT SHOWN ⊕
- PROPOSED C.C. LOCATION SHOWN ▼
- PROPOSED TRANSFORMER SHOWN ⊕
- PROPOSED SERVICE PEDESTAL SHOWN ●
- PROPOSED POWER SHOWN -P-

| HOUSE TYPE                      | MODULAR |
|---------------------------------|---------|
| FINISHED FLOOR                  | 777     |
| BOTTOM OF FOOTING               | 777     |
| FINISHED GRADE AT - FRONT STEP  | 777     |
| - BACK OF HOUSE                 | 777     |
| BOTTOM OF - BACK/SIDE DOOR SILL | 777     |
| - BASEMENT WINDOWS              | 777     |
| TOP OF CONCRETE BASEMENT WALL   | 777     |
| GARAGE FLOOR                    | 777     |
| SANITARY SEWER SERVICE INVERT   | 777     |
| FOOTING SIZE                    | 777     |

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF  
ALL ELEVATIONS ARE LOCAL IN METERS  
ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION  
BUILDER / OWNER IS LIABLE FOR ANY COST INCURRED DUE TO AN ERROR IN THE  
DRAWINGS OR SERVICES SHOWN PRIOR TO THIS PLAN BEING APPROVED  
BY THE LOCAL APPROVING AUTHORITY

MODEL (Modular)

OWNER Joanne Rowland

PROPOSED LOCATION OF HOUSE  
LOT 23 - BLOCK 2 - PLAN 2941 M.C.  
SUMMER VILLAGE OF SILVER SANDS



DON WILSON SURVEYS LTD.  
BOX 4120, BARRHEAD, ALBERTA  
T7N 1A1 PHONE: (780) 874-2287  
FILE: 19202 SCALE: 1:300 DATE: JUNE 20, 2019

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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2946, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342  
Email: [pcmt1@telusplanet.net](mailto:pcmt1@telusplanet.net)

August 2, 2019

File: 19DP07-31

BOX 2946

**Re: Development Permit Application No. 19DP07-31  
Plan 223 MC, Block 4, Lot 12 : 12 Conifer Crescent (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 ADDITION TO AN EXISTING  
DETACHED DWELLING (COVERED DECK / SCREEN-ROOM  
: 22.3 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- 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.
- 5- 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.
- 6- 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.
- 7- **The improvements take place in accordance with the plans and sketch submitted as part of the permit application, INCLUDING:**


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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](mailto:pcm1@telusplanet.net)

- **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).**
- 8- All improvements shall be completed within twelve (12) months of the effective date of the permit.
- 9- 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.
- 10- 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 | <b>July 29, 2019</b>  |
| Date of Decision                 | <b>July 29, 2019</b>  |
| Effective Date of Permit         | <b>August 27, 2019</b>  |
| Signature of Development Officer |  |

Tony Sonnleitner, Development Officer, Summer Village of Silver Sands

cc Wendy Wildman - Municipal Administrator, Summer Village of Silver Sands  
Assessor - Mike Krim - Tanmar Consulting Inc. : [mike@tanmarconsulting.com](mailto: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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Development Services  
for the  
**Summer Village of Silver Sands**  
Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-6479 Fax (866) 363-3342  
Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

**NOTE:**

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.
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:

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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: [ccmi@telusplanet.net](mailto:ccmi@telusplanet.net)

### **The Inspections Group Inc.**

#### **Edmonton Office**

12010 - 111 Avenue NW

Edmonton, Alberta T5G 0E6

E-mail: [questions@inspectionsgroup.com](mailto: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.

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## Public Notice

DEVELOPMENT APPLICATION NUMBER: 19DP07-31

### APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 223 MC, Block 4, Lot 12 : 12 Conifer Crescent, with regard to the following:

### **CONSTRUCTION OF AN ADDITION TO AN EXISTING DETACHED DWELLING (COVERED DECK / SCREEN-ROOM : 22.3 SQ. M.)**

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 August 19, 2019.**

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 | July 29, 2019  |
| Date of Decision                 | _____  |
| Effective Date of Permit         | July 29, 2019  |
| Signature of Development Officer | August 27, 2019  |
|                                  | <br>_____ |

**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**

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# Summer Village of Silver Sands

## STOP ORDER

August 6, 2019

- o **Registered Mail**
- o **On site**
- o **Hand delivery**

26 PINE CRESCENT  
 BLOCK 4  
 PLAN 2941 MC  
 TULSA, OK 74103

Dear Sir:

**RE: PLAN 2941 MC, BLOCK 4, LOT 26 : 26 Pine Crescent (the "Lands")**

In my capacity as Development Officer I hereby issue this Stop Order pursuant to Section 645 of the Municipal Government Act, and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015, with respect to the aforementioned lands.

The Municipality's Land Use Bylaw 256-2015 states:

**1. SECTION 3.1 CONTROL OF DEVELOPMENT**

No development other than that designated in Section 3.2 of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

**2. SECTION 1.9 DEFINITIONS OR MEANINGS**

**"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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# Summer Village of Silver Sands

temporary living accommodation. Under this Bylaw, a manufactured home features the following design standards<sup>1</sup>

- a) a minimum roof pitch of 5 cm (2 inches) of vertical rise for every 30.5 cm (12 inches) of horizontal run (2:12 pitch);
- b) have a roof surface of wood or asphalt shingles, clay or concrete tile, slate shingles, sheet metal shingles, or hand split shakes;
- c) have a minimum roof overhang or eaves of 30.5 cm (1 foot) from the primary surface of each façade;
- d) have a minimum length width (or width length) ratio of 2:1;
- e) meets the National Building Code of Canada CAN/CSA A277 standard; and
- f) constructed after January 1, 1996.

**"MODULAR HOME"** - means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis, nor running gear or its own wheels, and the sections may be stacked side by side or vertically. Furthermore Modular Home means a dwelling which has a length to width (or width to length) ratio of no greater than 2:1. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, temporary living accommodation, or mobile home;

**"MOBILE HOME"** – 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, 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;

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# Summer Village of Silver Sands

**"SINGLE DETACHED DWELLING"** – means a complete building intended to be used as a permanent residence not separated from direct access to the outside by another separate or self-contained portion of a building and has a length to width ratio of no more than 2.0 :1. Does not include a mobile home, manufactured home, or modular home as defined under this Bylaw;

## 4.5 RELOCATION OF BUILDINGS

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
- (c) 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.

Further, Part 17 of the Municipal Government Act and Section 3.9 of the Summer Village of Silver Sands Land Use Bylaw 256-2015 allow a Development Officer to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw, a development permit or a subdivision approval.

At present, given that:

- (a) The placement of a Mobile Home has been undertaken on the Lands without application for development permit approval, and Development Authority approval has not been granted for the development undertaken on the Lands.

Photograph of the Mobile Home is attached to, and form part of, the reason why the development is deemed to contravene the provisions of the Summer Village of Silver Sands Land Use Bylaw 256-2015, as amended.

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# Summer Village of Silver Sands

Accordingly, you are hereby ordered to stop the unauthorized development on the aforementioned Lands, and the buildings thereon, and comply with the Land Use Bylaw by:

1. Removing the Mobile Home, as depicted in the attached photograph, and restoring the property to its former condition by 4:30 pm on Friday August 16, 2019.

You are hereby advised that you have the right to appeal this Order to the Subdivision and Development Appeal Board. If you wish to exercise this right then written notice of appeal, accompanied by a statement of grounds for appeal and an appeal fee in the amount of \$150.00, must be received by the Clerk of the Subdivision and Development Appeal Board within twenty one (21) days of your receipt of this letter. The Notice of Appeal should be directed to:

Clerk of the Subdivision & Development Appeal Board  
Summer Village of Silver Sands  
Box 8  
Alberta Beach, Alberta T0E 0A0  
(587) 873-5765

Please be advised that, should you fail to comply with this Stop Order the Municipality has the authority, pursuant to Section 646 of the Municipal Government Act, to enter onto the Lands and take any action necessary to carry out the terms of this Order. The authority granted to the Summer Village also includes the right to charge the costs and expenses incurred in carrying out this Stop Order to the tax roll for the Lands pursuant to Section 553(1)(h.1) of the Municipal Government Act.

YOURS TRULY,

SUMMER VILLAGE OF SILVER SANDS

Per:

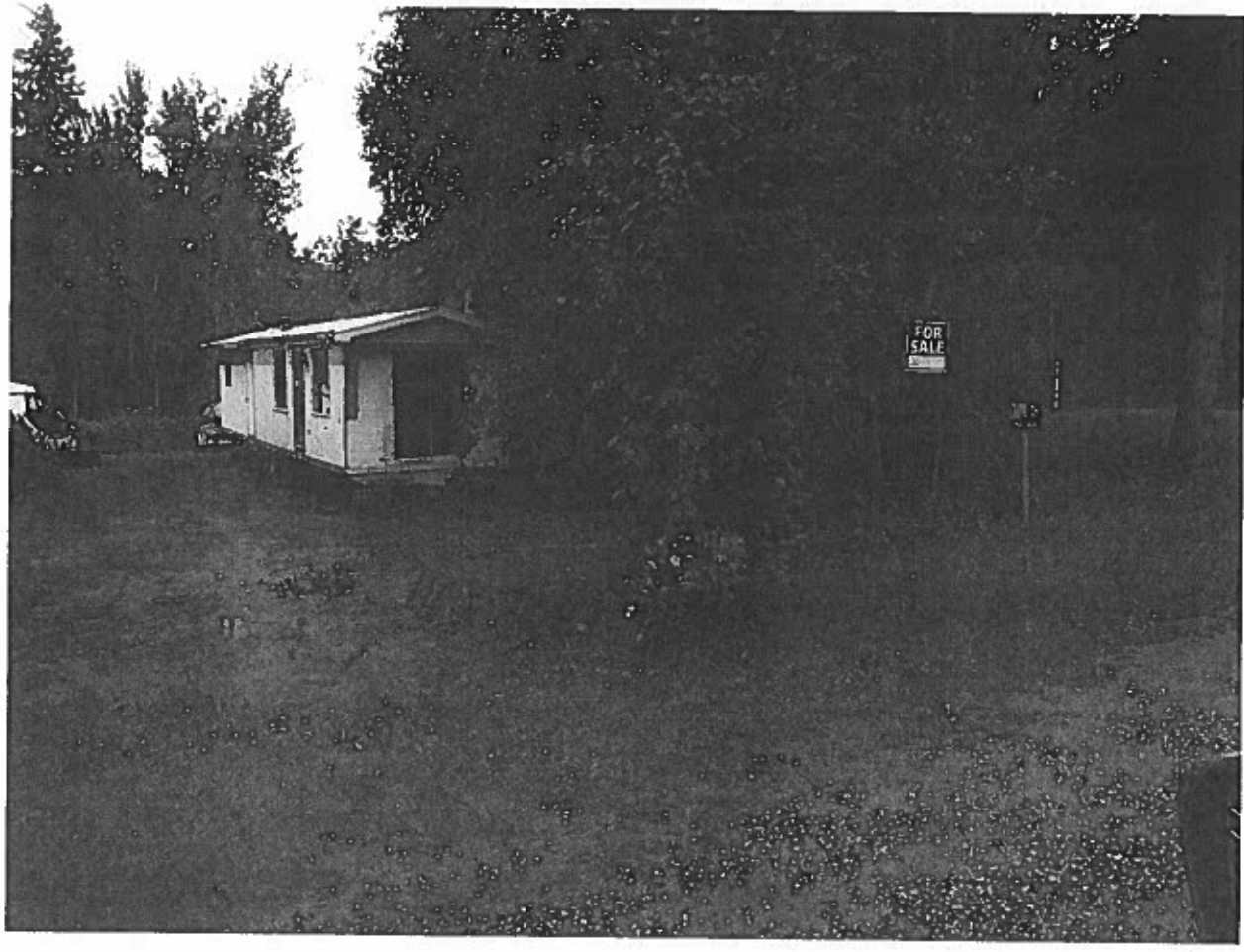
TONY SONNLEITNER, Development Officer  
Attachments – Photograph of the referenced development

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# Summer Village of Silver Sands

Photograph of the subject Lands, Plan 2941 MC, Block 4, Lot 26 : 26 Pine Crescent, on August 6, 2019.



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ALBERTA  
MUNICIPAL AFFAIRS

*Office of the Minister  
MLA, Edmonton - South West*

AR98072

August 15, 2019

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

Dear Mayor Poulin,

As per the email sent on August 14, I am pleased to confirm \$597 million in Municipal Sustainability Initiative (MSI) funding and \$473 million in federal Gas Tax Fund (GTF) funding is now available for municipalities and Metis Settlements. GTF funding includes the one-time payment of \$229.5 million announced by Canada in March 2019. I am confident this additional funding will enable you to build stronger communities and better meet your infrastructure priorities.

For the Summer Village of Silver Sands:

- The **interim 2019 MSI capital allocation is \$79,699**. This includes \$67,901 in MSI capital funding and \$11,798 in Basic Municipal Transportation Grant funding.
- The **interim 2019 MSI operating allocation is \$11,004**.
- The **2019 GTF allocation is \$28,080**. This includes \$13,770 as a result of the one time funding top-up and \$14,310 in 2019-20 GTF funding.

MSI and GTF funding amounts for all municipalities and Metis Settlements are also posted on the Government of Alberta website at [alberta.ca/municipalities-funding.aspx](http://alberta.ca/municipalities-funding.aspx).

I look forward to the continued partnership between Alberta's municipalities and Metis Settlements, our government, and Government of Canada.

Yours very truly,

Kaycee Madu  
Minister

cc: Wendy Wildman, Chief Administrative Officer, Summer Village of Silver Sands

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Info.

**Wendy Wildman**

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**From:** Matthew Ferris <office@sunsetpoint.ca>  
**Sent:** August 12, 2019 8:58 PM  
**To:** aboffice@albertabeach.com; 'Dennis Evans'  
**Cc:** 'Wendy Wildman'; cao@rosshaven.ca; cao@svnakamun.com  
**Subject:** organizational changes

Please be advised that effective August 9 th 2019 Richard Martin was appointed as Mayor and Ann Morrison has been appointed Deputy Mayor for the summer village of sunset point.

Matthew Ferris  
Chief Administrative Officer  
Summer Village of Sunset Point  
PO Box 596  
Alberta Beach, AB  
T0E 0A0

Email: [office@sunsetpoint.ca](mailto:office@sunsetpoint.ca)  
Telephone (NEW): (780) 665-5866  
Website: [www.sunsetpoint.ca](http://www.sunsetpoint.ca)

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LAC STE. ANNE COUNTY  
AND VILLAGE OF ALBERTA BEACH  
WEIGH WATER LEVEL MITIGATION OPTIONS

## Municipalities work together to safeguard public infrastructure and landowner assets.

**Sangudo, Alberta, Friday, July 26, 2019** – Representatives from Lac Ste. Anne County and the Village of Alberta Beach have met with Lac Ste. Anne-Parkland MLA Shane Getson regarding lake level of Lac Ste. Anne. During this meeting the possibility of lowering the lake level to a reasonable degree while not adversely affecting any neighboring municipalities.

While dialogue regarding the lake level continues, Lac Ste. Anne County has committed at this point to assess Sturgeon River via helicopter from Lake Isle to the County's east boundaries. The purpose of this aerial survey would be an attempt to identify the blockage issues affecting agricultural land, County infrastructure and lakefront properties.

Once Sturgeon River has been assessed, the County will propose measures to help increase its flow. Prior to any decisions made, the County will work closely with Alberta Environment and affected landowners to determine appropriate actions. The MD shall be considerate of all stakeholders involved when making decisions.

At this time the County has determined that the so-called weir at the mouth of Sturgeon River on the east end of lac Ste. Anne is not a cause or contributor of the high water level.

"I urge people to keep in mind that County resources have been severely depleted due to the widespread demand we have had to address in recent months," commented Lac Ste. Anne County Reeve Joe Blakeman. "We are working extremely hard to safeguard millions of dollars in County infrastructure and agricultural land. The County is doing its utmost to respond to these events as they occur, but we have no control over the environmental factors that are the root cause of situations like this."

Affected landowners are thanked for their patience and understanding as the County continues to work to find an equitable solution.


-30-

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**Media contact:**  
**Joe Blakeman | Reeve**  
Lac Ste. Anne County  
TEL 780.918.1916  
[jblakeman@LSAC.ca](mailto:jblakeman@LSAC.ca)

**Media contact:**  
**Jim Benedict | Mayor**  
Village of Alberta Beach  
TEL 780.924.3181  
[jimbenedict@albertabeach@gmail.com](mailto:jimbenedict@albertabeach@gmail.com)

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|  |                           |                   |                    |                     |
|--|---------------------------|-------------------|--------------------|---------------------|
| <b>VENDOR</b>  |                           | <b>VENDOR ID</b>  | <b>DATE ISSUED</b> |                     |
| SUMMER VILLAGE OF SILVER SANDS   |                           | 0000091241        | 19-Jul-2019        |                     |
| <b>DEPOSITED AT BANK:</b> 021908989  |                           | <b>DEPOSIT NO</b> | <b>DATE</b>        | <b>AMOUNT</b>       |
| <b>BRANCH:</b> 08989   | <b>ACCOUNT:</b> 893036800 | 0068257873        | 23-Jul-2019        | \$198,500.00        |
|  |                           |                   | <b>TOTAL</b>       | <b>\$198,500.00</b> |
| <p>PAYMTE D 00450<br/>                 SUMMER VILLAGE OF SILVER SANDS<br/>                 PO BOX 8<br/>                 ALBERTA BEACH AB<br/>                 CAN T0E 0A0</p>  |                           |                   |                    |                     |

|                               |  |                                  |               |                     |
|-------------------------------|--|----------------------------------|---------------|---------------------|
| <b>DEPOSIT NO:</b> 0068257873 |  | <b>DEPOSIT DATE:</b> 23-Jul-2019 |               |                     |
| <b>VOUCHER</b>                | <b>DESCRIPTION/REASON FOR PAYMENT</b>  | <b>INVOICE/CREDIT NOTE</b>       | <b>AMOUNT</b> | <b>SUB-TOTAL</b>    |
| G17756                        | 1819-IC-16-Summer Village of Silver Sands-Flowering Rush - Joint Abat<br>Total Payment From Municipal Affairs<br>For Inquiries Call 780/427-7481 | ACP-1819-IC-07722                | \$198,500.00  | \$198,500.00        |
| <b>DEPOSIT TOTAL</b>          |  |                                  |               | <b>\$198,500.00</b> |



JCA4318529-0000901-00450-0001-0001-00-

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## **Wendy Wildman**

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**From:** administration@wildwillowenterprises.com  
**Sent:** August 25, 2019 10:16 AM  
**To:** lsac@lsac.ca; Sunset Point; Mayerthorpe CAO; Nakamun Park; Rosshaven CAO; Wendy Wildman; d.evans@valquentin.ca; administration@wildwillowenterprises.com; d.evans@birchcove.ca; svsunrisebeach@wildwillowenterprises.com; Alberta Beach; Sandy Beach; West Cove Admin; Summer of  
**Subject:** Summer Village of Yellowstone Organization Meeting Update

Please be advised that at the August 16<sup>th</sup>, 2019 Organizational Meeting for the Summer Village of Yellowstone, Council organized as follows:

Brenda Shewaga, Mayor  
Don Bauer, Deputy Mayor  
Russ Purdy, Councillor

All other appointments remained unchanged.

Thank you,

**Heather Luhtala,**  
**Asst. CAO**  
**S.V. of South View**  
**S.V. of Silver Sands**  
**S.V. of Yellowstone**  
**Phone: 587-873-5765**  
**Fax: 780-967-0431**  
**Website:** [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)  
**Email:** [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

sa