

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES

FRIDAY, JULY 21, 2023

HELD IN PERSON AT FALLIS HALL AND VIRTUALLY VIA ZOOM

	PRESENT	<p>Mayor: Bernie Poulin Deputy Mayor: Liz Turnbull Councillor: Graeme Horne</p> <p>Administration: Wendy Wildman, Chief Administrative Officer (CAO) Heather Luhtala, Assistant CAO</p> <p>Public Works: Dustin Uhlman, Public Works Supervisor</p> <p>Attendees: Tori Message – Summer Village Safety Codes Administration</p> <p>Delegation(s): a) 9:30 a.m. – Samantha McLean & Ryan Nixon– to discuss with Council, the Summer Village’s Quality Management Plan as well as safety codes services in general. b) 9:45 a.m. – Jane Dauphinee & Brad MacDonald of Municipal Planning Services (MPS) to review with Council the draft Land Use Bylaw along with the ‘What We Heard’ report from the open houses that were held as prepared by MPS.</p> <p>Public at Large: 1 (via Zoom) / 2 (in person)</p>
1.	CALL TO ORDER	<p>Mayor Poulin called the meeting to order at 9:13 a.m.</p> <p>The Summer Village of Silver Sands acknowledges that we are meeting on Treaty 6 Territory and on the homelands of the Metis Nation. We acknowledge all indigenous peoples who have walked these lands for centuries. We acknowledge the harms and mistakes of the past, and we dedicate ourselves to move forward in partnership with indigenous communities in a spirit of reconciliation and collaboration.</p>
2.	AGENDA 140-23	<p>MOVED by Deputy Mayor Turnbull that the July 21, 2023 Regular Council Meeting agenda be approved as presented.</p> <p style="text-align: right;">CARRIED</p>
3.	MINUTES 141-23	<p>MOVED by Councillor Horne that the minutes of the June 30, 2023 Regular Council Meeting be approved as presented.</p> <p style="text-align: right;">CARRIED</p>

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4.	DELEGATIONS	-deferred to later in meeting
5.	PUBLIC HEARINGS	n/a
6.	BYLAWS	-deferred to later in meeting
7.	BUSINESS	
142-23		<p>MOVED by Councillor Horne that Council and Administration be authorized to attend the Regional Municipalities Meeting being hosted by Lac Ste. Anne County at the Alberta Beach Seniors Centre on Tuesday, October 17, 2023 commencing at 9:30 a.m.</p> <p style="text-align: right;">CARRIED</p>
8.	FINANCIAL	n/a
9.	COUNCIL REPORTS	
143-23		<p>MOVED by Deputy Mayor Turnbull that Motion #98-23 from the June 30, 2023 Council Meeting respecting the removal of the Poppy Place Fence be upheld with an extension to the removal of mid-September 2023 (removal was previously scheduled to commence in July of 2023).</p> <p style="text-align: right;">CARRIED</p>
144-23		<p>MOVED by Deputy Mayor Turnbull that the Council reports be accepted for information as presented.</p> <p style="text-align: right;">CARRIED</p>
4.	DELEGATIONS	
145-23		<p>9:35 a.m. – Samantha McLean, the Inspections Group Inc. – to discuss with Council, the Summer Village’s Quality Management Plan as well as safety codes services in general. Tori Message is also be present as the Summer Village’s Safety Codes administration.</p> <p>Ryan Nixon, the Inspections Group Inc., entered the meeting at 9:50 a.m.</p> <p>MOVED by Deputy Mayor Turnbull that Council accept for information the discussion with Samantha McLean & Ryan Nixon with respect to the Summer Village’s Quality Management Plan as well as safety codes services in general AND THAT Council acknowledges review of the Summer Village of Silver Sands Quality Management Plan dated June 2020 and approves the plan as presented.</p> <p style="text-align: right;">CARRIED</p> <p>Samantha McLean & Ryan Nixon, the Inspections Group Inc., exited the meeting at 10:05 a.m.</p>

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	146-23	<p>10:05 a.m. – Jane Dauphinee & Brad MacDonald of Municipal Planning Services (MPS) to review with Council the draft Land Use Bylaw along with the ‘What We Heard’ report from the open houses that were held as prepared by MPS.</p> <p>MOVED by Deputy Mayor Turnbull that Council support the recommendation of MPS to enable the lots to continue to have an RV on the lot without a dwelling by adding the following regulations to the R1 – Small Lot Residential District: Recreational Vehicles on Undeveloped Lots in the R1 – Small Lot Residential District. Notwithstanding any other regulation in this Land Use Bylaw, a single recreational vehicle may be stored and occupied without a developed dwelling on the following lots, subject to the conditions of an approved development permit issued prior to the adoption of this bylaw:</p> <ul style="list-style-type: none">• Lot 18, Block 2, Plan 2941MC• Lot 19, Block 7, Plan 223MC• Lot 6, Block 1, Plan 2941MC• Lot 19, Block 2, Plan 2941MC• Lot 15, Block 2, Plan 223MC• Lot 18, Block 3, Plan 223MC• Lot 9, Block 4, Plan 2941MC• Lot 19, Block 3, Plan 223MC• Lot 14, Block 3, Plan 223MC• Lot 16, Block 2, Plan 2941MC• Lot 18, Block 6, Plan 074 0530• Lot 2A, Block 1, Plan 223MC• Lot 21, Block 6, Plan 074 0530• Lot 22, Block 6, Plan 074 0530• Lot 17, Block 4, Plan 223MC• Lot 16, Block 4, Plan 223MC <p>The regulations in Section 9.1.3 regarding the development of accessory buildings on undeveloped lots shall apply to the lots identified in Section 10.2.11.a.</p> <p style="text-align:right">CARRIED</p>
	147-23	<p>MOVED by Mayor Poulin that Council support the recommendation of MPS to reduce the minimum floor area requirements for recreational vehicles in the CREC District (Section 10.5.6) from 16.7 m² (180.0 ft.²) to 6.7 m² (100.0 ft.²).</p> <p style="text-align:right">CARRIED</p>
	148-23	<p>MOVED by Deputy Mayor Turnbull that Council support the recommendation of MPS where no changes be made to the future subdivision of lands in the Summer Village and would remain in accordance with Section 6 – Subdivision in the draft Land Use Bylaw.</p> <p style="text-align:right">CARRIED</p>

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149-23	<p>MOVED by Councillor Horne that Council support the recommendation of MPS where no changes be made under Regulation 9.1.12 in the draft Land Use Bylaw where it prohibits the use of tented structures in the Summer Village.</p> <p style="text-align: right;">CARRIED</p>
150-23	<p>MOVED by Mayor Poulin that Council support the recommendation of MPS where no changes be made where the development of sewage discharged fields, surface discharge systems, and pit systems are prohibited in the draft Land Use Bylaw. All new sewage disposal systems must be designed to utilize below ground holding tanks that comply with the Alberta Private Sewage Systems Standard of Practice. Regulations in Sections 9.9 – Environmental Protection, 9.14 – Landscaping and Site Coverage, 9.15 – Lot Grading and Drainage, and 9.29 – Wastewater have been included in the draft Land Use Bylaw to improve the quality of water in Lake Isle (in addition to inland benefits).</p> <p style="text-align: right;">CARRIED</p>
151-23	<p>MOVED by Deputy Mayor Turnbull that MPS prepare a recommendation relating to garage suites that clarifies the distinction between a garage suite and a single detached dwelling prior to the public hearing.</p> <p style="text-align: right;">CARRIED</p>
152-23	<p>MOVED by Councillor Horne that Council support the recommendation of MPS where no changes be made to regulation 9.23.6 of the draft Land Use Bylaw which limits the floor area of a suite to 50% of the floor area of the principal dwelling. This regulation is intended to ensure that the suite is secondary to the principal use of the site (the principal dwelling) and is not used as the primary dwelling space.</p> <p style="text-align: right;">CARRIED</p>
153-23	<p>MOVED by Deputy Mayor Turnbull that Council support the following recommendations of MPS with respect to the draft Land Use Bylaw:</p> <ul style="list-style-type: none">• That the RMHS – Residential Manufactured Home Subdivision District be removed from the Land Use Bylaw (it does not apply to lands within the Summer Village and there is no active proposal for one in the future)• That Section 9.1.7 – Accessory Buildings in Lakefront Lots be revised to include a maximum of 1 (each) woodshed, gazebo and hot tub in the front yard of a lakefront lot.• That Section 9.14.6 – Landscaping and Site Coverage be revised to include a figure that illustrates the site coverage calculations of this section. <p style="text-align: right;">CARRIED</p>
154-23	<p>MOVED by Deputy Mayor Turnbull that draft Land Use Bylaw 335-2023, being a bylaw to establish regulations for how land can be developed within the Summer Village of Silver Sands, be given 1st reading as amended.</p> <p style="text-align: right;">CARRIED</p>

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10.	<p>155-23</p> <p>ADMINISTRATION & PUBLIC WORKS REPORTS CONT'D</p> <p>156-23</p> <p>157-23</p> <p>158-23</p>	<p>MOVED by Mayor Poulin that a Regular Council meeting and Public Hearing be scheduled for Saturday, August 19, 2023 at 10:00 a.m. at Fallis Hall subject to availability.</p> <p style="text-align: right;">CARRIED</p> <p>Jane Dauphinee & Brad MacDonald of MPS exited the meeting at 11:25 a.m.</p> <p>The meeting recessed at 11:26 a.m.</p> <p>The meeting reconvened at 11:29 a.m.</p> <p>MOVED by Mayor Poulin that Council authorize the purchase of a tractor to a maximum amount of \$65,000.00 with funding to come from the Sustainability Reserve fund.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Deputy Mayor Turnbull that the Summer Village proceed with enforcement of Municipal Reserve (MR) infractions at Bay Drive and Willow Avenue, costs for any required surveying to be done is to be covered by reserves if the costs can not be absorbed within the annual budget.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED Councillor Horne that Council accept for information the Administration and Public Works Reports.</p> <p style="text-align: right;">CARRIED</p>
11.	<p>CORRESPONDENCE</p> <p>159-23</p>	<p>MOVED by Deputy Mayor Turnbull that the following correspondence be accepted for information:</p> <p>a) Alberta Municipal Affairs – July 7th, 2023 letter on 2023 grant allocations:</p> <ul style="list-style-type: none"> - MSI Capital - \$46,098 - MSI Operating - \$17,122 - CCBF - \$15,016 <p style="text-align: right;">CARRIED</p>
12.	<p>OPEN GALLERY</p> <p>160-23</p>	<p>MOVED by Councillor Horne that Council accept for information the discussion with the open gallery.</p> <p style="text-align: right;">CARRIED</p>

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13.	CLOSED MEETING	n/a
14.	NEXT MEETING(S)	The next regular Council meetings are scheduled for Saturday, August 19, 2023 (time and location pending availability), and Friday, August 25, 2023 at 9:00 a.m. at Fallis Hall.
15.	ADJOURNMENT	The meeting adjourned at 12:12 p.m.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman