

SUMMER VILLAGE OF SILVER SANDS
REGULAR COUNCIL MEETING MINUTES
FRIDAY, SEPTEMBER 26, 2025
HELD AT FALLIS HALL AND VIA ZOOM

	PRESENT	<p>Mayor: Bernie Poulin Deputy Mayor: Graeme Horne Councillor: Sherry Strong</p> <p>Administration: Wendy Wildman, Chief Administrative Officer (CAO) Heather Luhtala, Assistant CAO Sandra Schneider, Administrative Assistant</p> <p>Public Works: Dustin Uhlman, Public Works Supervisor - ABSENT</p> <p>Attendee(s): Tony Sonnleitner, Development Officer</p> <p>Delegation(s): 9:05 a.m. – Margo Meyer & Darlo Duncan – to update Council on the Dock Committee fundraising events.</p> <p>9:20 a.m. – Nur Anwar – who owns property within Lac Ste. Anne County to the north of the Summer Village’s east end. Mr. Anwar is looking at options for development on his lands and is inquiring about future access to Silver Sands Drive.</p> <p>9:35 a.m. – Andrew Adair & June Hutchinson – enforcement Order at 14 Spruce Crescent. Please refer to the residents’ September 2nd, 2025 letter appealing the enforcement order issued to this property. Development Officer, Tony Sonnleitner will be present as well.</p> <p>Public at Large: 8 in-person / 5 via Zoom</p>
1.	CALL TO ORDER	<p>Mayor Poulin called the meeting to order at 9:00 a.m.</p> <p>The Summer Village of Silver Sands acknowledges that we are meeting on Treaty 6 Territory and on the homelands of the Metis Nation. We acknowledge all indigenous peoples who have walked these lands for centuries. We acknowledge the harms and mistakes of the past, and we dedicate ourselves to move forward in partnership with indigenous communities in a spirit of reconciliation and collaboration.</p>
2.	AGENDA 186-25	<p>MOVED by Deputy Mayor Horne that the September 26, 2025 Agenda be approved with the following addition:</p> <p>Under 8. Business:</p> <p>g) Willow Avenue Municipal Reserve Project</p> <p style="text-align: right;">CARRIED</p>

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3.	MINUTES	<p>187-25 MOVED by Councillor Strong that the minutes of the August 29, 2025 Organizational Council Meeting be approved as presented. CARRIED</p> <p>188-25 MOVED by Deputy Mayor Horne that the minutes of the August 29, 2025 Regular Council Meeting be approved as presented. CARRIED</p>
4.	DELEGATIONS	<p>189-25 9:05 a.m. – Margo Meyer & Darlo Duncan – to update Council on the Dock Committee fundraising events MOVED by Councillor Strong that Council accept for information the update from Margo Meyer & Darlo Duncan on the 2025 Dock Committee fundraising event – 2025 Fundraising amount \$5,112.57, funds to be held in trust by the Summer Village. CARRIED</p> <p>190-25 9:13 a.m. – Nur Anwar – who owns property within Lac Ste. Anne County to the north of the Summer Village’s East Village. Mr. Anwar is looking at options for development on his lands and is inquiring about future Access to Silver Sands Drive. MOVED by Deputy Mayor Horne that Council accept for information the presentation by Nur Anwar with respect to looking at preliminary options for development on his lands within Lac Ste. Anne County and his inquiry regarding future access to Silver Sands Drive, Mr. Anwar will be welcomed back once he has more information. CARRIED</p> <p>191-25 9:25 a.m. – Andrew Adair & June Hutchinson– Enforcement Order at 14 Spruce Crescent. Please refer to Mr. Adair’s September 2nd, 2025 letter appealing the enforcement order issued to this property. Development Officer, Tony Sonleitner will be present as well. MOVED by Mayor Poulin that the matter of Enforcement Order 25STOP03-31 dated September 2, 2025 for 14 Spruce Crescent go into a Review by Council in accordance with section 547 of the Municipal Government Act at 9:25 a.m. CARRIED</p> <p>192-25 MOVED by Mayor Poulin that Council approve an extension to May 30, 2026 to comply with Enforcement Order 25STOP03-31 that was issued on September 2, 2025 to 14 Spruce Crescent. CARRIED</p>
5.	PUBLIC HEARINGS	n/a
6.	BYLAWS	n/a

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7.	BUSINESS	
193-25		<p>MOVED by Deputy Mayor Horne that Council be allowed to participate in existing Facebook platforms on a trial basis, to be reviewed at the January 2026 Regular Council meeting.</p> <p style="text-align: right;">CARRIED</p>
194-25		<p>MOVED by Mayor Poulin that Council accept for information the discussion with respect to the spraying of noxious weeds within the municipality, THAT the Weed Inspector, Jackie Gamblin, be invited to the January 2026 Regular Council Meeting for further discussion on this matter.</p> <p style="text-align: right;">CARRIED</p>
195-25		<p>MOVED by Deputy Mayor Horne that the Summer Village of Silver Sands support the Summer Village of South View's (managing partner) submission of a 2025/26 Alberta Community Partnership grant application in support of the Regional Asset and Land Management project, with no matching financial contribution requirement.</p> <p style="text-align: right;">CARRIED</p>
196-25		<p>MOVED by Mayor Poulin that Council be authorized to attend the Municipal Elected Officials Emergency Management Session scheduled for Saturday, September 27th, 2025 from 9:00 a.m. to 3:00 p.m. at the Alberta Beach Seniors 50+ Club hall, hosted by the Summer Village Regional Emergency Management Partnership.</p> <p style="text-align: right;">CARRIED</p>
197-25		<p>MOVED by Deputy Mayor Horne that Local Director of Emergency Management Dennis Woolsey, along with Deputy Director of Emergency Management Rick Wager, be authorized to attend the Multi Day Emergency Management Functional Exercise hosted by Lac Ste. Anne County scheduled for October 6 to 9, 2025 at the East End Fire Station/Summer Village Administration Office, and that Council and Administration be authorized to attend the October 6th, 2025 session.</p> <p style="text-align: right;">CARRIED</p>
198-25		<p>MOVED by Deputy Mayor Horne that the draft 5-Year Operating Plan to 2029 for the Summer Village of Silver Sands be approved as presented.</p> <p style="text-align: right;">CARRIED</p>

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	199-25	<p>The following individuals made a presentation to Council with respect to the Willow Avenue Municipal Reserve Project:</p> <ul style="list-style-type: none"> -Summer Village Resident Don Marriott (8 Willow Avenue)(in-person) -Summer Village Resident Roxanne Burge (20 Cedar Avenue)(in-person) -Parkland County resident Bruce Picton (via Zoom) -Summer Village Resident Robert Miller (5 Willow Avenue)(via Zoom) <p>MOVED by Deputy Mayor Horne that the Willow Avenue Municipal Reserve Project proceed as scheduled on October 6, 2025, with consideration given to residents' comments and concerns as discussed, including the following provisions:</p> <ol style="list-style-type: none"> 1. Removal of known dead and dangerous trees, where feasible; 2. Preservation of the Municipal Reserve area wherever applicable, ensuring no complete deforestation occurs; 3. Maintenance of a 100-foot buffer zone from the lakefront; 4. Installation of yellow ribbon markers prior to project commencement as placed by the Public Works Supervisor and Council, to serve as guidelines for contractors; 5. Deputy Mayor Horne to be on-site during construction to oversee compliance with the above considerations. <p style="text-align: right;">CARRIED</p>
8.	200-25	<p>FINANCIAL</p> <p>MOVED by Deputy Mayor Horne that Council accept for information the income and expense statements as at August 31, 2025.</p> <p style="text-align: right;">CARRIED</p>
9.	201-25	<p>COUNCIL REPORTS</p> <p>MOVED by Councillor Strong that the Council reports be accepted for information as presented.</p> <p style="text-align: right;">CARRIED</p>
10.	202-25	<p>ADMINISTRATION & PUBLIC WORKS REPORTS</p> <p>MOVED by Deputy Mayor Horne that Council accept for information the Public Works report as presented.</p> <p style="text-align: right;">CARRIED</p>

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11.	CORRESPONDENCE 203-25	<p>MOVED by Councillor Strong that the following correspondence items be accepted for information as presented:</p> <ul style="list-style-type: none"> a) Summer Village of Castle Island Organizational Meeting Results – please refer to the attached June 26th, 2025 letter on same b) Summer Village of South View Organizational Meeting Results – please refer to the attached August 20th, 2025 letter on same c) Summer Village of Sunset Point Organizational Meeting Results – please refer to attached September 2nd, 2025 email d) Summer Village of Yellowstone Organizational Meeting Results e) Alberta Municipal Affairs – August 8th, 2025 letter from Minister Dan Williams confirming 2025-26 Canada Community-Building Fund (CCBF) allocations (2025 allocation is \$17,998.00) f) Alberta Municipal Affairs Comparison of the Preliminary 2026 Equalized Assessment (EA) to Current 2025 EA <p style="text-align: right;">CARRIED</p>
12.	OPEN GALLERY 204-25	<p>MOVED by Deputy Mayor Horne that the discussion with the open gallery be accepted for information.</p> <p style="text-align: right;">CARRIED</p>
13.	CLOSED MEETING 205-25	<p>MOVED by Mayor Poulin that pursuant to section 197(2) of the Municipal Government Act, Council go into a closed meeting session at 12:05 p.m. to discuss the following item:</p> <p>“Third Party Business Interest – Silver Sands Golf Course Development – Access to Information Act (ATIA) Section 20”</p> <p style="text-align: right;">CARRIED</p> <p>The closed meeting recessed at 12:05 p.m. to allow the public in attendance time to exit the meeting.</p> <p>The closed meeting re-convened at 12:08 p.m.</p> <p>The following individuals were present at the Closed Meeting: Bernie Poulin Graeme Horne Sherry Strong Wendy Wildman Heather Luhtala Sandra Schneider</p>
	206-25	<p>MOVED by Deputy Mayor Horne that Council return to an open meeting at 12:30 p.m.</p> <p style="text-align: right;">CARRIED</p>

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	207-25	<p>The meeting recessed at 12:32 p.m. to allow the public to return to the meeting.</p> <p><i>(no public returned to the meeting)</i></p> <p>The meeting reconvened at 12:33 p.m.</p> <p>MOVED by Mayor Poulin that the new owners of the golf course lands be invited to attend a future Regular Council Meeting to discuss their future plans for the property, including but not limited to:</p> <ol style="list-style-type: none">1. Condominium bylaws;2. The Summer Village Land Use Bylaw Rules and Regulations; and3. The existing Development Agreement. <p style="text-align:right">CARRIED</p>
14.	NEXT MEETING(S)	The next Regular Council Meeting is scheduled for Friday, October 31, 2025 at 9:00 a.m.
15.	ADJOURNMENT	The meeting adjourned at 12:35 p.m.

Mayor, Bernie Poulin

Chief Administrative Officer, Wendy Wildman