

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
Public may participate in person or via zoom
Tuesday, March 18, 2025 at 9:30 a.m.

1. Call to Order:

2. Treaty 6 Territory Land Acknowledgement

The Summer Village of South View 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.

3. Agenda:

Pg. 1-9

a) March 18, 2025 Regular Council Meeting Agenda

(approve agenda as is or with amendments)

4. Minutes:

Pg. 10-15

a) February 18, 2025 Regular Council Meeting Minutes

(approve minutes as is or with amendments)

5. Appointments: a)

6. Bylaws:

a) Draft Fire Bylaw

Pg. 16-32

The draft fire bylaw has been received from legal and is included in your package. Administration has reviewed the draft and has a few comments and questions for legal counsel. We will review the bylaw at meeting time and Council is asked to provide feed back and comments to administration, which we will then compile with ours and send back to legal counsel.

(Accept the draft bylaw and discussion for information,

Or,

Some other direction as provided by Council at meeting time.)

7. Business:

Pg. 33

a) Intermunicipal Collaboration Frameworks

Part 17.2 of the Municipal Government Act lays out the requirements for municipalities to enter into Intermunicipal Collaboration Frameworks (ICFs) with each municipality that they

SUMMER VILLAGE OF SOUTH VIEW AGENDA

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share a border with. Initial agreements had to be signed by April 1, 2020 (Section 708.25) and were supposed to be reviewed at least every 5 years (Section 708.32). In April 2023 Ministerial Order MSD:024/23 was signed, which allows for an additional 2 years to complete the first review of the ICF agreements, if the renewal date is not stipulated in the original agreement or it is mutually agreed to. Lac Ste Anne County has sent a letter requesting that the timeline be extended until March 31, 2027, as allowed in the Ministerial Order and further that the review begin sooner rather than later. South View's ICF with Lac Ste Anne County says that the ICF will be reviewed "as required" except recreation which shall be reviewed every 5 years.

(that the deadline to review the Intermunicipal Collaboration Framework Agreement between the Summer Village of South View and Lac Ste Anne County be extended to March 31, 2027, as permitted by Ministerial Order MSD:024-23,

Or,

That the February 14, 2025 correspondence from Lac Ste Anne County regarding the Intermunicipal Collaboration Framework be accepted for information and FURTHER that the Summer Village of South View does not agree to extend the timeline to review the agreement,

Or,

Some other direction as provided by Council at meeting time.)

b) Appointment of Members to Local Assessment Review Board

No attachment

Section 454.1 of the Municipal Government Act requires Council to appoint at least three persons to its Assessment Review Board (ARB), prescribe their terms of office, and prescribe remuneration and expenses payable. Section 456 requires Council to appoint a Clerk for the ARB. South View has an agreement with the Capital Region Assessment Services Commission (CRASC) to provide an ARB. This agreement lays out remuneration payable to the Board but still requires South View to appoint its ARB members for the calendar year. CRASC is recommending that we make the following appointments for the 2025 year.

- ARB Chairperson – Raymond Ralph
- ARB Clerk – Gerryl Amorin

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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Tuesday, March 18, 2025 at 9:30 a.m.

- ARB Panelists – Darlene Chartrand, Sheryl Exley, Tina Groszko, Richard Knowles, Marcel LeBlanc, Raymond Ralph.

(That the following appointments be made for the 2025 Summer Village of South View's Local and Composite Assessment Review Boards with the Capital Region Assessment Service Commission:

- ARB Chairperson – Raymond Ralph
- ARB Clerk – Gerryl Amarin
- ARB Panelists – Darlene Chartrand, Sheryl Exley, Tina Groszko, Richard Knowles, Marcel LeBlanc, Raymond Ralph.)

c) Appointment of Members to Subdivision and Development Appeal Board (SDAB)

No attachment

Bylaw 204-2018, Subdivision and Development Appeal Board Bylaw, section 2.1 requires the Summer Village to appoint members to the SDAB by resolution, for a term not to exceed three years. It has been some time since we appointed members to the SDAB, as such administration is recommending that a motion be made to appoint board members for a 3-year term. South View currently has a contract with Milestone Municipal Services for the provision of an SDAB and they have provided a list of their current board members and clerks. The following are available to be appointed to our SDAB; if there are any persons on the list that Council believes have a conflict of interest in their capacity as a Board member, it should be noted at meeting time and the person taken off the list.

- Denis Meier
- John Roznicki
- Rainbow Williams
- Chris Zaplotinsky
- Tony Siegel
- Jamie-Lee Kralej
- Jason Shewchuk
- John McIvor

Further, there are three clerks that should be appointed:

- Emily House
- Janet Zaplotinsky
- Cathy McCartney

(that Denis Meier, John Roznicki, Rainbow Williams, Chris Zaplotinsky, Tony Siegel, Jaime-Lee Kralej, Jason Shewchuk, and John McIvor be appointed to the Summer Village of South View Subdivision and

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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Tuesday, March 18, 2025 at 9:30 a.m.

Development Appeal Board for a 3 year term and FURTHER that the Subdivision and Development Appeal Board Clerks, as designated officers, be confirmed as Emily House, Janet Zaplotinsky, and Cathy McCartney.)

Or,

Some other direction as provided by at meeting time.)

- d) Freedom of information and Protection of Privacy Act (FOIPP)
Changes and New Privacy and Access to Information Legislation

Pg. 34-38

The Government of Alberta recently passed legislation that will expand the scope of FOIPP and break the legislation down into three independent but complimentary Acts: Access to Information Act (AIA), Protection of Privacy Act (POPA), and Personal Information Protection Act (PIPA). Only the first two, AIA and POPA, relate to municipalities. While there will be some administrative changes that will need to be made with the change to the new Acts, the larger challenge is that POPA requires municipalities to adopt a "Privacy Management Program" which includes updated policies and procedures at the local level.

The Summer Village of Nakamun Park has engaged legal counsel, Michelle Gallagher with Patriot Law, to prepare a plan that will meet the new requirements. They are inviting other Summer Villages if they are interested in sharing in the cost. It is estimated that the total cost to draft everything will be \$3500, which would be split amongst participating Summer Villages.

(That the Summer Village of South View will partner with the Summer Village of Nakamun Park to engage legal counsel to investigate and prepare the requirements for compliance with the new privacy legislation, Access to Information Act (AIA) and Protection of Privacy Act (POPA), specifically as it relates to a comprehensive Privacy Management Plan.

Or,

Some other direction as provided by Council at meeting time.)

- e) New Councillor Orientation

No attachment

Amendments have been made to the Municipal Government Act which impacts new Councillor orientation. MGA section 201.1 says

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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that the municipality must offer and each Councillor must attend Councillor orientation training, which is to be offered in two parts. Part 1 must be completed prior to the Organizational meeting and Part 2 must be completed prior to the first regular meeting. The timeline for Part 2 can be extended by up to 90 days with a motion of Council; there is no option to extend part 1. The Summer Villages of Lac Ste Anne County East have arranged for Part 2 of the orientation through Brownlee LLP, at no cost to the municipality, on Monday September 15. Administration is requesting that Council pass a motion allowing an extension for the delivery of Part 2 under September 30, 2025. More information regarding arrangements for Councillor orientation can be found in the CAO report.

(that the timeline for Part 2 of the Councillor Orientation, as required by section 201.1(1) of the Municipal Government Act RSA 2000 C M-26, be extended until _____, as allowed by section 201.1(2).

Or,

Some other direction as provided by Council at meeting time.)

f) 2025 Development Officer Request for Proposals

The posting for development officer proposals closed on February 13, 2025 and Council subsequently held interviews for the position. As per Council's direction, arrangements have been made for the transition to our new development officer, starting on May 1, 2025. Over the next month, administration will review our bylaws and draft any changes required, owing to the transition.

(that the Summer Village of South View enter into a contract with Paul Hanlan of SV Planning and Development for the provision of Development Officer Services, effective May 1, 2025 and FURTHER that Paul Hanlan be appointed as a Designated Officer as of May 1, 2025.

And,

that the Designated Officer appointment for Development Officer Tony Sonnleitner be revoked effective May 1, 2025.

g) Land Use Bylaw

The Summer Village has been working on updating its Land Use Bylaw, utilizing the services of Dwight Moskalyk of Kronprinz

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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Consulting. A significant amount of the work has been done, but the project was put on pause while a decision was made regarding the Development Officer request for proposals. Now that we have a direction regarding the Development Officer, administration is seeking direction regarding next steps. There are a few things that Council should consider:

1. Ongoing work and review – the new development officer will want to review the draft and provide feedback.
2. Public engagement and hearing – once Council has a draft that you are happy with, we will need to do public engagement. At the very least, this must consist of a public hearing. Timelines for the engagement will depend on the scope of the engagement.
3. The municipal election – with the election fast approaching, Council should consider if this is the right time to move forward with the public engagement.

Administration recommends that we proceed with the review and drafting of the bylaw and a public engagement plan, but that we hold off on the public engagement until after the municipal election.

(That administration proceed with the drafting and review of the Land Use Bylaw and Public Engagement Plan for Council's review, with the public engagement to commence after the 2025 Municipal Election)

Or,

That administration proceed with the drafting and review of the Land Use Bylaw and Public Engagement Plan for Council's review, with the public engagement to commence as soon as practicable,

Or,

Some other direction as provided by Council at meeting time.)

h) Draft 2025 Operating and Capital Budget

Administration has gone through the 2025 Draft Operating and Capital Budget and has made a few changes, which are highlighted in the document and will be reviewed at meeting time. Council is asked to consider any FINAL changes that you would like to see made to the budget, with the intent of passing both the budget and the tax rate bylaw at the April meeting.

Pg. 39-44

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
Public may participate in person or via zoom
Tuesday, March 18, 2025 at 9:30 a.m.

(that changes to the Draft 2025 Operating and Capital Budget be made as directed at meeting time, and that the final draft budget be brought back to the next meeting for final review and approval.)

- i) Lac Ste Anne County and Summer Village of South View Enforcement Services Agreement

Separate cover

This agreement has been sent under separate cover. The agreement has been amended based on the discussion with Lac Ste Anne County at our February Council meeting and is presented to Council for final review and approval.

(that the Enforcement Services Agreement between Lac Ste Anne County and the Summer Village of South View be approved and it's execution authorized,

Or,

Some other direction as provided by Council at meeting time.)

- j) Chief Administrative Officer (CAO) and Administration Services Agreement with Wildwillow Enterprises Inc.

Separate cover

At the February Council meeting we discussed amending the current CAO and Administration Services Agreement between the Summer Village and Wildwillow Enterprises Inc. The amendment has been sent under separate cover. If Council is satisfied with the amendment, two motions should be passed.

(that the amendment to the Chief Administrative Officer and Administration Services Agreement between the Summer Village of South View and Wildwillow Enterprises Inc. be approved and it's execution authorized,

And,

that Angela Duncan be appointed Chief Administrative Officer for the Summer Village of South View effective immediately and FURTHER that the appointment of Wendy Wildman as Chief Administrative Officer be rescinded,

or,

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SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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Tuesday, March 18, 2025 at 9:30 a.m.

k)

l)

8. Financial:

Separate
lover

a) Income and Expense Statement as of February 28, 2025.

(that Council accept the Income and Expense Statement, as of February 28, 2025 for information.)

9. Council Reports:

No attachment

- a) Mayor Benford
- b) Deputy Mayor Ward
- c) Councillor Richardson

(that the Council reports be accepted for information.)

10. Chief Administrator's Report:

Pg. 45-53

- a) Access to Food Bank for South View Residents
- b) Alberta Municipalities Sustainability & Environment Committee, Feb 21, 2025
- c) ASVA CAO Focus Group, Feb 25, 2025
- d) Municipal Affairs Provincial Budget Town Hall, Feb 28, 2025
- e) Alberta Municipalities Provincial Budget Webinar, Feb 28, 2025
- f) Impact of provincial education property tax increase
- g) Wildfire Community Preparedness Day Grant (FireSmart Grant)
- h) Darwell Lagoon Commission Phase C Transmission Line
- i) Sewer system impact on property assessment
- j) Fire Services Update
- k) Alberta Municipalities President's Summit and Spring Municipal Leaders Caucus
- l) 2025 Municipal Election Update

(that Council accept the Chief Administrative Officer's Report for information)

11. Information and Correspondence:

Pg. 54-55

Pg. 56-57

- a) February 4, 2025 letter from Municipal Affairs Minister Ric McIver: 2025 Minister's Awards for Municipal and Public Library Excellence
- b) February 13, 2025 letter from Municipal Affairs Minister Ric McIver: Joint Use Planning Agreements

SUMMER VILLAGE OF SOUTH VIEW AGENDA

Regular Council Meeting held at the Municipal Office 2317 Twp Rd 545 LSA County
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| Pg. 58 | c) February 13, 2025 letter from the Town of Onoway: AFRRCS Radios |
| Pg. 59-60 | d) February 14, 2025 email from Lac Ste Anne County: Hwy 43 Waste Commission Community Improvement Policy |
| Pg. 61-62 | e) February 19, 2025 article from Alberta Municipalities: Potential Impact of Tariffs on Municipalities |
| Pg. 63-64 | f) February 24, 2025 email from Lac Ste Anne East End Bust Society: Notice of Annual Meeting |
| Pg. 65-79 | g) February 26, 2025 letter from Municipal Affairs Minister Ric McIver: Provincial Priorities Act |
| Pg. 80-82 | h) February 26, 2025 email from FireSmart Canada: CONGRATULATIONS! Your Wildfire Community Preparedness Day 2025 application was successful |
| Pg. 83 | i) 2024 4 th Quarter Safety Codes Report |
| Pg. 84-85 | j) February 27, 2025 letter from Municipal Affairs Minister Ric McIver: Budget 2025 |
| Pg. 86-116 | k) February 28, 2025 Alberta Municipalities Preliminary Analysis of Alberta's Budget 2025 |
| | l) |

(that Council accept the above information items for information.)

12. Open Floor Discussion with Gallery – Total Time Provision of 15 Minutes

13. Closed Meeting Session:

a)

(Pursuant to section 197(2) of the Municipal Government Act, that Council go into a closed meeting session at _____ a.m. to discuss the following:

(that Council come out of closed meeting at _____ a.m.)

14. Next meeting: April 15th, 2025

15. Adjournment:

Upcoming Meetings:

- Regular Council Meeting – April 15, 2025
- Regular Council Meeting – June 17, 2025
- Regular Council Meeting – July 15, 2025

4.a

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025

IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

PRESENT: Council: Mayor Sandi Benford
Deputy Mayor Garth Ward
Councillor Colleen Richardson

Administration: Wendy Wildman, Chief Administrative Officer
Angela Duncan, Assistant Chief Administrative Officer

Absent:

Appointments: Greg Edwards, General Manager of Operations, Lac Ste Anne County (9:32 a.m. to 10:35 a.m.)
Dallas Choma, Enforcement Services Manager, Lac Ste Anne County (9:32 a.m. until 10:35 a.m.)
David Lowe, Prairie Rose Realty (10:57 a.m. until 11:25 a.m.)

Public at Large: 0 – Via Zoom / 0 – In Person

	MOTION #	
1.	CALL TO ORDER	Mayor Benford called the meeting to order at 9:30 a.m.
2.	TREATY 6 TERRITORY LAND ACKNOWLEDGEMENT	The Summer Village of South View 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.
3.	AGENDA 021-2025	MOVED by Mayor Benford that the February 18, 2025 Agenda be approved with the following addition: 7.g) Permanent Electors Register CARRIED
4.	MINUTES 022-2025	MOVED by Councillor Richardson that the January 21, 2025 Regular Council Meeting Minutes be approved as presented. CARRIED
5.	APPOINTMENTS 023-2025	The delegation from Lac Ste Anne County were present from 9:32 a.m. until 10:35 a.m.) MOVED by Councillor Richardson that the discussion with Greg Edwards, General Manager of Operations, and Dallas Choma, Enforcement Services Manager, Lac Ste Anne County, regarding Lac Ste Anne County community peace officer and bylaw

10

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025
IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

		<p>enforcement services and associated agreement be accepted for information.</p> <p style="text-align: right;">CARRIED</p> <p>The discussion with David Lowe, Prairie Rose Realty, took place during closed meeting session later in the meeting.</p>
6.	BYLAWS 024-2025	<p>MOVED by Councillor Richardson that Patriot Law be retained to rewrite the Fire Services Bylaw, using the current Bylaw 246-2024 as a basis for the new bylaw.</p> <p style="text-align: right;">CARRIED</p>
7.	BUSINESS 025-2025 026-2025	<p>MOVED by Councillor Richardson that the 2025 Family and Community Support Services (FCSS) funding be allocated as follows:</p> <ul style="list-style-type: none"> • All-Net - \$600 • Darwell Library - \$500 • East End Bus - \$375 • FireSmart / Public Safety / Emergency Management Day and Volunteer Appreciation - \$1800 • Unallocated - \$849.10 <p style="text-align: right;">CARRIED</p> <p>The meeting recessed from 10:53 a.m. until 10:57 a.m.</p> <p>MOVED by Mayor Benford that, pursuant to section 197(2) of the Municipal Government Act, Council go into a closed meeting session at 10:58 a.m. to discuss the following:</p> <ul style="list-style-type: none"> • Discussion with David Lowe, Prairie Rose Realty – disclosure harmful to business interests of a third party, FOIPP Act Section 16(1)(c); • Development Officer Request for Proposals – disclosure harmful to business interests of a third party, FOIPP Act Section 16(1)(a)(b)(c); • 2025 Capital Projects, Core Asset Condition Assessment and Plans of Survey – disclosure harmful to business interests of a third party, FOIPP Act Section 16(1)(a)(b); • Fire Services Agreement – disclosure harmful to business interests of a third party FOIPP Act Section 16(1)(a)(b)(c); • Fire Dispatch Agreement – disclosure harmful to intergovernmental relations, FOIP Act Section 21(1)(b);

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025
IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

		<ul style="list-style-type: none"> Lac Ste Anne County Community Peace Officer Agreement, disclosure harmful to intergovernmental relations – FOIPP Act Section 21(1)(b). <p style="text-align: right;">CARRIED</p>
027-2025		<p><u>Present in closed session:</u> Mayor Benford Deputy Mayor Ward Councillor Richardson CAO Wildman Assistant CAO Duncan David Lowe, Prairie Rose Realty (10:58 a.m. until 11:25 a.m.)</p> <p>MOVED by Mayor Benford that Council come out of closed meeting at 12:23 p.m.</p> <p style="text-align: right;">CARRIED</p> <p>The meeting recessed from 12:23 p.m. until 12:24 p.m.</p>
028-2025		<p>MOVED by Councillor Richardson administration obtain additional information and set up interviews, regarding the Development Officer Proposals, as discussed.</p> <p style="text-align: right;">CARRIED</p>
029-2025		<p>MOVED by Mayor Benford that the core asset condition assessment and plans of survey quotes be accepted for information and further that administration follow up on an Alberta Community Partnership Grant application for an asset condition assessment, asset management plan, and GIS system, as discussed.</p> <p style="text-align: right;">CARRIED</p>
030-2025		<p>MOVED by Deputy Mayor Ward that the Fire Services Agreement with Alberta Beach and the Summer Villages of Castle Island, Nakamun Park, Val Quentin, Silver Sands, and South View, for the provision of fire services by Fire Rescue International from March 7, 2025 until March 31, 2030 be approved and its execution authorized.</p> <p style="text-align: right;">CARRIED</p>
031-2025		<p>MOVED by Councillor Richardson that the Fire Dispatch Agreement between Parkland County and Alberta Beach and the Summer Villages of Castle Island, Nakamun Park, Val Quentin, Silver Sands, and South View, for 3 years starting March 7, 2025 be approved and its execution authorized.</p> <p style="text-align: right;">CARRIED</p>

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025

IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

032-2025	<p>MOVED by Deputy Mayor Ward that the Community Peace Officer agreement with Lac Ste Anne County be approved in principle, pending approval of the final agreement, to be negotiated by administration, as discussed.</p> <p style="text-align:right">CARRIED</p>
033-2025	<p>MOVED by Councillor Richardson that the RCMP Enhanced Policing Agreement, in partnership with the Summer Village of Silver Sands, be approved and its execution authorized.</p> <p style="text-align:right">CARRIED</p>
034-2025	<p>MOVED by Mayor Benford that the correspondence between the Summer Village of South View and the Town of Onoway, including the January 29, 2025 letter from Mayor Kwasny to South View regarding "non-payment of contract and operational fees", the January 29, 2025 letter to Fire Rescue International regarding "payment of contract fees and damage to fire hall door", as well the email correspondence regarding the same, be accepted for information</p> <p style="text-align:right">CARRIED</p>
035-2025	<p>MOVED by Mayor Benford that the January 10, 2025 funding request letter from the East End Bus Society be accepted for information, and further that funding in the amount of \$375 for the East End Bus Society be approved.</p> <p style="text-align:right">CARRIED</p>
036-2025	<p>MOVED by Deputy Mayor Ward that the Summer Village of South View participates in the Election 2025 Candidate Orientation Workshop, being hosted by Wildwillow Enterprises and the Town of Stony Plain.</p> <p style="text-align:right">CARRIED</p>
037-2025	<p>MOVED by Mayor Benford that changes to the draft 2025 operating and capital budget be made as directed at meeting time and that the revised draft budget be brought back to the March Council meeting for final review and direction.</p> <p style="text-align:right">CARRIED</p>
038-2025	<p>MOVED by Councillor Richardson that the correspondence from Municipal Affairs regarding a permanent electors' register be accepted for information and further that a permanent electors register will not be implemented for the 2025 Summer Village of South View municipal election.</p> <p style="text-align:right">CARRIED</p>

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025
IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

8.	FINANCIAL 039-2025	MOVED by Deputy Mayor Ward that the Income and Expense Statement, as of January 31, 2025, be accepted for information. CARRIED
9.	COUNCIL REPORTS 040-2025	MOVED by Councillor Richardson that the Council Reports be accepted for information. CARRIED
10.	CAO REPORT 041-2025	MOVED by Mayor Benford that the Chief Administrative Officers' Report be accepted for information. CARRIED
11.	INFORMATION AND CORRESPONDENCE 042-2025	MOVED by Mayor Benford that the following Information and Correspondence items be received for information: <ul style="list-style-type: none"> a) 2024 Assessment Year Municipal Assessment Summary b) 2024 Assessment Year Assessment Growth Summary c) January 13, 2025, email from the Alberta Association of Police Governance: 2025 Membership d) January 16, 2025, letter from CUPW: Industrial Inquiry Commission Reviewing Canada Post e) January 20, 2025, letter from Municipal Affairs Minister Ric McIver: Flowering Rush Alberta Community Partnership (ACP) Grant Approval f) January 24, 2025, email from Jacki Gamblin, Weed Inspector: 2024 Weed Inspecting Report g) February 4, 2025, Alberta Municipalities Casual Legal Article: Disqualification of Councillors h) February 6, 2025, email from Alberta Municipalities: 2025 Annual Membership i) February 13, 2025, email from Alberta Municipalities: Learn how Alberta's 2025 budget supports municipalities. CARRIED

SUMMER VILLAGE OF SOUTH VIEW
REGULAR COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025
IN PERSON AT 2317 TWP RD 545 LAC STE. ANNE COUNTY & VIA ZOOM

12.	OPEN FLOOR DISCUSSION WITH GALLERY (15 min)	There was no gallery present.
13.	CLOSED MEETING	The Closed meeting session was held earlier in the meeting.
14.	NEXT MEETING	The next regular Council meeting is scheduled for Tuesday, March 18 th , 2025 at 9:30 a.m. in a hybrid format.
15.	ADJOURNMENT	As there was no further business, Mayor Benford adjourned the meeting at 1:30 p.m.

Sandi Benford, Mayor

Chief Administrative Officer, Wendy Wildman

BYLAW NO. _____
SUMMER VILLAGE OF SOUTH VIEW

BEING A BYLAW OF THE SUMMER VILLAGE OF SOUTH VIEW TO ESTABLISH FIRE SERVICES, TO REGULATE THE PREVENTION AND CONTROL OF FIRES, TO REGULATE FIREWORKS, AND TO AUTHORIZE THE RECOVERY OF FIRE RELATED FEES, EXPENSES, AND CHARGES

WHEREAS the *Municipal Government Act*, RSA 2000, c M-26, as amended, authorizes a council to pass bylaws for municipal purposes respecting the following matters:

- A. The safety, health, and welfare of people and the protection of people and property;
- B. Services provided by or on behalf of the municipality; and
- C. The enforcement of bylaws;

AND WHEREAS the *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a Council may, pursuant to a bylaw, make the owner of a parcel of land liable for the costs and expenses incurred by the municipality in extinguishing fires, and add unpaid costs and expenses for extinguishing fires to the tax roll for that parcel of land;

AND WHEREAS the Council of the Summer Village of South View wishes to establish fire services within the Summer Village of South View and for the efficient operation of such services;

NOW THEREFORE the Municipal Council of the Summer Village of South View, duly assembled, hereby **ENACTS AS FOLLOWS:**

PART 1 SHORT TITLE

- 1 This Bylaw may be cited as the "Fire Bylaw."

PART 2 DEFINITIONS

- 2 In this bylaw, unless the context otherwise requires:
- (a) "Acceptable Fireplace" means an outdoor receptacle that meets the following specifications:
 - (i) a minimum of one (1.00) meter clearance is maintained from any building, property line, or other combustible materials when measured from the nearest edge of the fireplace;
 - (ii) is constructed of materials such as bricks, concrete, or rocks, that are non-combustible;
 - (iii) is equipped with a chimney that is not less than 2.50 meters in height when measured from the base of the fire burning area;
 - (iv) the chimney is equipped with a regulation screen designed to contain and reduce the hazards of airborne sparks;

- (v) the base of the Fire burning area is not less than 0.30 meters above the surrounding grade; and
 - (vi) the fire chamber does not exceed 1.25 meters in width and is at least 0.40 meters, but not more than 0.60 meters, in depth.
- (b) "Acceptable Fire Pit" means an outdoor receptacle (fire/barbeque pit) that meets the following specifications:
- (i) a minimum of three (3.00) meters clearance is maintained from any building, property line, or other combustible material when measured from the nearest edge of the fire pit;
 - (ii) the fire pit is placed on non-combustible materials such as rock, sand, mineral soil, gravel, or concrete and the ground surrounding it outward from its base to a distance of three (3.00) meters be comprised of clean mineral soil, rock, sand, gravel, or concrete;
 - (iii) the fire pit is constructed of bricks, concrete blocks, heavy gauge metal, or other suitable non-combustible materials components;
 - (iv) a spark arrestor mesh screen with openings no larger than six (6.00) mm that is constructed of expanded metal (or equivalent material) is used to cover the fire pit opening in a manner sufficient to contain sparks over the fire at all times;
 - (v) is supervised at all times by a responsible person until such time as the Fire been fully extinguished. For certainty, a Fire shall be deemed to include hot ashes and smoldering embers resulting from the Fire;
 - (vi) is not located over any underground utilities or under above-ground wires;
 - (vii) shall only burn wood, charcoal briquettes, propane or natural gas as fuel; and
 - (viii) shall have a flame height that does not exceed 0.90 meters above the fire pit.
- (c) "Act" means the *Municipal Government Act*, R.S.A. 2000, c M-26.
- (d) "Alberta Fire Code" means the most current version of the fire safety regulations adopted by the Province of Alberta under the *Safety Codes Act*, RSA 2000, c S-1.
- (e) "Apparatus" means any vehicle provided with machinery or Equipment for firefighting operated by or for the Fire Department, whether that vehicle operates on land, in the air, or on water.
- (f) "Approval" means an approval in writing issued by the Summer Village in consultation with the Fire Chief authorizing the setting of a specific type of Fire within the Summer Village, or authorizing the setting off of Fireworks on Summer Village property, which may include conditions.
- (g) "Burn Barrel" means a metal drum or other similar receptacle transformed and modified to dispose of combustible trash, waste, and other materials by incineration.

- (h) "Burnable Debris" has the meaning defined in the Substance Release Regulation 124/1993 under the *Environmental Protection and Enhancement Act*, RSA 2000, c E-12.
- (i) "Burning Hazard" means an actual or potential occurrence of Fire or other combustion of organic or inorganic material that could endanger human life or damage property.
- (j) "CAO" means the Chief Administrative Officer of the Summer Village, or their delegate.
- (k) "Council" means the duly elected municipal council for the Summer Village of South View.
- (l) "CSA" means Canadian Standards Association.
- (m) "Dangerous Goods" has the meaning defined in the *Dangerous Goods Transportation and Handling Act*, RSA 2000, c D-4 except that it shall not include gasoline or diesel for residential use in quantities in accordance with the National Fire Code – Alberta Edition under the *Safety Codes Act*, RSA 2000, c S-1.
- (n) "Enforcement Officer" means any of the following:
- (i) a bylaw enforcement officer appointed or employed or otherwise contracted by the Summer Village;
 - (ii) a Community Peace Officer appointed or employed or otherwise contracted by the Summer Village; or
 - (iii) a member of the Royal Canadian Mounted Police.
- (o) "Equipment" means any tools, devices, materials, or supplies used by or for the Fire Department to respond to an Incident or other emergency.
- (p) "False Alarm" means any notification, by whatever means received, to the Fire Department respecting the existence of a condition, circumstance, Fire, Burning Hazard, Fire Hazard, or other event containing an imminent, serious danger to Persons or property, where such condition, circumstance, Fire, or other event does not, in fact, exist.
- (q) "Fire" means combustion or burning, in which substances chemically combine with oxygen from the air and typically give out bright light, heat, and Smoke.
- (r) "Fire Advisory" means a notice issued pursuant to this bylaw for the purposes of Fire prevention where the Fire danger risk has increased, and where the Summer Village prohibits the use of Fireworks and may place additional restrictions on Fires.
- (s) "Fire Ban" means any Fire ban, whether municipally or provincially declared, that prohibits Fires in all, or part, of the Summer Village.
- (t) "Fire Chief" means the Person designated by the Summer Village as the Fire Chief, or their delegate.

- (u) "Fire Department" means the entity established by section 3 of this bylaw, whether by contracting Fire Services from another municipality or other service provider and includes any Member of such Fire Department.
- (v) "Fire Department Property" means all real and personal property owned or controlled by the Fire Department and designated for use by the Fire Department including, but not limited to, Apparatus and Equipment.
- (w) "Fire Hazard" means combustible material that, through its nature, location, or condition, or arrangement, or any combination of those factors, may be ignited and, if ignited, could create a Burning Hazard.
- (x) "Fire Services" means any and all of the services listed in section 3 of this bylaw and includes any other service delivered by or for the Fire Department that is authorized by Council.
- (y) "Fire Service Charges" means:
 - (i) all rates, fees, costs, and charges payable for, or in connection with, the provision of Fire Services which are incurred by the Summer Village including, without limitation, responding to False Alarms;
 - (ii) the Summer Village's actual costs for any extraordinary services required or incurred which are beyond normal Fire Services operations such as, without limitation, HAZMAT, additional Equipment, mutual aid from a reciprocating municipality, supplies, vac truck, and site or scene security; and
 - (iii) an administrative fee of five percent (5.00%) calculated on the total of (i) and (ii) above.
- (z) "Fireworks" means the pyrotechnics classified as fireworks pursuant to the *Explosives Act*, RSC 1985, c E-17, and its regulations, including consumer fireworks, display fireworks, and special effect pyrotechnics.
- (aa) "Incident" means a Fire, Burning Hazard, Fire Hazard, or medical situation where a Fire or explosion is imminent, or any other situation presenting danger or possible danger to life, property, or the environment, and to which the Fire Department has responded or may respond
- (bb) "Incinerator" means an apparatus for burning waste material until it is reduced to ash.
- (cc) "Member" means any Person who is duly appointed a member of the Fire Department and includes the Fire Chief, Deputy Fire Chief, and firefighters that are full-time, casual, or on-call, or paid or volunteer.
- (dd) "Municipal Tag" means a ticket alleging an offence issued pursuant to a bylaw of the Summer Village and providing a Person with the opportunity to pay a fine amount to the Summer Village in lieu of prosecution for the offence.

- (ee) "Obnoxious Odour" means an extremely unpleasant smell which may or may not expose a Person to the harmful chemicals in the products of incomplete combustion.
- (ff) "Occupant" means any person other than the registered owner who is in possession of Property including, but not limited to, a lessee, licensee, tenant, or agent of the Owner.
- (gg) "Off-Highway Vehicle" has the meaning defined in the *Traffic Safety Act*, RSA 2000, C T-6.
- (hh) "Open Fire" includes grass Fires, forest and brush Fires, Running Fires, structure Fires, building Fires, wood scrap Fires, ground thawing Fires, and chattel Fires;
- (ii) "Outdoor Fire" means any Fire outside of an Acceptable Fireplace, or Acceptable Fire Pit, and includes, but is not limited to, the following:
 - (i) Fires involving humus, wood, soil, farm produce, bush, grass, feed, straw, or coal;
 - (ii) any Fire that has escaped or spread from a building, structure, machine, or vehicle;
 - (iii) a Burn Barrel Fire;
 - (iv) Fires in outdoor ovens, carbon ovens, or home-built wood burners;
 - (v) Fires in Chimeneas;
 - (vi) Tiki torches; or
 - (vii) Random (back-country-style) Fires.
- (jj) "Owner" includes:
 - (i) the Person listed on title as the registered owner of Property at the Land Titles Office;
 - (ii) the Person recorded as the owner of the Property on the municipal assessment roll;
 - (iii) a Person who has purchased or otherwise acquired the Property and has not become the registered owner thereof;
 - (iv) a Person controlling the Property under construction; and
 - (v) an Occupant.
- (kk) "Peace Officer" means a person appointed as a Peace Officer under the *Peace Officer Act*, S.A. 2006, c P-4, as amended.
- (ll) "Person" includes any individual, firm, partnership, association, corporation, society, or other legal entity.
- (mm) "Portable Appliance" means any appliance sold or constructed for the purpose of cooking food or for the provision of heat in the out-of-doors that has been subjected to CSA approval.

- (nn) "Prohibited Debris" has the meaning defined in the Substance Release Regulation 124/1993 under the *Environmental Protection and Enhancement Act*, RSA 2000, c E-12.
- (oo) "Property" means any real or personal property.
- (pp) "Recreational Fire" means a Fire which is lit for the purposes of cooking, obtaining warmth, or viewing and pleasure and is fueled solely by dry wood, charcoal, natural gas, or propane.
- (qq) "Running Fire" means a Fire burning without being under the control of any Person.
- (rr) "Smoke" means the suspension of airborne particulates and gases emitted when a material undergoes combustion or pyrolysis together with the quantity of air that is entrained or otherwise mixed into the mass.
- (ss) "Structure Fire" means a Fire confined to and within a building, structure, machine, or vehicle which will, or is likely to, cause the destruction of the building, structure, machine or vehicle.
- (tt) "Summer Village" means the Summer Village of South View.
- (uu) "Summer Village Property" means any property owned by, or under the control of, the Summer Village including, but not limited to, parks and roads.
- (vv) "Violation Ticket" has the same meaning as defined in the *Provincial Offences Procedure Act*, RSA 2000, c P-34.

PART 3 ESTABLISHMENT AND PURPOSE OF THE FIRE DEPARTMENT

3 The Fire Department is established for the purposes of:

- (a) Preserving life, property, and the environment, and protecting Persons and property from injury or destruction by Fire in, without limitation, Structural Fire, Open Fire, Outdoor Fire, industrial, vehicle, and wildland Fire situations with Fire Services that include, but are not limited to, the following, all in accordance with the policies and procedures of the Summer Village and all applicable legislation:
 - (i) responding to Incidents;
 - (ii) preventing and extinguishing Fires;
 - (iii) providing motor vehicle extrication within the scope of the Equipment and Member training capability;
 - (iv) providing, or supporting, medical response;
 - (v) providing rescue services within the scope of the Equipment and Member training capability;
 - (vi) carrying out preventative patrols, conducting pre-fire planning, and assisting with fire inspections and investigations;

- (vii) assisting with emergency management;
- (viii) administering or assisting with Approvals;
- (ix) fulfilling the requirements of any mutual aid agreements with other municipalities; and
- (x) otherwise providing emergency services as required to promote community safety.

PART 4 AUTHORITY OF THE FIRE CHIEF AND FIRE DEPARTMENT

4 The Fire Chief and Fire Department authorities are hereby established.

5 The Fire Chief and the Fire Department are responsible for the development of rules, regulations, and policies for the ongoing organization and administration of Fire Services.

6 The Fire Chief and the Fire Department are empowered to:

- (a) cause a building, structure, or thing to be pulled down, demolished, or otherwise removed if they deem it necessary to prevent the spread of Fire to other buildings, structures, or things; and
- (b) cause the Fire Department to enter on any land or premises, including adjacent lands or premises, to combat, control or otherwise deal with a Fire or Incident in whatever manner the Fire Chief and Fire Department deem necessary.

7 The Fire Chief and Fire Department may obtain assistance from other Summer Village officials for the purpose of assisting with fire investigations, to facilitate inspections, or as otherwise required to fulfill their duties and responsibilities under this bylaw.

PART 5 PERMITTED AND PROHIBITED FIRES

8 No Person shall light, permit to be lit, or cause, any Fire upon land of which they are the Owner, occupier, or which is under their control, unless the Person has obtained an Approval pursuant to this bylaw or the Fire is otherwise exempt from the requirement for such an Approval under this bylaw.

9 No Person shall burn or cause to be burned any Prohibited Debris.

10 No Person shall use coal, straw, or used oil as a heat source for a residence within the Summer Village.

11 No Person shall use coal, straw, or other combustible material, for ground thawing or other temporary heating conditions.

12 No Person shall use a Burn Barrel, or any other form of Incinerator, for incineration within the Summer Village.

13 No Person shall allow a Fire to create dense Smoke or an Obnoxious Odour that creates a risk to public safety of a nuisance.

14 No Person shall allow a Fire, whether or not an Approval was obtained for the Fire, or the Fire did not require an Approval under this bylaw, to become a Running Fire.

15 No Person shall light a Fire, whether or not an Approval was obtained for the Fire, or the Fire does not require an Approval under this bylaw, without taking sufficient precautions to ensure that the Fire is kept under control at all times.

16 No Person shall deposit, discard, or leave any burning matter or substance where it might create a Fire Hazard.

17 An Approval is not required for:

- (a) a Recreational Fire within an Acceptable Recreational Fire Pit or Acceptable Fireplace that is used for cooking, warmth or personal enjoyment, that is located on a residential parcel only;
- (b) the use of a Canadian Standards Association (CSA) certified barbeque or Portable Appliance, that is located on a residential parcel only;
- (c) any fire table, pit, or other heating device which uses propane or natural gas, that is located on a residential parcel only; or
- (d) a Fire lit for a religious or ceremonial purpose,

provided that:

- (e) a means, acceptable to the Fire Chief, of controlling or extinguishing the Fire is available on the property and within a reasonable distance from where the Fire occurs;
- (f) the Fire is kept under control and is always supervised by a responsible adult Person until such time as the Fire has been completely extinguished;
- (g) flame height does not exceed one (1.00) meter above the structure or container; and
- (h) the Fire is not used to burn Prohibited Debris.

18 This bylaw does not apply to a Fire lit by the Fire Department for training or preventative control purposes.

PART 6 FALSE ALARMS

19 If in any 12-month period, the Fire Department is requested to respond to the same property more than one time for a False Alarm, the process will be as follows:

- (a) first response – education on False Alarms; and
- (b) second and subsequent responses – recovery of Fire Services Charges in accordance with this bylaw.

PART 7 APPROVALS

20 An application for an Approval shall be submitted to the CAO in writing and there is no specific form required for such application.

- 21 No Person shall provide false or misleading information on an application for an Approval.
- 22 The Summer Village may, in their discretion, either refuse to issue an Approval or issue an Approval with or without conditions.
- 23 An Approval is valid only for the time expressly indicated in the Approval
- 24 The Fire Chief or the CAO may, in their discretion, terminate, cancel, or suspend an Approval at any time.
- 25 Upon receipt of notice of termination, suspension, or cancellation, of an Approval for a Fire, the holder of the Approval shall immediately extinguish any Fire set pursuant to the Approval.
- 26 Upon receipt of notice of termination, suspension, or cancellation, of an Approval for the setting off of Fireworks on Summer Village Property, the holder of the Approval shall immediately cease the discharge, firing, or setting off of Fireworks.
- 27 An Approval is not transferable.
- 28 Any Person to whom an Approval has been issued, and any Person involved in the lighting, supervision, or maintenance of a Fire set pursuant to an Approval, shall comply with all the terms and conditions of the Approval.
- 29 Any Person to whom an Approval has been issued for the setting off of Fireworks on Summer Village Property, and any Person involved in the discharging, firing, or setting off of Fireworks on Summer Village Property, shall comply with all the terms and conditions of the Approval.
- 30 Every Person who sets a Fire pursuant to an Approval shall:
- (a) produce and show the Approval to the Fire Chief, Member, or an Enforcement Officer upon request;
 - (b) keep the Fire at the site of the Fire approved in the Approval; and
 - (c) be responsible for any costs incurred by the Fire Department when called upon to extinguish such Fire if, in the opinion of the Fire Chief, the Fire is a hazard to Persons or property, or if the Fire is in contravention of the conditions attached to the Approval.

PART 8 FIRE ADVISORIES AND FIRE BANS

- 31 When the CAO determines that the prevailing environmental conditions may give rise to an increased risk of Fire, or increased risk of a Fire running out of control, the CAO may, from time to time:
- (a) limit Fires and prohibit the use of Fireworks within the Summer Village through a Fire Advisory; or
 - (b) prohibit all Fires and prohibit the use of Fireworks within the Summer Village under a complete Fire Ban.
- 32 A Fire Advisory or municipally issued Fire Ban may be amended by the CAO or Council.
- 33 When a Fire Advisory is in place, no Person shall discharge, fire, or set off Fireworks.

34 A Fire Ban imposed pursuant to this bylaw shall remain in force until either the date and time provided in the notice of Fire Ban, as amended if applicable, or until such time as the CAO or Council provides notice to the public that the Fire Ban is no longer in effect.

35 When a Fire Ban is in place:

- (a) No person shall operate an Off-Highway Vehicle within the Summer Village;
- (b) No person shall discharge, fire or set off Fireworks.
- (c) No person shall light, permit to be lit, or cause, a Fire on Property that they are the Owner or occupier of, regardless of whether the Person is the holder of an Approval, and any such Person shall immediately extinguish any Fire that has been lit once the Person knows, or ought reasonable to have known, of the Fire Ban; and

36 When a Fire Ban is in place, a Person may, subject to the requirements of this bylaw and unless the Fire Ban provides otherwise, use a barbeque that burns propane or natural gas, provided that the barbeque is used for the purpose of cooking, is used on private property, and does not generate sparks.

PART 9 FIREWORKS

37 All Fireworks sold, stored, handled or discharged in the Summer Village must comply with the *Explosives Act*, Natural Resources Canada Explosives Regulations, National Fire Code and National Building Codes, Alberta Editions, all other applicable federal, provincial, and municipal legislation, regulations, and bylaws, and be used in accordance with the manufacturer's recommendations.

38 No Person shall set off Fireworks on Summer Village Property without an Approval.

39 Every Person who sets off Fireworks pursuant to an Approval for the setting off of Fireworks on Summer Village Property shall:

- (a) produce and show the Approval to the Fire Chief, Member, or an Enforcement Officer upon request;
- (b) only discharge, fire, or set off the Fireworks at the site approved in the Approval; and
- (c) be responsible for any costs incurred by the Fire Department when called upon to extinguish a Fire created by the use of the Fireworks.

PART 10 DANGEROUS GOODS

40 The Owner of any property or conveyance containing Dangerous Goods which sustains an accidental or unplanned release of Dangerous Goods within the Summer Village must immediately report the incident to the Fire Department.

41 Dangerous Goods shall not be transported through the Summer Village without proper identification and strict adherence to all Federal, Provincial, and municipal regulations and standards.

42 Dangerous Goods shall not be stored, transported, used, or released in residential areas of the Summer Village.

43 Flammable liquids and combustible liquids for residential use which are stored in quantities in accordance with the *Safety Codes Act*, RSA c S-1, as amended, shall not be classified as Dangerous Goods for the purposes of this bylaw.

PART 11 REPORTING

44 The Owner of any property damaged by Fire shall immediately report to the Fire Department the particulars of the Fire in a manner and detail satisfactory to the Fire Chief.

45 Where a Fire is lit or ignited without an Approval, unless the Fire is a Fire which does not require an Approval, the Person having control of such Fire shall:

- (a) extinguish the Fire immediately; or
- (b) where they are unable to extinguish the Fire immediately, report the Fire by calling 9-1-1.

PART 12 FIRE SERVICES CHARGES

46 Upon the Fire Department, or a reciprocating municipality under a mutual aid agreement, providing a response to a parcel of land, building, or residence, the Summer Village may, in its discretion, recover Fire Services Charges associated with the response to any or all of the following Persons:

- (a) the Person or Persons who requested the response;
- (b) the Person or Persons causing or contributing to a Fire or Incident;
- (c) the occupant of the parcel of land or residence on which the response was provided;
- (d) the Owner of the parcel of land or residence on which the response was provided;
- (e) the Person or Persons with control over the parcel of land or residence on which the response was provided, which may include, without limitation, a property manager; or
- (f) the Person in possession or control of the property that is the subject of the Fire or Incident if the Fire or Incident did not occur on private property.

47 All Persons charged for Fire Services Charges are jointly and severally liable to the Summer Village for payment of such Fire Services Charges.

48 Fire Services Charges shall be paid within thirty (30) days of receipt of an invoice.

49 Collection of unpaid Fire Services Charges may be undertaken by civil action in a court of competent jurisdiction, and any civil action does not invalidate any lien which the Summer Village is entitled to on the parcel of land in respect of which the indebtedness is incurred.

50 Without limiting the generality of section 51, the Owner of a parcel of land within the Summer Village to which Fire Services are provided is liable for Fire Services Charges incurred and the Summer Village may add to the tax roll of the parcel of land all unpaid Fire Services Charges, which shall form a special lien against the parcel of Land in favour of the Summer Village from the date that the amount was added to the tax roll in accordance with the Act.

51 A Person who has damaged or destroyed any Apparatus, Equipment or Fire Department Property shall, in addition to any penalty imposed in this bylaw, be liable for and pay upon demand, all costs incurred by the Summer Village or the Fire Department, as applicable to repair or replace the Apparatus, Equipment, or Fire Department Property in question.

PART 13 INSPECTIONS AND ENFORCEMENT

52 Where a parcel of land, property, residence, business, commercial property, or any other property does not comply with this bylaw, or a Person contravenes this bylaw, the Summer Village may pursue its enforcement alternatives in accordance with this bylaw, any enactment or common law right, including issuing an order to remedy contraventions or dangers, remedying contraventions or dangers by the Summer Village, adding amounts to tax rolls, and pursuing injunctions under the Act.

53 No Person shall interfere with or obstruct an Enforcement Officer, the Fire Chief, or the Fire Department in the exercise of their powers and duties under this bylaw.

54 No Person shall provide false or misleading information to any Enforcement Officer, the Fire Chief, or the Fire Department

55 No Person shall falsely represent themselves to be a Member of the Fire Department, or wear or display any uniform, badge, cap, button, insignia, or other paraphernalia for the purposes of such false representation.

56 No Person shall damage or destroy any Fire Department property.

PART 14 CORPORATIONS AND PARTNERSHIPS

57 Where a corporation commits an offence under this bylaw, every principal, director, manager, employee, or agent of the corporation who authorized the act or omission that constitutes the offence, or assented to or acquiesced or participated in the act or omission that constitutes the offence is guilty of the offence whether or not the corporation has been prosecuted for the offence.

58 If a partner in a partnership is guilty of an offence under this bylaw, each partner in that partnership who authorized the act or omission that constitutes the offence or assented to or acquiesced or participated in the act or omission that constitutes the offence, is guilty of the offence.

PART 15 VICARIOUS LIABILITY

59 For the purposes of this bylaw, an act or omission by an employee or agent of a Person is deemed also to be an act or omission of the Person if the act or omission occurred in the course of the employee's employment with the Person, or in the course of the agent exercising the powers or performing the duties on behalf of the Person under their agency relationship.

PART 16 OFFENCES AND PENALTIES

60 A Person who contravenes this bylaw by:

- (a) doing any act or thing which the Person is prohibited from doing; or
- (b) failing to do any act or thing the Person is required to do,

is guilty of an offence.

61 Any Person who is convicted of an offence pursuant to this bylaw is liable on summary conviction, to a fine not exceeding ten thousand dollars (\$10,000.00) and in default of payment of any fine imposed to a period of imprisonment not exceeding six (6) months, or both.

62 Where there is a specified penalty listed for the offence in Schedule "A" to this Bylaw, that amount is the specified penalty for the offence.

63 Where there is a minimum penalty listed for an offence in Schedule "A" to this Bylaw, that amount is the minimum penalty for the offence.

64 Where an Enforcement Officer believes that a Person has contravened any provision of this bylaw, the Enforcement Officer may commence proceedings against the Person by issuing a Municipal Tag or a Violation Ticket.

65 If a Municipal Tag is issued in respect of an offence, the Municipal Tag must specify the fine amount established for the offence.

66 A Person who commits an offence may, if a Municipal Tag is issued in respect of the offence, pay the fine amount specified for the offence and, if the amount is paid on or before the required date, the Person will not be prosecuted for the offence.

67 If a Municipal Tag has been issued and if the specified penalty has not been paid within the prescribed time, then an Enforcement Officer is hereby authorized and empowered to issue a Violation Ticket.

68 If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:

- (a) specify the fine amount established in this bylaw for the offence; or
- (b) require a Person to appear in court without the alternative of making a voluntary payment.

69 A Person who commits an offence may, if a Violation Ticket is issued in respect of the offence and the Violation Ticket specifies the fine amount established by this bylaw for the offence, make a voluntary payment equal to the specified fine.

70 The levying and payment of any fine or the imprisonment of any period provided in this bylaw shall not relieve a Person from the necessity of paying any fees, charges, or costs for which that Person is liable under the provisions of this bylaw or any other bylaw.

71 The Summer Village may exercise discretion in the application of this bylaw and its contents as defined in section 529 of the Act.

72 An Enforcement Officer may use discretion, mediation, or provide education and increased awareness as an alternative to issuing Municipal Tags or Violation Tickets.

PART 17 INTERPRETATION

73 In this bylaw, a citation or reference to any act or regulation of the Province of Alberta or of Canada, or of any other bylaw of the Summer Village is a citation of or reference to that act,

regulation, or bylaw, as amended, whether amended before or after the commencement of the act, regulation, or bylaw in which the citation or reference occurs.

74 Nothing in this bylaw relieves a Person from complying with any provision of any provincial or federal legislation or regulation, other Summer Village bylaw, or any requirement of any lawful permit, order, or license.

PART 18 SEVERABILITY

75 Should any provision of this bylaw be invalid, then such provision shall be severed, and the remainder of the bylaw shall remain in force.

PART 19 TRANSITION AND COMING INTO FORCE

76 This Bylaw takes effect on the final passing thereof and, on such final passing, Bylaw 246-2024 is hereby repealed.

READ A FIRST TIME THIS _____ DAY OF _____, 20____

READ A SECOND TIME THIS _____ DAY OF _____, 20____

UNANIMOUS CONSENT to proceeding to third reading this _____ DAY OF _____, 20____

READ A THIRD TIME THIS _____ DAY OF _____, 20____

Summer Village of South View

Sandi Benford
Mayor

Wendy Wildman
Chief Administrative Officer

SCHEDULE "A"

Specified Penalties

A Person who is found guilty of an offence under this bylaw where no penalty has been specifically provided is liable to a fine of not less than \$250.00 and not exceeding \$10,000.00.

Bylaw Section	Offence	First Offence	Second Offence	Third and Subsequent Offence
8	Light, permit to be lit, or cause a Fire without an Approval	\$250.00	\$500.00	\$500.00
9	Burn or cause to be burned any Prohibited Debris	\$250.00	\$500.00	\$500.00
10	Use coal, straw, or used oil as a heat source in a residence	\$250.00	\$500.00	\$500.00
11	Use coal, straw, or other materials for ground thawing or temporary heating	\$250.00	\$500.00	\$500.00
12	Use a Burn Barrel or incinerator	\$250.00	\$500.00	\$500.00
13	Allow a Fire to create dense smoke or Obnoxious Odor	\$250.00	\$500.00	\$500.00
14	Allow a Fire to become a Running Fire	\$1,000.00	\$2,000.00	\$3,000.00
15	Failure to take precautions to keep Fire under control	\$250.00	\$500.00	\$500.00
16	Deposit or discard burning matter where it may cause Fire	\$250.00	\$500.00	\$500.00
21	Provide false or misleading information on an application for an Approval	\$250.00	\$500.00	\$500.00
28, 29	Fail to comply with the terms of an Approval	\$250.00	\$500.00	\$500.00
30(a)	Fail to produce an Approval on request	\$250.00	\$500.00	\$500.00
30(b)	Fail to keep the Fire at the site of the Fire approved in an Approval	\$500.00	\$1,000.00	\$2,000.00

Bylaw Section	Offence	First Offence	Second Offence	Third and Subsequent Offence
33	Discharge, fire, or set-off Fireworks when a Fire Advisory is in place	\$500.00	\$1,000.00	\$2,000.00
35(a)	Operate an Off-Highway Vehicle when a Fire Ban is in place	\$1,000.00	\$2,000.00	\$5,000.00
35(b)	Discharge, fire, or set-off Fireworks when a Fire Ban is in place	\$1,000.00	\$2,000.00	\$5,000.00
35(c)	Light, permit to be lit, or cause a Fire when a Fire Ban is in place	\$1,000.00	\$2,000.00	\$5,000.00
38	Discharge, fire or set-off Fireworks on Summer Village property without an Approval	\$250.00	\$500.00	\$500.00
39(a)	Failure to produce an Approval for Fireworks on Summer Village property	\$250.00	\$500.00	\$500.00
39(b)	Discharge, fire, or set off Fireworks at a location not approved in an Approval	\$250.00	\$500.00	\$500.00
40	Failure to report release of Dangerous Goods	\$250.00	\$500.00	\$500.00
41	Transport Dangerous Goods without proper identification and adherence to applicable regulations	\$500.00	\$1,000.00	\$2,000.00
42	Store, transport, use, or release Dangerous Goods in residential areas	\$50.00	\$1,000.00	\$2,000.00
43	Failure to report property damaged by Fire	\$250.00	\$500.00	\$500.00
45(a)	Failure to extinguish a Fire ignited without an Approval where an Approval was required	\$250.00	\$500.00	\$500.00
45(b)	Failure to call 911 when unable to extinguish a Fire	\$1,000.00	\$2,000.00	\$5,000.00

Bylaw Section	Offence	First Offence	Second Offence	Third and Subsequent Offence
53	Interfere or obstruct an Enforcement Officer, Fire Chief, or Fire Department	\$1,000.00	\$2,000.00	\$5,000.00
54	Provide false or misleading information to an Enforcement Officer, the Fire Chief, or the Fire Department	\$1,000.00	\$2,000.00	\$5,000.00
55	Falsely represent themselves as a Member of the Fire Department	\$1,000.00	\$2,000.00	\$5,000.00
56	Damage or destroy Fire Department property	\$1,000.00	\$2,000.00	\$5,000.00

7.a

LAC STE. ANNE COUNTY



February 14, 2025

Summer Village of South View
Box 8
Alberta Beach, AB T0E 0A0

Attn: Wendy Wildman, CAO

Re: Intermunicipal Collaboration Framework (ICF):
Lac Ste. Anne County/Summer Village of South View

As you are aware, Lac Ste. Anne County entered into an ICF agreement with the Summer Village of South View in accordance with the requirements of the *Municipal Government Act*. Municipalities were initially required to review the ICFs, at a minimum, every five (5) years after their effective date. Ministerial Order MSD: 024/23 amends the review requirement from at least every five (5) years to at least every seven (7) years, or March 31, 2027 as a final deadline.

Although the Ministerial Order allows for the extension, if a renegotiation timeline is stipulated in the agreement, that timeline will supersede the Ministerial Order.

Lac Ste. Anne County Council is requesting your consideration to extend the renegotiation period with a completion date of March 31, 2027. This does not preclude the opportunity to initiate negotiations now; it simply will provide an allowance to delay the immediacy of the review. In fact, the County proposes ICF discussions begin sooner than later. Formalizing an extension through mutual agreement will ensure we are meeting legislative requirements.

With an extension, the current terms of the agreement will remain consistent until such time as a new ICF is finalized.

Please provide a written response once a decision is made.

Kind regards,

Trista Court

General Manager of Community Engagement

- [Bills and legislation](#)
- [New and proposed legislation](#)
- Strengthening the protection of personal information

Part of [New and proposed legislation](#)

Strengthening the protection of personal information

Bill 33, the Protection of Privacy Act, 2024, would help protect personal information and implement the strongest privacy safeguards in Canada.

On this page:

- [Overview](#)
- [Key changes](#)
- [Next steps](#)
- [News](#)

Status: Bill 33 was introduced on November 6, 2024.

Ministry responsible: Minister of Technology and Innovation.

Overview

Alberta's *Freedom of Information and Privacy Act* (FOIP) needs modernization. Without a significant update since the early 2000's, the *FOIP Act* does not offer privacy protections needed in the digital world.

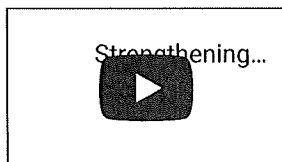
[Bill 33, the Protection of Privacy Act, 2024](#) will aim to give Albertans peace of mind their personal information is protected. If passed, this bill will make it mandatory for public bodies to create their programs and services with protection of privacy in mind. It will also streamline processes and require Albertans are notified if their personal information is involved in a privacy breach.

Albertans value their privacy and the protection of personal information. As they rely more and more on technology in their day-to-day lives, Alberta's government is looking at how its legislation should continue to protect Albertans' privacy and reflect the new realities of an age of rapidly changing technology.

Learn more:

- [Bill 33: Getting to Know the Protection of Privacy Act](#)
- [Bill 33: Protection of Privacy Act – Additional Information](#)

Minister Nate Glubish announcement



Key changes

If passed, the proposed *Protection of Privacy Act* will:

- enhance privacy protections by ensuring public bodies are properly managing and protecting personal information
- enforce the strictest penalties in Canada for the misuse of Albertans' personal information
- streamline processes, like recognizing legislated timelines should not count days on which public bodies are not open and making it easier to appoint independent adjudicators
- allow the Office of the Information and Privacy Commissioner (OIPC) not to proceed with an investigation unless an applicant wants them to or OIPC deems it as unnecessary
- require 6-year reviews of the legislation to ensure it remains current
- implement requirements for privacy management programs, privacy impact assessment and privacy breach reporting
- make it mandatory for Albertans to be notified if their personal information is involved in a privacy breach

Next steps

If passed, Bill 33, the Protection of Privacy Act, 2024, will take effect upon proclamation.

News

- [Strengthening privacy protections for the digital age](#)

Getting to know the *Protection of Privacy Act*

The *Protection of Privacy Act* enhances and builds on existing legislations protection of privacy rules.

In December 2024, Alberta's government passed legislation to repeal the *Freedom of Information and Protection of Privacy* (FOIP) Act and split it into two pieces of legislation – one dealing with protection of privacy and the other dealing with access to information. The acts and associated regulations will come into force in Spring 2025.

The *Protection of Privacy Act*, led by Technology and Innovation, offers stronger privacy protections, maintains public trust and improves public bodies' ability to deliver services and programs. The *Access to Information Act*, led by Service Alberta and Red Tape Reduction, will enhance access to information rights to align Alberta's practices with global best practices.

As with the FOIP Act, the *Protection of Privacy Act* will apply to about 1,200 public bodies, like school districts, post-secondary institutions and municipalities, all of which will be affected by the legislative changes.

This fact sheet provides a high-level summary of the changes public bodies will need to adopt with the forthcoming proclamation of the *Protection of Privacy Act* and explains how Albertans will benefit from the proposed changes.

Times have changed, laws must too

Alberta's privacy law is outdated and must be refreshed to meet the realities of the modern world. The FOIP Act was introduced in 1995, and its last significant update was in the early 2000s. In this age of rapidly changing technology, people want assurance that their private information is protected. Technology like email, databases and artificial intelligence that were more theoretical than reality when the FOIP Act was introduced are increasingly integrated into daily life.

Feedback from Albertans

To ensure changes to privacy reflect the needs of public bodies, Alberta's government has been consulting with stakeholders since 2020. This included a public survey administered in 2021. Albertans said their privacy is a key priority and they have high expectations of public bodies in protecting their personal information. These extensive conversations highlighted the need for Alberta to address several items that are reflected in the *Protection of Privacy Act*.

Albertans should have confidence that their personal information is protected. Alberta's government is implementing the strongest privacy protections in Canada and the strictest penalties for violations.

Strongest privacy protections

The *Protection of Privacy Act* enhances privacy protections by requiring that public bodies adopt a "privacy by design" approach to their programs and services. This means public bodies must consider the privacy implications of how they manage personal information when they do business and create or make changes to their programs, services and systems.

The act builds on existing legislated protections of personal information by introducing some new rules:

- Public bodies cannot sell personal information in any circumstance or for any purpose, including marketing and advertising.
- Public bodies must notify Albertans if their information is used in an automated system to generate content or make decisions, recommendations or predictions.
- Albertans must be notified about a privacy breach where there is a real risk of significant harm (e.g., bodily harm, financial loss, identity theft, fraud, blackmail). When Albertans are aware of a breach of their personal information, they can take actions to further protect themselves.

These changes are mandating global best practices that many Alberta public bodies already have in place.

Privacy Management Programs

Albertans are increasingly aware of their privacy rights and expect organizations to ensure personal information is secure and have protections against data breaches. This is why Alberta's government is making it mandatory for public bodies to adopt a privacy management program. Public bodies must document policies and procedures that outline their privacy practices, foster a culture of privacy, and promote compliance with legislation. Albertans will be able to request a copy of any public body's program.

Privacy Impact Assessments (PIAs)

PIAs are tools used to ensure programs and services comply with privacy legislation, identify and address privacy risks, and put in place safeguards to protect personal information. PIAs help organizations analyze how personally identifiable information is collected, used, shared, and maintained.

The act will make PIAs mandatory for all Alberta public bodies in some circumstances. This new requirement is considered best practice and is already required under the *Health Information Act*.

New data rules

The *Protection of Privacy Act* improves public bodies' ability to deliver programs and services by including rules around data use. This means that the right information can be in the right place at the right time to ensure the best possible service delivery for Albertans.

Wherever possible, public bodies must use only the information that is absolutely necessary for research, analysis, or program and service design and delivery. They must use non-personal data, which is data with personally identifiable details like name or contact information removed. Personal information must be stripped so data no longer identifies a specific individual. Common uses for such de-identified data include analysis to identify trends (e.g., how many people from different demographics are using a service) or to improve the services provided.

The act empowers public bodies to link personal information between sources under the control of different public bodies, a practice called data matching. For example, two government ministries aligning their datasets to assess program eligibility for an applicant.

Common sense changes

The *Protection of Privacy Act* includes other, common-sense changes. For example:

- Public bodies will have clear rules for when and how to share information with each other to provide a common or integrated service, so Albertans don't have to repeatedly provide their information. For example, during emergencies, Albertans could be assessed quickly for eligibility for supports that are provided by various public bodies.
- Clarifying in collection notices that Albertans can contact public bodies by email not just by mail or phone. Also, that a collection notice does not need to be repeated if information is collected from the same person for the same reason.
- Requiring regular review of the act.

The Office of the Information and Privacy Commissioner (OIPC)

Reducing administrative burden for the OIPC is important to ensure fair administrative procedures and to save time and resources. For example:

- A person must first try to address the complaint with the public body before submitting it to the OIPC.
- The OIPC will have discretion to not pursue an inquiry if it does not make sense to do so, such as when the matter is already settled.

The OIPC will have the ability to issue an order:

- related to the new data provisions and to ensure the OIPC can properly perform its regulatory functions. If a public body is using non-personal data outside of the allowed purposes, the OIPC can investigate and enforce compliance, and
- requiring a public body to provide a copy of their privacy impact assessments or privacy management program to the OIPC.

New penalties

The *Protection of Privacy Act* has the strictest penalties in Canada that courts can impose for the misuse of Albertans' personal information and data. Penalties vary based on the offense and whether it was done by an organization or an individual.

Offenses	Individual	Organization
<i>Personal information</i>	Up to \$125,000	Up to \$750,000
<i>Data and non-personal information</i>	Up to \$200,000	Up to \$1 million

An example of personal information misuse by an individual is if an employee was to intentionally use a client's personal information to cause the client harm, or if a public body were to knowingly disclose personal information to another public body without authority. An example of misusing data is if a research partner who received non-personal data from a public body knowingly re-identified non-personal data.

Regulations with more details to come

In Spring 2025, regulations will come forward with more details, such as specific requirements for the privacy management and privacy impact assessment programs. Additional information and resources will also be shared at that time to help public bodies learn about and align with the new requirements.

Getting to know the *Access to Information Act*

The *Access to Information Act* modernizes rules and processes for requesting records from public bodies.

The *Access to Information Act* strikes a balance between transparency and the confidentiality required to ensure effective operation of government.

Modernizing our legislation

In December 2024, Alberta's government passed legislation to repeal the *Freedom of Information and Protection of Privacy (FOIP) Act* and split it into two pieces of legislation — one dealing with protection of privacy and the other dealing with access to information. The Acts and associated Regulations will come into force in Spring 2025.

The *Access to Information Act*, led by Service Alberta and Red Tape Reduction, makes the ability and process for access to information requests clearer for Albertans and helps public bodies improve transparency.

The *Protection of Privacy Act*, led by Technology and Innovation, offers stronger privacy protections, maintains public trust, and improves government's ability to deliver services and programs.

As with the FOIP Act, the *Access to Information Act* will apply to about 1,200 public bodies like school districts, postsecondary institutions, and municipalities, all of which will be affected by the legislative changes.

This fact sheet provides a high-level overview of the forthcoming proclamation of the *Access to Information Act*.

Benefit of separate acts

- Streamlines processes and reduces administrative burden and red tape.
- Makes it easier for Albertans to understand the rules for accessing records and what is being done to protect their personal information.
- Helps ensure access to information and protection of privacy receive the dedicated attention they deserve.
- Separate Acts sharpen the focus and support a mandated review of the Acts every six years.

Adapting laws to today's realities

The FOIP Act came into force in 1995 and has not been updated in the last 20 years.

Today, digital records and data are part of our day-to-day lives. Albertans and public bodies increasingly rely on technology and digital platforms to do their jobs. Although these realities are addressed in practice in the FOIP Act, the Act did not account for these realities at the time it was drafted, nor does it address the sheer volume and complexity of records that are being managed by public bodies to provide services to Albertans.

Key issues addressed

With the *Access to Information Act*, Albertans will better understand the rules under which they can apply for and receive access to public body records. Albertans will be better able to receive records from public bodies without an access to information request. This is because the Act clarifies the ability for public bodies to proactively disclose information to promote transparency and trust.

The Act better defines Cabinet confidentiality and streamline processes in a way that allows government officials to focus on good governance.

- Protecting Cabinet confidentiality enhances decision-making because officials receive candid, unbiased advice and are free to engage in frank and robust discussions at the Cabinet table.
- The need for Cabinet confidentiality has been recognized by the Supreme Court as essential to good government.

Highlights of the *Access to Information Act*

- Clarify and enhance regulatory functions, including those of the Office of the Information and Privacy Commissioner (OIPC); for example, providing the OIPC with more latitude to require public bodies to address complaints and dismiss complaints that lack sufficient grounds.
- Further empower public bodies to proactively disclose information outside the access to information process, making it easier for Albertans to access more information.
- Clarify the kind of documents that can be withheld, such as Cabinet confidences and privileged information. In the case of Cabinet records, an attestation document (outlined in regulation) would be provided to the OIPC to help the Commissioner to confirm that the exception was correctly applied.

For more information, visit www.alberta.ca/modernizing-access-to-information-for-albertas-digital-age

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Classification: Public

Alberta 37

- Mandate a review of the Act every six years; this would help ensure legislation stays up-to-date.

Alberta compared with other jurisdictions

On the national stage, a joint resolution from Information and Privacy Commissioners across Canada in 2019 urged all provinces and territories to update their access and privacy legislation.

Since then, all provinces and territories, aside from Alberta, have made changes to their access and privacy legislation in recent years, with Quebec and British Columbia being the most recent.

Although access to information legislation varies from province to province, they are all built on the same principle of ensuring the public has a right of access to records in the custody or under the control of a public body subject to specific and limited exceptions.

Feedback from Albertans

Over a four-year span (2020-24), the government conducted comprehensive reviews and engagements to assess the effectiveness of the FOIP Act in an age of rapidly evolving technology. This engagement built off previous engagement efforts and OIPC recommendations.

This included:

- engagement with targeted stakeholders on FOIP amendments in 2020;
- a public survey aimed at understanding the privacy concerns of Albertans in 2021;
- public engagement as part of government's work to advance digital services in 2022;
- targeted engagement with public bodies; and
- ongoing engagement with the OIPC.

This provided an opportunity to validate results from previous consultations, examine additional considerations that may have arisen since the previous reviews, and identify gaps in legislation.

Regulation with more details to come

In spring 2025, regulation will be brought forward. Additional information and resources will be shared at that time to help public bodies learn about and align with the new requirements.

Like the FOIP Act, regulation for the *Access to Information Act* would include criteria for designating public bodies; procedures for making, transferring, and responding to access requests; fees; and a schedule of public bodies. New aspects will also address definitions and the attestation process.

7.h

Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
INCOME REPORT - SOUTH VIEW	(1)	(2)	(3)	(4)
Period 1: --- Begin	01Jan2024	01Jan2024	01Jan2025	01Jan2025
Period 1: --- End	31Dec2024	31Dec2024	31Dec2025	31Mar2025
Period 1: --- Type	B	A	B	A
(less) --- Begin	000000000	000000000	000000000	000000000
Period 2: --- End	000000000	000000000	000000000	000000000
Period 2: --- Type				
Ratios: % of Account				
Graphs: # of Columns, Scale	0 0	0 0	0 0	0 0
Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
DRAFT BUDGET 2025				
PRINTED *MARCH 13, 2025*				

(MUN TAXES 2024 - \$221,830)				
* (MUN TAXES 2025 - \$238,190)				
*VARIANCE 2025-2024 - \$16,360				
* (7.38% INCREASE)				
* (EACH % IS \$2,218)				
*WILL CHANGE WITH EACH DRAFT				
CAPITAL GRANT FUNDING:\$366,961				
AS AT DECEMBER 31, 2024				
MSI-C- \$148,251				
*CCBF- \$ 80,543 (SEE BELOW)				
LGFF- \$138,167				
*CCBF- MUST SPEND IN 2025:				
\$26,099 (2019 & 2020 ALLOC.)				
*MSI-C- MUST SPEND IN 2025:				
\$0				
*RESERVES DEC 31, 2024				
AS BUDGETED: \$144,434				
*RESERVE BALANCE WILL CHANGE				
ONCE AUDIT IS COMPLETE				
DEPENDING ON SURPLUS\DEFICIT				
NOTE: AUDITOR RECOMMENDS				
HAVING ONE YEAR				
OPERATING IN RESERVES				
2024 OPERATING: \$250,053				
Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL

Analysis: INCOME REPORT - SOUTH VIEW

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Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
REVENUE				
TAXATION				
RESIDENTIAL TAX- (MUNICIPAL)	183,622.00	183,622.07	0.00	0.00
RESIDENTIAL TAX- (SCHOOL)***	48,872.60	48,872.61	0.00	0.00
VACANT RES TAX- (MUNICIPAL)	7,279.12	7,279.12	0.00	0.00
VACANT RES TAX- (SCHOOL)***	1,937.40	1,937.40	0.00	0.00
LINEAR TAX- (MUNICIPAL)	2,716.43	2,716.43	0.00	0.00
LINEAR TAX- (SCHOOL)***	498.00	498.00	0.00	0.00
LINEAR TAX-(DIP)	10.56	10.56	0.00	0.00
SENIOR'S FOUNDATION	5,023.78	5,023.79	4,996.62	0.00
MINIMUM TAX (2024- \$1,155)	28,213.45	28,213.44	0.00	0.00
2023 - \$1,125)) (2022- \$1,075)				
SPECIAL TAX	0.00	0.00	0.00	0.00
TOTAL TAXES	278,173.34	278,173.42	4,996.62	0.00
OTHER INCOME\GRANTS				
PENALTIES & COSTS ON TAXES	2,500.00	2,494.37	2,500.00	1,382.73
INVESTMENT INCOME (INTEREST)	7,500.00	7,984.53	5,500.00	859.45
GRANT (MSI-O)\(LGFF-OP)	11,784.00	11,784.00	11,784.00	0.00
GRANT (MSI-C) (\$291,775)	0.00	0.00	0.00	0.00
*MUST SPEND \$65,922 MSI-C-'24				
GRANT (LGFF) (\$68,409 '24)	0.00	0.00	0.00	0.00
GRANT (CCBF) (\$89,361 END'23)	0.00	0.00	0.00	0.00
*MUST SPEND \$44,474 '24)				
GRANT (FIRESMART)	500.00	500.00	500.00	0.00
GRANT-	0.00	0.00	0.00	0.00
RESERVES	0.00	0.00	0.00	0.00
SPECIAL PROJECTS (LUB)	13,215.00	0.00	8,000.00	0.00
CAPITAL PROJECTS INCOME	130,000.00	170,731.78	113,143.00	0.00
('24-DRAINAGE, BOAT LAUNCH, GAZEBO\PARK OFFSET)				
UNRESTRICTED	0.00	0.00	0.00	0.00
ADMIN\COUNCIL				
SALES OF GOODS & SERVICES	0.00	716.28	0.00	0.00
TAX CERTIFICATES	100.00	550.00	250.00	100.00
N.S.F. FEES	0.00	0.00	0.00	0.00
FORTIS FRANCHISE FEE (3%)	2,400.00	2,534.51	2,500.00	447.76
OTHER (2024 COURT COSTS)	15,021.00	15,021.73	0.00	0.00
TRANS FR RES (MAP REVIEW)	5,000.00	1,318.75	1,500.00	0.00
TRANS FR RES (ELECTION)	0.00	0.00	3,078.00	0.00
TRANS FR RES (COUNCIL ORIENT)	0.00	0.00	1,400.00	0.00
ANIMAL CONTROL\CPO\BYLAW				
BY-LAW FINES	0.00	0.00	0.00	0.00
FIRE INCIDENT RECOVERY (NEW)	0.00	0.00	0.00	924.80
PROVINCIAL POLICING (FR.RES)	1,260.00	1,260.00	0.00	0.00
PUBLIC WORKS\COMMON SERVICES				
LARGE BIN (EVERY 2ND YR) (RES)	0.00	0.00	0.00	0.00
SALE OF TCA	0.00	0.00	0.00	0.00
TRANSFER FROM RESERVE	0.00	0.00	0.00	0.00
PARKS & RECREATION				
LAKE WEEDS COST RECOVERY	5,912.00	4,835.00	5,900.00	0.00
PROVINCIAL GRANT FCSS	3,665.00	3,665.86	3,665.00	916.48
GRANT FCSS(VOL.PICNIC\ALLNET)	0.00	0.00	0.00	0.00
TRANSFER FROM RESERVE (TREES)	5,000.00	0.00	4,103.00	0.00
Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL

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Analysis: INCOME REPORT - SOUTH VIEW

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Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
PLANNING & DEVELOPMENT				
SAFETY CODE PERMIT FEES	1,000.00	2,771.10	1,250.00	0.00
DEVELOPMENT PERMITS	1,500.00	2,585.00	1,750.00	0.00
DEVELOPMENT APPEAL	0.00	550.00	0.00	0.00
TOTAL REVENUE	484,530.34	507,476.33	171,819.62	4,631.22
REQUISITIONS				
SENIOR FOUNDATION	5,023.78	5,023.78	4,996.62	0.00
UNDER\OVER UTILIZED LEVY	0.00	0.00	0.00	0.00
SCHOOL	51,308.00	51,308.51	0.00	0.00
UNDER\OVER UTILIZED LEVY	0.00	0.00	0.00	0.00
DIP	10.56	0.00	0.00	0.00
UNDER\OVER UTILIZED LEVY	0.00	0.00	0.00	0.00
TOTAL REQUISITIONS	56,342.34	56,332.29	4,996.62	0.00
NET REVENUE FOR MUN PURPOSES	428,188.00	451,144.04	166,823.00	4,631.22

Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
EXPENSE REPORT- SOUTH VIEW	(1)	(2)	(3)	(4)
Period 1: --- Begin	01Jan2024	01Jan2024	01Jan2025	01Jan2025
End	31Dec2024	31Dec2024	31Dec2025	31Mar2025
--- Type	B	A	B	A
(less) --- Begin	000000000	000000000	000000000	000000000
Period 2: --- End	000000000	000000000	000000000	000000000
--- Type				
Ratios: % of Account				
Graphs: # of Columns, Scale	0 0	0 0	0 0	0 0

Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
COUNCIL				
DEVELOPMENT	2,500.00	2,587.14	3,650.00	1,125.00
MEETING FEES	7,000.00	10,549.75	10,000.00	375.00
MONTHLY REIMB (\$240\MONTH)	8,640.00	8,640.00	8,640.00	960.00
TRAVEL & SUBSISTENCE	5,000.00	5,836.63	6,250.00	248.15
SVLSACE COMMITTEE FEES	625.00	608.11	625.00	0.00
PUBLIC RELATIONS & PROMO	500.00	1,278.46	500.00	0.00
COUNCIL EMAILS (NEW)	250.00	255.00	255.00	0.00
INTEGRITY COMMISSIONER	1,036.00	1,036.00	1,061.00	0.00
TOTAL	25,551.00	30,791.09	30,981.00	2,708.15
ADMINISTRATION				
ELECTION & CENSUS	0.00	55.44	5,000.00	0.00
ADMINISTRATOR CONTRACT	56,244.00	56,244.00	61,594.00	9,600.00
ADMIN ADDITIONAL WORK (MAP)	5,000.00	1,318.75	1,500.00	0.00
ADMIN DEVELOPMENT	1,000.00	1,330.12	1,000.00	375.00
WCB	550.00	535.90	550.00	341.77
TRAVEL & SUBSISTANCE	2,300.00	2,524.81	2,300.00	294.00
POSTAGE\PHONE\STORAGE	4,600.00	4,866.84	4,600.00	731.84
ADVERTISING & PRINTING	2,600.00	3,230.64	2,850.00	416.15
MEMBERSHIP DUES	1,700.00	1,689.60	1,838.00	1,837.99
AUDITOR	4,270.00	4,050.00	4,300.00	0.00
ASSESSMT('25)5520\5680\5840	5,680.00	5,680.00	5,840.00	1,460.00
ASSESSMENT REVIEW BOARD	850.00	835.40	941.00	940.95
SDAB AGREEMENT\HEARINGS	4,300.00	23,115.18	2,300.00	300.00
LEGAL FEES	20,000.00	3,929.32	3,000.00	2,500.00
INSURANCE	5,000.00	4,776.00	5,000.00	4,989.00
COMPUTER SUPPORT\WEBSITE	1,850.00	2,152.29	2,150.00	0.00
PUBLIC RELATIONS & PROMO	500.00	500.00	500.00	0.00
MEETING ROOM FEES	0.00	0.00	0.00	0.00
BANK CHARGES\PENALTIES	100.00	51.50	100.00	8.00
LAND TITLE CHARGES	50.00	10.00	50.00	0.00
TAX REBATES\CANCELLATIONS	0.00	0.00	0.00	0.00
INTEGRITY COMMISSIONER	0.00	0.00	0.00	0.00
TOTAL	116,594.00	116,895.79	105,413.00	23,794.70
PUBLIC WORKS\ROADS				
CONTRACTED SERVICES	3,500.00	472.50	1,000.00	0.00
SNOW REMOVAL\GRADING\SANDIN	7,500.00	5,445.00	6,000.00	1,535.00
STREET SWEEPING	1,500.00	1,170.00	1,500.00	0.00
REPAIRS\POTHOLE\CRACKFILL	3,000.00	3,200.00	3,500.00	0.00
SUPPLIES	250.00	0.00	250.00	0.00
SIGNS	300.00	0.00	300.00	0.00
STREET LIGHTS	15,200.00	15,600.57	15,200.00	2,634.24
WAGES	0.00	0.00	0.00	0.00
PAYROLL DEDUCTIONS	0.00	0.00	0.00	0.00
TOTAL	31,250.00	25,888.07	27,750.00	4,169.24

Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
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Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
DRAINAGE				
GENERAL SUPPLIES	0.00	0.00	0.00	0.00
DRAINAGE STUDY	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00
LAGOON\SEWER				
LAGOON\SEWER CAPITAL	0.00	0.00	0.00	0.00
LAGOON\SEWER OPERATING	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00
SOLID WASTE COLLECTION				
COLLECTION (E360S)	7,500.00	8,132.50	8,400.00	2,119.35
LARGE BIN (EVERY 3 YEARS)	0.00	0.00	0.00	0.00
COMMISSION (HWY 43)	0.00	0.00	0.00	0.00
TOTAL	7,500.00	8,132.50	8,400.00	2,119.35
PLANNING & DEVELOPMENT				
D.O. CONTRACT (ANNUAL)	4,800.00	4,800.00	8,980.00	800.00
D.O. MEETINGS\MILEAGE	500.00	0.00	0.00	0.00
DEVELOPMENT PERMITS	1,000.00	2,004.52	0.00	0.00
DEVELOPMENT ENFORCEMENT	2,500.00	1,847.25	1,000.00	0.00
MUNICIPAL PLANNING	0.00	0.00	0.00	0.00
SAFETY CODES ADMIN	2,071.00	2,071.00	2,121.00	0.00
TOTAL	10,871.00	10,722.77	12,101.00	800.00
LIBRARIES				
LIBRARY (YRL)	319.00	274.56	342.00	171.00
TOTAL	319.00	274.56	342.00	171.00
FAMILY & COMMUNITY SUPPORT SER				
FCSS (\$3,727) (\$657 ADMIN)	4,583.00	4,583.00	4,583.00	1,333.23
FCSS (VOL.PICNIC\ALL-NET)	0.00	0.00	0.00	0.00
TOTAL	4,583.00	4,583.00	4,583.00	1,333.23
RECREATION & PARKS				
TREE REMOVAL	5,000.00	0.00	4,103.00	0.00
GRASS CUT\CLEAN UP (2026)	31,065.00	30,730.44	32,000.00	0.00
PORTA-POTTY (JUN-OCT)	0.00	0.00	0.00	0.00
EQUIP & SUPPLY (FUEL)	500.00	1,003.37	750.00	0.00
WEED INSPECTIONS	250.00	330.00	330.00	0.00
LAKE WEED CUTTING (LIAMS)	6,600.00	4,992.50	6,400.00	0.00
EAST END BUS	350.00	375.00	375.00	375.00
BOAT LAUNCH (NEW)	0.00	0.00	0.00	0.00
FLOWERING RUSH (M#093-2024)	0.00	1,000.00	1,000.00	0.00
TOTAL	43,765.00	38,431.31	44,958.00	375.00
EMERGENCY & SHARED SERVICES				
LIBRARY (LOCAL)	1,000.00	1,000.00	1,000.00	0.00
RECREATION-LSA CONTRIBUTION	500.00	500.00	500.00	0.00
FIRE SUPP (2021-2025)	14,500.00	15,590.02	16,700.00	3,621.38
FIRE INCIDENT RECOVERY	0.00	0.00	0.00	924.80
CPO\ENHANCED POLICING	8,500.00	6,968.42	9,800.00	0.00
EMERGENCY RELIEF (COVID)	0.00	0.00	0.00	0.00
EMERGENCY MANAGEMENT FEES	9,000.00	8,724.59	9,000.00	360.00
PROV POLICING(20\21 1ST YR)	4,512.00	4,512.00	4,882.00	0.00
YR 1 -B 1,626 A(1,621)				
YR 2 -B 2,441 A(2,434)				
YR 3 -B 3,252 A(3,207)				
Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL

Description	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 ACTUAL
YR 4 -B 4,881 A(4,512)				
YR 5 -B 4,881				
(AVG OVER 5 YEARS)\$3,417				
TOTAL	38,012.00	37,295.03	41,882.00	4,906.18
RESERVE ACCOUNTS (5% INC)				
PROVINCIAL POLICING RESERVE	0.00	0.00	0.00	0.00
SUSTAIN.RESERVE(1\2 MSI-O)	171.00	171.00	180.00	0.00
TREE REMOVAL RESERVE	1,103.00	1,103.00	1,158.00	0.00
SNOW REMOVAL RESERVE	0.00	0.00	0.00	0.00
LEGAL RESERVE	1,103.00	1,103.00	1,158.00	0.00
ELECTIONS RESERVE	828.00	828.00	1,500.00	0.00
LARGE BIN RESERVE	1,323.00	1,323.00	1,389.00	0.00
MAP REVIEW	500.00	500.00	525.00	0.00
APPEAL RESERVE	1,000.00	1,000.00	1,050.00	0.00
TOTAL	6,028.00	6,028.00	6,960.00	0.00
YEAR-END AUDIT ACCOUNTS				
ANNUAL AMORTIZATION	0.00	0.00	0.00	0.00
GAIN\LOSS ON SALE OF TCA	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00
SPECIAL PROJECTS				
BRUSH CLEARING (FIRESMART)	500.00	506.31	500.00	0.00
LAND USE BYLAW REVIEW	13,215.00	0.00	8,000.00	0.00
TOTAL	13,715.00	506.31	8,500.00	0.00
CAPITAL PROJECTS				
2024 PROJECT- DRAINAGE	40,000.00	94,666.50	0.00	0.00
2024 PROJECT- GAZEBO\PARK	40,000.00	27,208.31	0.00	0.00
2025 PROJECT- BOAT LAUNCH-MSI	50,000.00	38,864.00	11,136.00	0.00
2025 PROJECT- EAST ACCESS RD	0.00	0.00	100,000.00	0.00
2025 PROJECT- LARGE BINS-MSI	0.00	9,992.97	2,007.00	0.00
TOTAL	130,000.00	170,731.78	113,143.00	0.00
TOTAL EXPENSES	428,188.00	450,280.21	405,013.00	40,376.85

Summer Village of South View CAO Report, March 18, 2025

a) Access to Food Bank for South View Residents

After the last meeting, follow-up was done to determine which food bank services the Summer Village of South View. The WEE (Wildwood, Entwistle, Evansburg) Food Bank is the designated food bank for our residents. This information has been added to the website.

b) Alberta Municipalities Sustainability & Environment Committee Meeting, February 21, 2025

Angela Duncan sits on this ABmunis Committee. Highlights from the meeting include:

- There was a discussion regarding Extended Producer Responsibility (EPR). This program is meant to shift the burden of recycling from municipalities to producers, with Phase 1 set to start on April 1, 2025. South View has registered for the EPR program and will receive depot services in Phase 2, which is set to start April 1, 2026.
- Information was provided regarding potential changes coming from the province regarding development and subdivision permit applications. The province is looking at ways to encourage the automatic approval of as many permits as reasonable and to put in tighter timelines to complete the approval process. This is a part of their plan to accelerate development to promote affordable housing and economic development. The GoA is also looking at changes to brownfield redevelopment.
- There was robust discussion regarding the provinces recent decision to lift the ban on coal development. New areas of the province have been opened up for new development and new applications for development are currently being reviewed and approved.
- Met with Andre Asselin, Executive Director, Alberta Water Council. He discussed:
 - the AWC's new tools to promote and support source water protection, including progress on the launch of a new webtool,
 - the Environment and Parks ongoing water availability engagement,
 - an invitation for ABmunis to join the Clean Air Strategic Alliance.
- Met with the Municipal Climate Change Action Center (MCCAC). Discussion focused on:
 - Report on current and previous grant funding,
 - Community energy conservation program,
 - No cost energy manager support for small communities,
 - Climate resilience capacity building training program – this program piqued my interest and has a spring intake that I will be watching for. The program provides no-cost training to municipal staff to develop business

cases, risk assessments, and action plans to prepare the municipality for weather-related events such as fire, flood, and other events. They will be doing an intake for 20 administrators from small communities.

c) ASVA CAO Focus Group, February 25, 2025

This is a new initiative being undertaken by the ASVA. This session focused on the upcoming elections and changes to Councillor orientation.

d) Municipal Affairs Provincial Budget Townhall, February 28, 2025

Unfortunately, I did not receive the phone call to attend this townhall, but I was able to call in and join the meeting about 10 minutes after it started. I missed Minister McIver's remarks but caught the majority of the question period. Of note, Minister McIver mentioned that there will be a new LGFF-operating formula in 2026.

e) Alberta Municipalities Provincial Budget Webinar, February 28, 2025

The Alberta Municipalities detailed budget analysis is included in information and correspondence under 11.k. Some highlights include:

- Total provincial LGFF-Capital funding is going up \$96 million as a result of the new funding formula. But overall capital funding for municipalities is going down 1%, as other grants are scaled back or cut.
- There is a decrease in funding for community groups.
- FCSS saw no change, nor did libraries.
- Significant increase in provincial education property taxes. Total money collected by the province is going up 4.5% or \$123 Million. This represents a notable shift from personal income tax to property tax. Moving forward, the province intends to collect 1/3 of its education costs through property taxes.
- There are notable investments in affordable housing, mental health and addictions, EMS, Fire services training grants, and wildfire management and response.

f) Impact of provincial education property tax increase

Based on the above noted increase to the education property tax, administration did a review of the impact that it will have. South View's education property tax will go from \$51,308 in 2024 to \$56,549 in 2025, a 10.2% increase. In contract the SV of Silver Sands will see a 16.5% increase, SV of Nakamun Park will see a 13.3% increase, SV of Birch Cove's increase is 15.5%, and SV of West Cove is 7.1%.

g) Wildfire Community Preparedness Day Grant (FireSmart Grant)

Our grant application was successful again this year and our acceptance letter is included in information and correspondence under 11.h. If anything further is needed from administration regarding this initiative, please let us know.

h) Darwell Lagoon Commission Phase C Transmission Line

Subsequent to our informal meeting to discuss the request from the DLC to do a mail out regarding the Phase C transmission line, the DLC has informed administration that the Phase C transmission project is being put on hold until 2026. During this time the Commission will focus on a discharge line for the Darwell lagoon, as the AEPA will not allow a line into the lagoon until there is a discharge line.

i) Sewer System Impact on property assessment

Administration reached out to our municipal assessor to get an opinion regarding the impact that the potential Phase C sewer line might have on municipal property assessments. The actual opinion is included behind this report for Council's information. However, the synopsis is that there will be no immediate effect and we won't know any impacts until houses that have access to the system start to sell and we can see if the market value has increased.

j) Fire Services Update

Our official transition from Onoway Regional Fire Services to the Alberta Beach Fire Service occurred on March 8. Updates have been received from both Alberta Beach and Fire Rescue International. We can confirm that:

- All parties have signed the contract for fire services,
- The dispatch agreement has been signed by all of the local municipalities and sent to Parkland County for signature,
- The AFFRCS radio agreement has been signed; the radios have been successfully reprogrammed and are in use,
- There is a mutual aid agreement in place with Alexander First Nations, but as of the date of writing, there is no agreement in place with Lac Ste Anne County or any other surrounding county. Alberta Beach and FRI continue to pursue this and Alberta Beach is in discussions with LSAC.

k) Alberta Municipalities President's Summit and Spring Municipal Leaders Caucus

Angela Duncan attended this, in addition to Council. Overall, the conference was well-done with lots to learn and discuss.

The President's Summit focused on civility in local government, which was a timely topic considering the challenges that many communities have faced over this last term. My

biggest takeaway is that Council sets the tone for the community, and you cannot expect your community to behave better than those at the table. They suggested focussing on areas that you can control or influence and to step away from too much discussion on items that are out of that sphere. They also discussed the importance of building trust. The session on the weaponization of codes of conduct and harassment was also very interesting and highlighted the lack of resources that municipalities have to adequately tackle this problem.

The Municipal Leaders Caucus featured interactions with Municipal Affairs Minister Ric McIver and Premier Danielle Smith, as well as a bear pit session with numerous other ministers. The upcoming changes to development and subdivision permitting processes were brought up multiple times, as well as amendments that are coming soon to the LAEA and the MGA prior to the 2025 municipal election. There will also be changes coming to ICFs. Also of note is that the province is estimating a MINIMUM 39% increase to municipal provincial policing costs in 2026.

l) 2025 Municipal Election Update

i) **Candidate Orientation**

As previously discussed, two dates have been set for candidate orientations. May 3, 2025 from 10am to 12 noon at the Stettin-Nakamun Hall and May 24 from 10am to 12 noon at the Darwell Seniors Center. An email has been sent to the Summer Village email list regarding this opportunity.

ii) **Candidate Financial Requirements**

For your information, the following has been added to the 2025 election web page:

Additional Information for Candidates Regarding Campaign Accounts
Campaign accounts are governed by section 147.3(1)(a) of the LAEA, which mandates that a candidate must open a campaign account in the name of the candidate or their election campaign at a financial institution for the purpose of the election campaign. This must occur at the time the candidate submits a written notice under section 147.22. Since all candidates are required to provide notice under section 147.22, they are also obligated to establish a campaign account. Any funds contributed by a candidate are considered contributions and must be deposited into the campaign account. These contributions must also be disclosed in accordance with section 147.4, using Form 26.

Candidates should be aware that even minor expenses, such as gas mileage, qualify as campaign expenditures and must be paid from the campaign account, even if the funds used are the candidate's personal funds.

iii) **Councillor Orientation**

As previously noted in the agenda, there are new requirements for Councillor Orientation, which is to be delivered in two parts. If Council made the previously recommended motion regarding part 2, that piece is taken care of and we will register our new Councillors for the Brownlee Course on September 15, 2025 from 9am to 4pm in Alberta Beach.

Part 1 is a little trickier. Part 1 needs to be completed prior to the organizational meeting of Council. If we maintain our current meeting dates, if there is an acclamation, our organizational meeting will be July 15, 2025; if we have an election, our organizational meeting is August 19, 2025. The SVLSACE has arranged for two part 1 orientation dates, Wednesday July 23 from 1-3pm and Wednesday August 27 from 1-3pm. Unfortunately, both of these dates fall after our regularly scheduled meetings. While the scheduling of these orientation sessions fall under administration, Council's opinion would be appreciated. Is it better to:

1. postpone the regular meeting dates to allow Councillors to attend the Part 1 sessions organized by SVLSACE, or
2. Have Administration arrange for Part 1 orientation immediately prior to the regularly scheduled meeting?

Based on the guidance provided, Administration will add any appropriate agenda items to the April meeting.

svsouthview@outlook.com

From: Travis Horne, AMAA, MAS, AIMA, CRA PApp, LAAS <Travis.Horne@masg.ca>
Sent: March 4, 2025 9:47 AM
To: Summer Village of South View
Cc: wendy wildwillowenterprises.com
Subject: RE: SV of South View - Impact of sewer lines

Good morning Angela,

Interesting... I've split my reply as I went down a bit of a rabbit hole.

Short answers: We won't know until the sewer transmission line is installed and properties with and without access sell. Right now, and for the foreseeable future the assessments would not be affected by the Sewer.

-if a property was hooked into a sewer collection system does that increase their property assessment? If yes, roughly by how much? – **No affect on assessments right now.**

-if a property has access to tie into a sewer collection system, but chooses not to, does this increase their property assessment and again if yes, by how much? – **Unknown. *If an adjustment is quantifiable in the future – the opportunity to access the sewer would be the key. If they choose not to connect – it would most likely be irrelevant as the purchaser and vendor would understand it is possible which may in turn affect the purchase price.***

Longer answer: The assessments are tied to market value. Market value is set by the sales of properties within a municipality. The valuation date or the date that the market value hypothetically reflects is July 1 of the year leading up to the tax year. Currently the tax year is 2025 so the Valuation date is July 1, 2024.

Sales leading up to, but not past July 1 are used to determine the value of properties. Unlike a new built or renovation – the change due to the sewer is external to property assessments e.g. the change is outside of the legal boundaries of the owner's title. Technically referred to as an external influence (if it's a positive) or an external obsolescence (if it's a detriment).

Until properties that have and do not have access to this new sewer line sell – we cannot determine a positive or negative effect. *IF* we did and theorized it was a positive 10% - that percentage would not be reflected in the previous sales that occurred *prior* to the sewer being installed.

Until we have sales that demonstrate something like the example below – we cannot increase or decrease assessments:

Pre Sewer Install

Property	Sale Price	2025 Assessment	Ratio	Sewer Access?
A	90,000	100,000	1.11	N
B	120,000	120,000	1.00	N
C	100,000	90,000	0.90	N
D	90,000	90,000	1.00	N
E	110,000	120,000	1.09	N
F	110,000	100,000	0.91	N

Median Ratio
(Assessment ÷ Sale Price) **1.00**

↑↑↑↑
Must be between 0.95
and 1.00 as per Prov
Law

None of sales A through F have sewer access. Below – A through C will and it *hypothetically* affects the sale prices. Note the updated assessment year because the number of sales required to quantify an adjustment (if any) usually takes a number of years.

Post Sewer Install

Property	Sale Price	2027 Assessment	Ratio	Sewer Access?
A	110,000	100,000	0.91	Y
B	130,000	120,000	0.92	Y
C	120,000	90,000	0.75	Y
D	90,000	90,000	1.00	N
E	110,000	120,000	1.09	N
F	110,000	100,000	0.91	N

Median Ratio
(Assessment ÷ Sale Price) **0.92**

↑↑↑↑
Must be between 0.95 and
1.00 as per Prov Law

Sales A, B, and C demonstrate a premium for Sewer Access. A **10%** adjustment is necessary:

Post Sewer Install

Property	Sale Price	Sewer Access Premium	2027 Assessment	Ratio	Sewer Access?
A	110,000	10%	110,000	1.00	Y
B	130,000	10%	132,000	1.02	Y
C	120,000	10%	99,000	0.83	Y
D	90,000	0	90,000	1.00	N
E	110,000	0	120,000	1.09	N
F	110,000	0	100,000	0.91	N

Median Ratio
(Assessment ÷ Sale
Price)

1.00

↑ ↑ ↑ ↑

Must be between 0.95
and 1.00 as per Prov Law

Best,



masg.ca

Travis Horne, AMAA, MAS, AIMA, CRA PApp, LAAS
President | Municipal Assessment Services Group Inc.

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From: Summer Village of South View <svsouthview@outlook.com>
Sent: March 4, 2025 10:01 AM
To: Travis Horne, AMAA, MAS, AIMA, CRA PApp, LAAS <Travis.Horne@masg.ca>
Cc: wendy wildwillowenterprises.com <wendy@wildwillowenterprises.com>
Subject: SV of South View - Impact of sewer lines

Hello Travis,

the Darwell Lagoon Commission is planning to construct a sewer transmission line within the Summer Village of South View. This line would be constructed along the majority of our streets, but there would be a few areas of the summer village that would not have access. Having this line become a collection system whereby all properties actually do, or can, hook into it is another story.

As we consider the value to our residents of this line - we are wondering how having this line available may affect property assessments in our community.

So, two questions:

-if a property was hooked into a sewer collection system does that increase their property assessment? If yes, roughly by how much?

-if a property has access to tie into a sewer collection system, but chooses not to, does this increase their property assessment and again if yes, by how much?

Please feel free to share any other comment you feel are relevant to this discussion.

Thanks,

Angela Duncan

Assistant CAO

Summer Village of South View

780-967-0271

<http://www.summervillageofsouthview.com/>