

# SUMMER VILLAGE OF SOUTH VIEW

## AGENDA

Regular Council Meeting held at the Onoway Civic Centre  
Due to COVID restrictions, the public may participate via teleconference,  
call the office to arrange for same.

Wednesday, June 16<sup>th</sup>, 2021 commencing at 9:30 a.m.

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1. Call to Order
2. Agenda: a) June 16<sup>th</sup>, 2021 Regular Council Meeting Agenda
3. Minutes: *p1-5* a) April 21<sup>st</sup>, 2021 Regular Council Meeting
4. Appointments: a) Pending appointment Jim Woslyng: dependant on receipt of email on matters he wishes to raise and all supporting documentation. If not received appointment will be deferred to a future meeting.
5. Bylaws: *p6-22* a) Bylaw 220-2020 – a bylaw to adopt a Municipal Development Plan for the municipality. Council gave first reading to this bylaw back on the July 15<sup>th</sup>, 2020 and then a public hearing was held on September 12<sup>th</sup>, 2020. Further readings were stalled pending the outcome of the proposed redistricting and subdivision of the municipal reserve lands. As that proposal has not transpired, this bylaw and MDP document are ready for Council to consider 2<sup>nd</sup> and 3<sup>rd</sup> readings. *(give 2<sup>nd</sup> reading as presented, give 3<sup>rd</sup> reading as presented (or amended))*
6. Business: *p23-33* a) Drainage Assessment Proposal – further to direction at the April Council meeting, attached is the Request For Proposal that was issued for this project, along with the proposals received *(direction as given by Council at meeting time)*  
  
b) *p34-35* Mulching Right of Way for Fire Smart – please refer to the June 6<sup>th</sup>, 2021 email from Councillor Ward requesting this item be placed on the agenda *(direction as given by Council at meeting time)*

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- p36-40
- c) Existing Road Signs in Need of Repair – further to previous direction to have the South View signs on Highway 633 repaired or replaced, please see attached emails with Alberta Transportation and advising the Summer Village will be responsible for associated costs. We are waiting for responses on potential costs. *(direction as given by Council at meeting time)*

- d) German Club Sprinkler System – further to previous emails on this matter, Councillor Ward has asked for this to be on our meeting agenda. Development Officer Diane Burtnik will call in to discuss same *(direction as given by Council at meeting time)*

- p41-42
- e) Tod and Heidi Nicol of 9930 101 Avenue – request to purchase of reserve land to encompass their propane tank. The Development Officer is suggesting an encroachment agreement. Discussion at meeting time *(direction as given by Council at meeting time)*

- p43
- f) Entrance Sign Base – further to direction at the last Council meeting, Silver Sands Public Works was unable to complete this project and subsequent Council approved via email accepting the quote of Jaymad Contracting Inc in the amount of \$4,656.44 - Cedar with black straps option to match the bulletin board *(approve quote of Jaymad Contracting Inc to complete the Entrance Sign Base project at a cost of \$4,656.44)*

- p44
- g) Elected Officials Education Program Munis 101 – please refer to the attached information on upcoming training for Council members after the elections. Cost is \$275.00 per person. There will be other opportunities for this training that probably will come up, I know Matt Ferris was trying to arrange something as well. *(authorize attendance of new Council members)*

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h)

i)

j)

7. Financial a) Income and Expense Statement – May, 2021

8. Council Reports

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

9. Chief Administrator's Report

- p 45
- p 46-47
- p 48
- a) FOIP inquiry update: May 26 letter attached
  - b) Alberta Ombudsman update: May 13 letter from Patriot Law attached
  - c) Nomination Day update
  - d) Bugs Contract update
  - e) LSAC/Mayerthorpe ICF breakdown
  - f) SVREM appt at next meeting
  - g)

10. Information and Correspondence

- p 49
- p 50
- a) AUMA May 12<sup>th</sup>, 2021 Announcement on the doubling of the Gas Tax Fund for municipalities. For South View this equates to \$18,024 (2021 Allocation of \$9,012 x 2)
  - b) Alberta Municipal Affairs – May 10<sup>th</sup>, 2021 letter on 2021 Municipal Sustainability Initiative funding of \$82,079 for Capital which includes \$10,233 of Basic Municipal Transportation funding and \$5,892 for Operating funding

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- p51-52 c) Community Peace Officer Report for April  
d) Statement of Direct Deposit for \$292.00 on May 6<sup>th</sup>, 2021  
representing May FCSS payment  
p53 e) AUMA Vice President and Director Angela Duncan's  
p54-55 f) May 8<sup>th</sup>, 2021 email update on activities

11. Closed Meeting Session (n/a)

12. Next meeting:

13. Adjournment

#### Upcoming Meetings:

- June 12<sup>th</sup>, 2021 Nomination Day
- June 16<sup>th</sup>, 2021 Regular Council
- July 2<sup>nd</sup>, 2021 Advance Vote
- July 10<sup>th</sup>, 2021 Election Day
- July 21<sup>st</sup>, 2021 Regular Council

SUMMER VILLAGE OF SOUTH VIEW  
REGULAR COUNCIL MEETING MINUTES  
WEDNESDAY, APRIL 21, 2021

AT THE ONOWAY CIVIC CENTRE

(DUE TO COVID RESTRICTIONS THE PUBLIC MAY PARTICIPATE VIA ZOOM/TELECONFERENCE)

PRESENT: Council: Mayor Sandi Benford  
Deputy Mayor Brian Johnson  
Councillor Garth Ward

Administration: Wendy Wildman, Chief Administrative Officer (CAO)  
Heather Luhtala, Assistant CAO (Via Zoom)

Appointments: a. 9:35 a.m. – Laura Marcato (& Anders Carlson) of Seniuk & Company to present the draft 2020 Audited Financial Statements

b. 10:05 a.m. – Chris Kipfer with Bugs Lawn Care to review summer season and contract

c. 10:30 a.m. – Dwight Moskalyk, consultant working on potential Land Use Bylaw revisions

Public at Large: 3

	MOTION #	
1.	CALL TO ORDER	Mayor Benford called the meeting to order at 9:34 a.m.
2.	AGENDA 42-21	<b>MOVED</b> by Councillor Ward that the April 21, 2021 Agenda be approved as presented. <b>CARRIED</b>
3.	MINUTES 43-21	<b>MOVED</b> by Deputy Mayor Johnson that the March 17, 2021 Regular Council Meeting Minutes be approved as presented. <b>CARRIED</b>
4.	APPOINTMENTS  44-21	9:35 a.m. – Laura Marcato (& Anders Carlson) of Seniuk & Company to present the draft 2020 Audited Financial Statements  Laura Marcato & Anders Carlson exited the meeting at 10:05 a.m.  <b>MOVED</b> by Mayor Benford that Council approve the draft 2020 Audited Financial Statements for the Summer Village of South View as presented by Laura Marcato, Auditor, Seniuk & Co. with the reallocation of the amount on page 5, Revenue column, "Other" line.  <b>CARRIED</b>

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REGULAR COUNCIL MEETING MINUTES  
WEDNESDAY, APRIL 21, 2021  
AT THE ONOWAY CIVIC CENTRE

(DUE TO COVID RESTRICTIONS THE PUBLIC MAY PARTICIPATE VIA ZOOM/TELECONFERENCE)

	45-21	<p>10:05 a.m. – Chris Kipfer of Bugs Lawn Care to discuss the summer season and contract</p> <p>Chris Kipfer exited the meeting at 10:20 a.m.</p> <p><b>MOVED</b> by Deputy Mayor Johnson that Council accept for information the discussion with Chris Kipfer of Bugs Lawn Care with respect to summer season and contract AND THAT the Summer Village enter into negotiations for a 5-year extension to the existing contract with Bugs Lawn Care.</p> <p style="text-align: right;"><b>CARRIED</b></p>
5.	<b>BYLAWS</b>	
	46-21	<p><b>MOVED</b> by Deputy Mayor Johnson that Council approve the 2021 Draft Operating and Capital Budget as presented and reviewed by Council with a 3.7% increase in municipal tax dollars collected from the previous tax year with the minimum municipal tax collected for each taxable property being set at \$1,050.00.</p> <p style="text-align: right;"><b>CARRIED</b></p>
	47-21	<p><b>MOVED</b> by Mayor Benford that Bylaw 225-2021 being a bylaw to authorize the several rates of taxation imposed for all purposes for the 2021 tax year for the Summer Village of South View, be given 1<sup>st</sup> reading.</p> <p style="text-align: right;"><b>CARRIED</b></p>
	48-21	<p><b>MOVED</b> by Councillor Ward that Bylaw 225-2021 be given second reading.</p> <p style="text-align: right;"><b>CARRIED</b></p>
	49-21	<p><b>MOVED</b> by Deputy Mayor Johnson that Bylaw 225-2021 be considered for third reading.</p> <p style="text-align: right;"><b>CARRIED UNANIMOUSLY</b></p>
	50-21	<p><b>MOVED</b> by Councillor Ward that Bylaw 225-2021 be given third and final reading.</p> <p style="text-align: right;"><b>CARRIED</b></p>
	51-21	<p><b>MOVED</b> by Mayor Benford that Bylaw 226-2021, a bylaw to impose penalties on unpaid taxes for the Summer Village of South View be given first reading.</p> <p style="text-align: right;"><b>CARRIED</b></p>
	52-21	<p><b>MOVED</b> by Deputy Mayor Johnson that Bylaw 226-2021 be given second reading.</p> <p style="text-align: right;"><b>CARRIED</b></p>



SUMMER VILLAGE OF SOUTH VEW  
REGULAR COUNCIL MEETING MINUTES  
WEDNESDAY, APRIL 21, 2021

AT THE ONOWAY CIVIC CENTRE

(DUE TO COVID RESTRICTIONS THE PUBLIC MAY PARTICIPATE VIA ZOOM/TELECONFERENCE)

	53-21	<b>MOVED</b> by Councillor Ward that Bylaw 226-2021 be considered for third reading.  <b>CARRIED UNANIMOUSLY</b>
	54-21	<b>MOVED</b> by Deputy Mayor Johnson that Bylaw 226-2021 be given third and final reading.  <b>CARRIED</b>
<b>6.</b>	<b>BUSINESS</b>	
	55-21	<b>MOVED</b> by Councillor Ward that further to the April 10 <sup>th</sup> , 2021 email from the resident expressing concerns with the ditches and drainage within the Summer Village, that, as an initial step to addressing these concerns, quotes be obtained from various contractors to clean all culverts, repair culvert ends where needed and to document any area that may need further work.  <b>CARRIED</b>
	56-21	<b>MOVED</b> by Deputy Mayor Ward that Council ratify the actions of Administration in providing a letter of 'no objection' to the placement of a seasonal dock as noted below to the following residents providing all provincial guidelines are followed and provincial approvals are in place:  -Robert McLeod of 214 Oscar Wikstrom Drive to place a seasonal dock off Lot P, Block 1, Plan 2647KS -Tracy & Craig Underwood of 10003-99 Street to place a seasonal dock off Lot R2 Plan 3767MC  <b>CARRIED</b>
<b>7.</b>	<b>FINANCIAL</b>	
	57-21	<b>MOVED</b> by Deputy Mayor Johnson that Council accept for information the Income and Expense Statement as of March 31, 2021 as presented.  <b>CARRIED</b>
<b>8.</b>	<b>COUNCIL REPORTS</b>	
	58-21	<b>MOVED</b> by Deputy Mayor Johnson that the large bin clean up be scheduled for Saturday, July 10, 2021 from 10:00 a.m. to 3:00 p.m. at the boat launch – will have 4 bins on hand for Mixed household waste, Metal & White Metal (freon items will be charged \$20), Clean wood (NO painted or treated wood) and Spring Items (\$20 per item) – bins to be 40-yards each in size.  <b>CARRIED</b>

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**SUMMER VILLAGE OF SOUTH VIEW**  
**REGULAR COUNCIL MEETING MINUTES**  
**WEDNESDAY, APRIL 21, 2021**  
**AT THE ONOWAY CIVIC CENTRE**

**(DUE TO COVID RESTRICTIONS THE PUBLIC MAY PARTICIPATE VIA ZOOM/TELECONFERENCE)**

	59-21	<b>MOVED</b> by Deputy Mayor Johnson that administration contact the public works supervisor for the Summer Village of Silver Sands to see if he would be interested in providing a quote to build the east end entrance sign support structure as per the provided drawing.  <b>CARRIED</b>
	60-21	<b>MOVED</b> by Deputy Mayor Johnson that no further action be taken by the Summer Village of South View with respect to the Municipal Government Board appeal for the Park Reserve Subdivision.  <b>CARRIED</b>
	61-21	<b>MOVED</b> by Mayor Benford that Council accept for information the Council reports as presented.  <b>CARRIED</b>
<b>9.</b>	<b>CAO REPORT</b> 62-21	<b>MOVED</b> by Deputy Mayor Johnson that Council accept for information the Chief Administrative Officer report as presented.  <b>CARRIED</b>
<b>10.</b>	<b>INFORMATION AND CORRESPONDENCE</b> 63-21	<p><b>MOVED</b> by Deputy Mayor Johnson that the following information and correspondence be accepted:</p> <ul style="list-style-type: none"> <li>a) Government of Alberta Statement of Direct Deposit: <ul style="list-style-type: none"> <li>-Mar. 2 in the amount of \$292.00 for March FCSS</li> <li>-Mar. 4 in the amount of \$149.00 for Fines Distribution</li> <li>-Mar. 30 in the amount of \$292.00 for April FCSS</li> </ul> </li> <li>b) Lac Ste. Anne Foundation – March 9<sup>th</sup>, 2021 letter on 2021 contributions</li> <li>c) Community Peace Officer Report for February and March</li> <li>d) Alberta Public Works Association – March 24<sup>th</sup>, 2021 letter on National Public Works week May 17-23, 2020</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p> <p>Wendy Wildman, Chief Administrative Officer, exited the meeting at 11:30 a.m.</p> <p>The meeting recessed at 11:31 a.m.</p> <p>The meeting reconvened at 11:37 a.m.</p>

(4)



SUMMER VILLAGE OF SOUTH VIEW  
REGULAR COUNCIL MEETING MINUTES  
WEDNESDAY, APRIL 21, 2021  
AT THE ONOWAY CIVIC CENTRE

(DUE TO COVID RESTRICTIONS THE PUBLIC MAY PARTICIPATE VIA ZOOM/TELECONFERENCE)

	<b>DELEGATION</b>	11:37 a.m. – Dwight Moskalyk discussion with consultant working on potential Land Use Bylaw revisions  Dwight Moskalyk exited the meeting at 11:45 a.m.
11.	<b>CLOSED MEETING</b>	n/a
12.	<b>NEXT MEETING</b>	The next Regular Council meeting is scheduled for Wednesday, June 16, 2021 at 9:30 a.m. (in-person attendance by Council and Administration only, public attendance via zoom/teleconference). Note: there is no May 2021 meeting scheduled
13.	<b>ADJOURNMENT</b>	The meeting adjourned at 11:47 a.m.

\_\_\_\_\_  
Mayor, Sandi Benford

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

Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632

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**BEING A BYLAW OF THE SUMMER VILLAGE OF SOUTH VIEW TO ADOPT  
A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY**

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**WHEREAS** the Municipal Government Act, as amended from time to time, requires each municipality to adopt a Municipal Development Plan; and

**WHEREAS** Section 632(1) of the Municipal Government Act requires that the Municipal Development Plan be adopted by bylaw and Section 632 (3) of the Municipal Government Act establishes the requirements of what must be contained within the Municipal Development Plan; and

**WHEREAS** the Municipal Development Plan has been advertised by the Summer Village of South View in accordance with Section 606 of the Municipal Government Act, and the required Public Hearing has been held in accordance with Section 230 of the Municipal Government Act;

**NOW THEREFORE** Council for the Summer Village of South View, duly assembled, enacts the following:

**1. TITLE**

1.1 THAT this bylaw may be cited as the "Municipal Development Plan Bylaw."

**2. ADOPTION**

2.1 THAT this bylaw, including the Summer Village of South View Municipal Development Plan that is hereto attached and forms part of this bylaw, is adopted.

**3. SEVERABILITY**

3.1 THAT each provision of this Bylaw is independent of all other provisions. If any provision of the Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable

**4. COMING INTO FORCE**

4.1 THAT Bylaw shall come into effect upon the third and final reading and signing of this Bylaw.



## PART 6 – ADMINISTRATION

### 6.1 SCHEDULES

Schedule A is a part of this Bylaw. Shcedule A is the Land Use Bylaw Map.

### 6.2 REPEALING EXISTING CONTROLS

Bylaw No. 179, including any duly passed amendments, is hereby repealed.

### 6.3 DATE OF COMMENCEMENT

This Bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME IN COUNCIL THE 15 DAY OF July, AD 2020

Sandi Benford  
(Mayor)

[Signature]  
(Chief Administrative Officer)

READ A SECOND TIME IN COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2020

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Chief Administrative Officer)

READ A THIRD TIME IN COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2020

\_\_\_\_\_  
(Mayor)

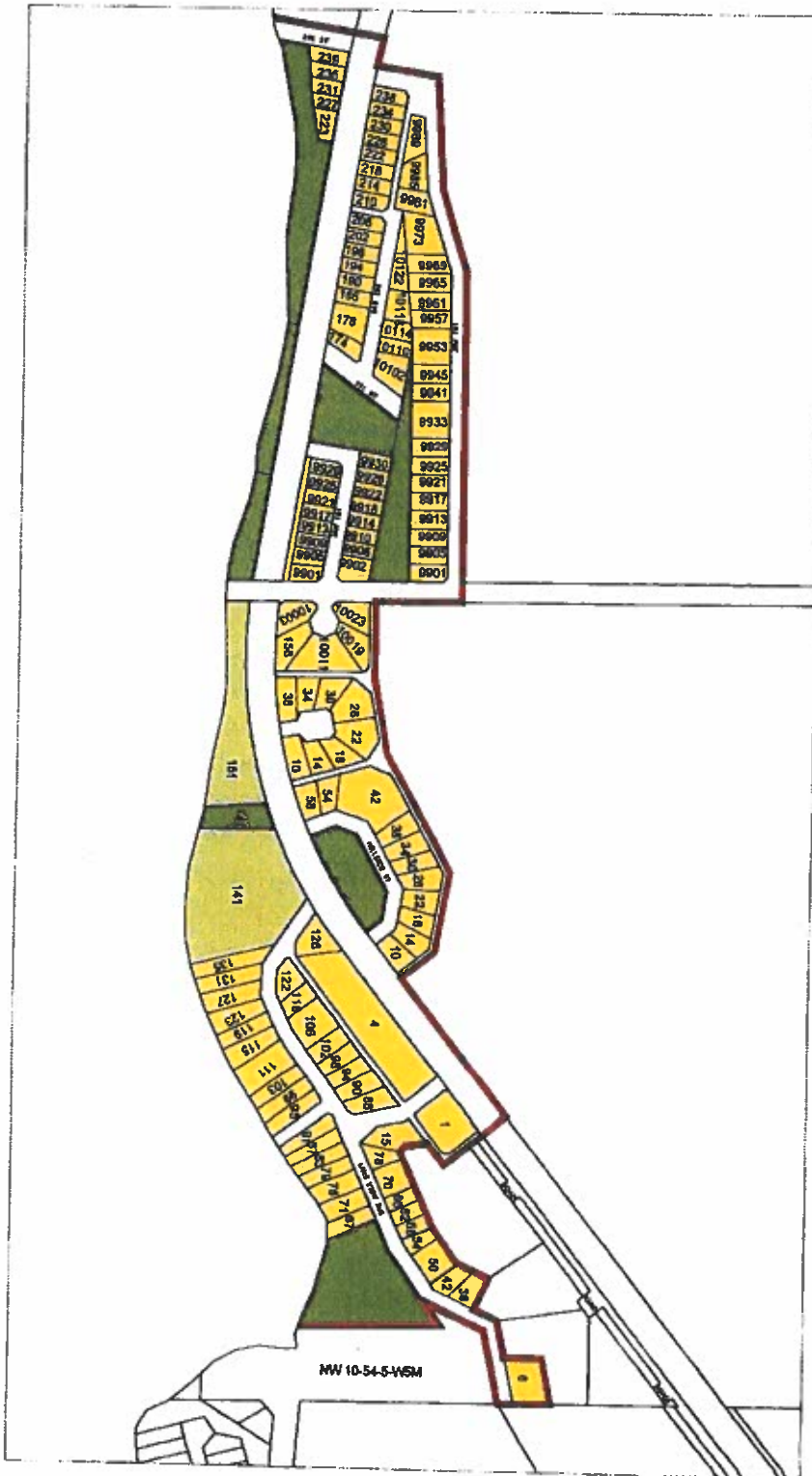
\_\_\_\_\_  
(Chief Administrative Officer)

7

## 6.4 SCHEDULE "A" – LAND USE BYLAW MAP

SUMMER VILLAGE OF  
SOUTH VIEW

STREET ADDRESS AND  
LAND USE DISTRICT MAP  
BYLAW NO. 179



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Municipal Government Act RSA 2000 Chapter M-26  
Part 17, Section 632

READ A FIRST TIME this 15<sup>th</sup> day of July, A.D., 2020.

Sandi Benford  
Mayor, Sandi Benford

Wendy Wildman  
Chief Administrative Officer, Wendy Wildman

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

\_\_\_\_\_  
Mayor, Sandi Benford

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

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, A.D., 2020.

\_\_\_\_\_  
Mayor, Sandi Benford

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

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Summer Village of South View

# Municipal Development Plan

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FINAL DRAFT  
FOR COUNCIL  
CONSIDERATION  
April 2020



Engineering  
and Land Services



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*This Section introduces the community vision and local demographics which underpin policies within the MDP.*

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*This Section introduces the purpose, scope and limitations of the MDP.*

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*This Section outlines local land use planning policies.*

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## Section 4: Intermunicipal Policies

*This Section outlines policies designed to support collaboration between the Summer Village and neighbouring municipalities.*

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## Section 5: Implementation Policies

*This Section outlines policies designed to implement MDP policies and measure progress made towards achieving them.*

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# SECTION ONE

## Welcome

# 1

*This Section introduces the community vision and local demographics which underpin policies within the MDP.*

### 1-1 OUR COMMUNITY

The Summer Village of South View is home to permanent and seasonal residents in a recreational lakeside setting. It is located within Lac Ste. Anne County as shown on **Figure 1**. South View has a total land area of 41 hectares.

In 1870, the Hudson's Bay Company built a trading post beside Lac Ste. Anne, about 14 km north of Isle Lake. The wooded region around Isle Lake was settled after 1905 when lands became available for agriculture. The first subdivision was registered at Gainford in 1942 and the most rapid development of land around the lake occurred between 1955 and 1964. In 1980, there were 18 registered subdivisions with a total of 1038 lots. Several of these subdivisions were incorporated into the two summer villages of Silver Sands and South View. The Summer Village of South View was incorporated on January 1, 1970.

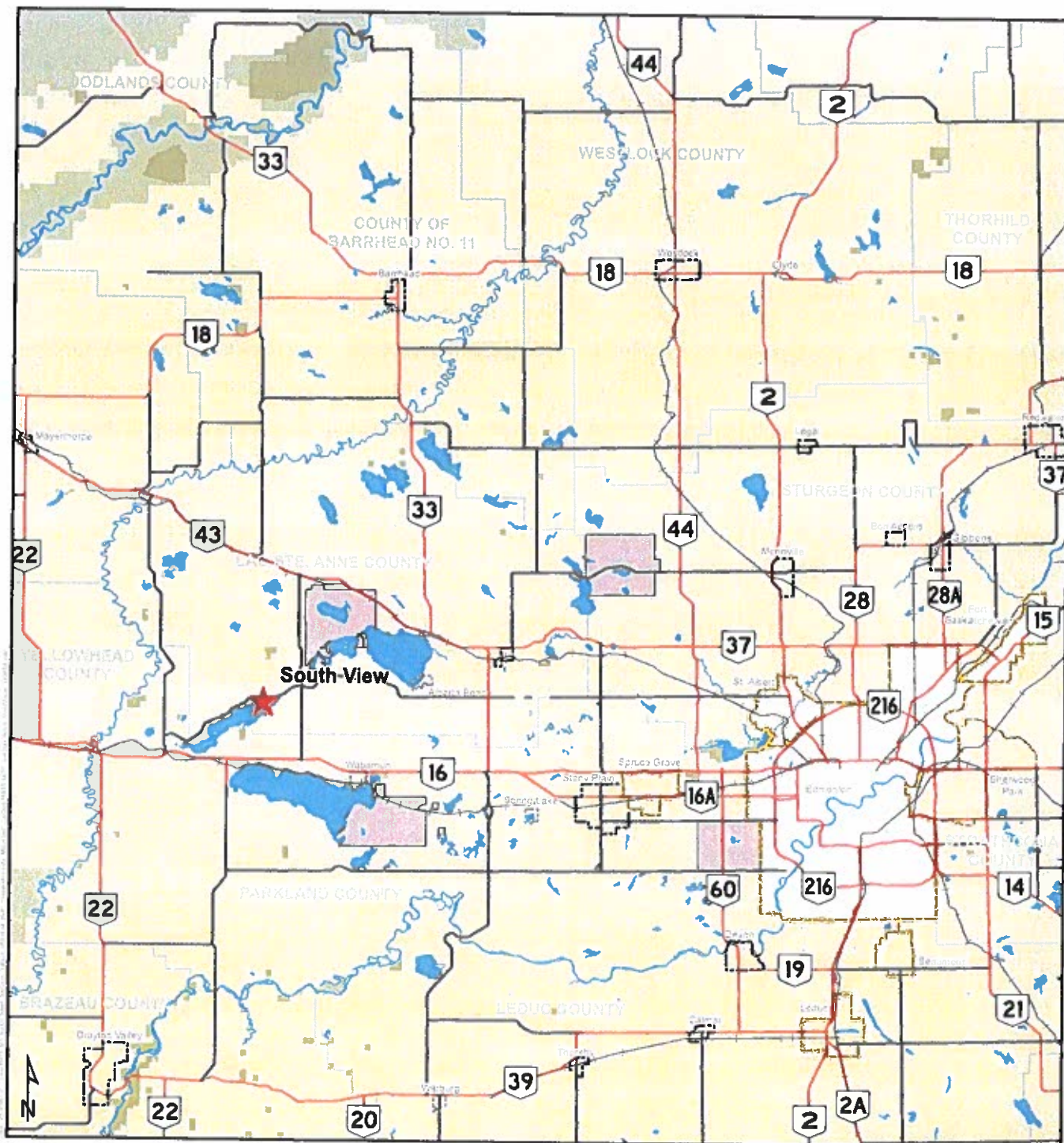
South View attracts visitors and residents who enjoy the wide range of recreational facilities that are available in the area, including opportunities for fishing, swimming, boating and camping.

### 1-2 OUR VISION

Our 20 Year Vision is:

*The Summer Village of South View continues to be peaceful place to live and recreate, fosters a sense of community and accommodates growth in a controlled and sustainable manner while retaining its village feel.*





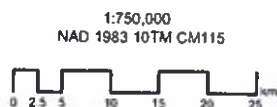
**ISL** Engineering  
and Land Services

- Highway, 1-216 Series
- Highway, 500-986 Series
- Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ South View
- City
- Urban Service Area
- Town
- Village
- Indian Reserve
- Rural Municipality

**SOUTH VIEW  
MUNICIPAL  
DEVELOPMENT  
PLAN**



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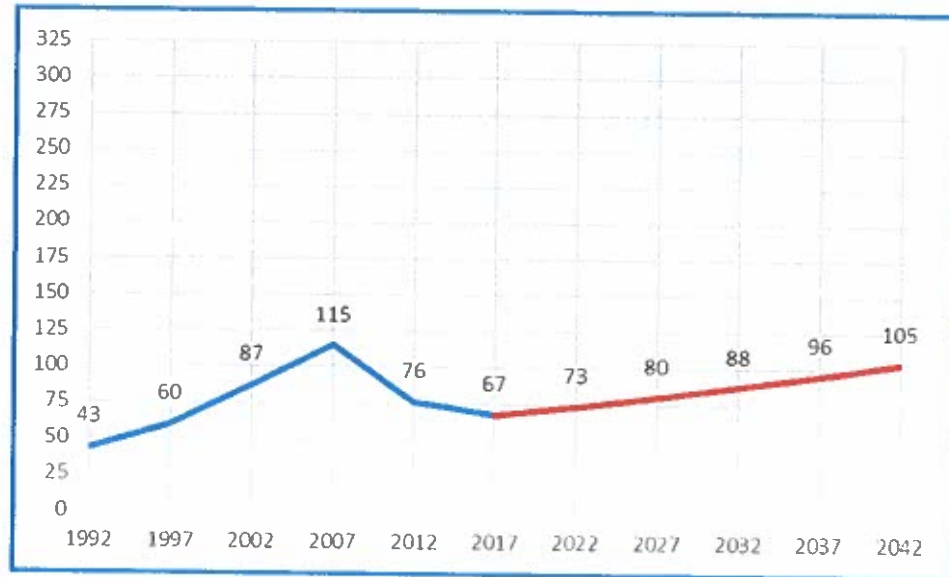
**FIGURE 1:  
CONTEXT MAP**



### 1-3 DEMOGRAPHICS

In reviewing population data from Alberta Municipal Affairs, growth in South View peaked in 2007, and has been declining slowly since, as shown on **Figure 2**. Building a population projection from a larger sample of time, the community has an Average Annual Growth Rate of 1.8%. Projecting it out to 2042 would result in an increase from 67 reside to 105 residents, near its 2007 peak. As South View is currently built out, such population growth would likely occur as a result of generational shifts in ownership, but for the purposes of policy development, population growth is assumed to be of negligible affect.

**Figure 2 – Population Growth in South View**



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# SECTION TWO

## Planning Framework

# 2

*This Section introduces the purpose, scope and limitations of the MDP.*

### 2-1 PURPOSE & SCOPE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA). MDPs offer municipalities a statutory tool to articulate a vision for the future, develop strategic goals and identify priorities for land use and infrastructure to support long-term growth.

MDPs are prepared and adopted in accordance with the requirements of Section 632 of the MGA, which provides the parameters on MDP content:

#### **632(3) A municipal development plan**

##### **(a) must address**

- (i) the future land use within the municipality,**
- (ii) the manner of and the proposals for future development in the municipality,**
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,**
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and**
- (v) the provision of municipal services and facilities either generally or specifically,**

##### **(b) may address**

- (i) proposals for the financing and programming of municipal infrastructure,**
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,**
- (iii) environmental matters within the municipality,**
- (iv) the financial resources of the municipality,**
- (v) the economic development of the municipality, and**
- (vi) any other matter relating to the physical, social or economic development of the municipality,**

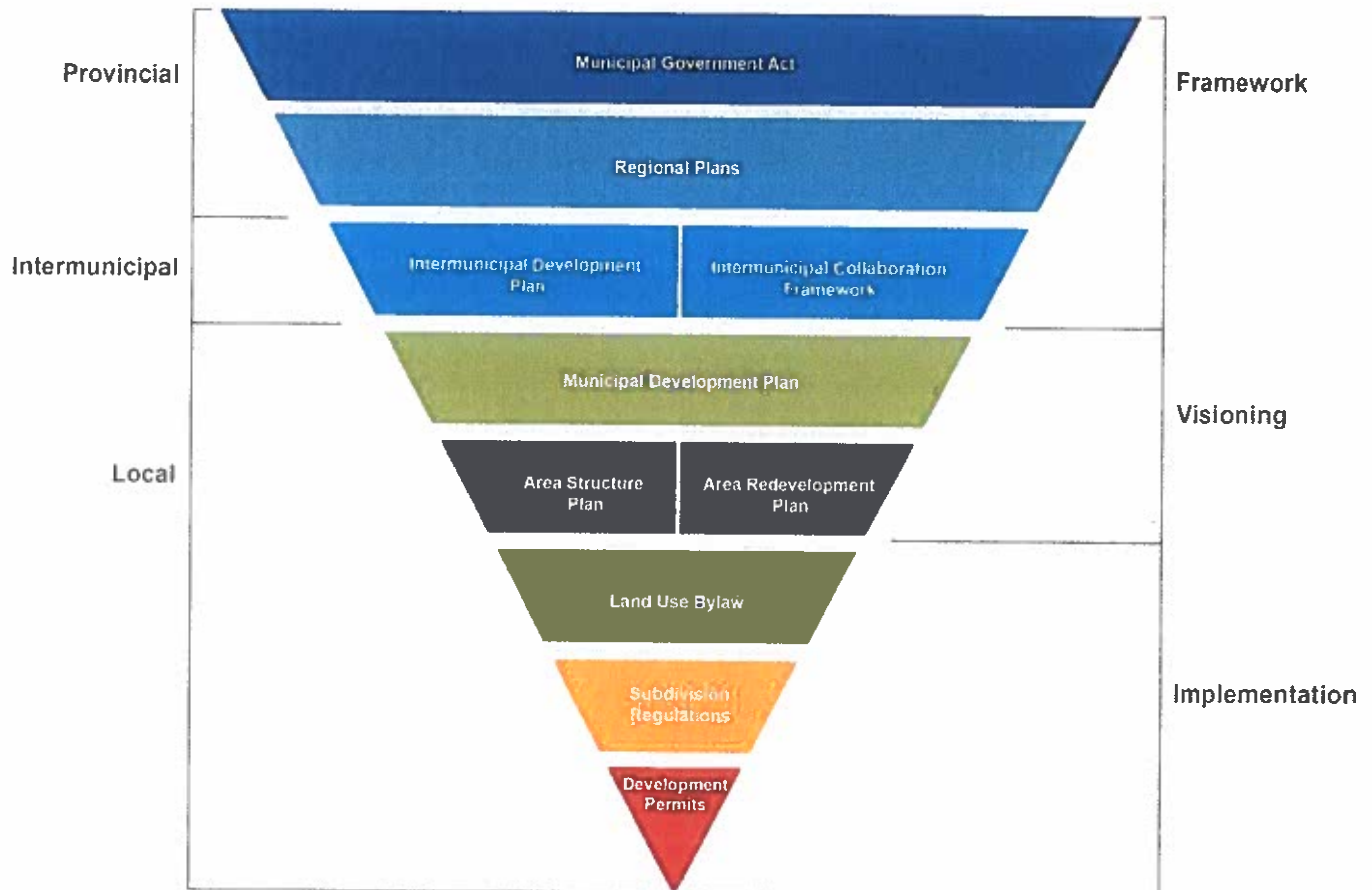


- (c) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*
- (d) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
- (e) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,*
- (f) *must contain policies respecting the protection of agricultural operations, and*
- (g) *may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).*

## 2-2 LEGISLATIVE FRAMEWORK

Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated below:

**Figure 3 – Planning Hierarchy in Alberta**



## 2-3 INTERPRETATION

Where "shall" is used in a policy, the policy is considered mandatory in order to achieve a desired result. Where "should" is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Summer Village, that the policy is not reasonable, practical and feasible in a given situation.





# SECTION THREE

## Local Policies

# 3

*This Section outlines local land use planning policies.*

### 3-1 FUTURE DEVELOPMENT

#### *Goals*

- a) To maintain South View as a recreation focused, residential lakeside community.
- b) To be supportive of new development and infill that is sensitive to the surrounding community.

#### *Policies*

- 3.1.1 Single-family residential development is encouraged on vacant residential lots.
- 3.1.2 Natural vegetation and tree cover should be retained when development occurs, where possible.
- 3.1.3 Servicing requirements and off-site upgrades shall be at the expense of the developer.
- 3.1.4 Buildings shall be setback from the high-water mark of Isle Lake.
- 3.1.5 The maximum Municipal Reserve as indicated by the MGA shall be required for all subdivision. These reserves may be in the form of land, cash-in-lieu or a combination thereof.
- 3.1.6 Lands deemed to be environmentally significant shall be protected via Environmental Reserve dedication or an environmental easement registered at the time of subdivision.
- 3.1.7 Future Area Structure Plans shall conform to the MGA.
- 3.1.8 New Campgrounds are not permitted in the Summer Village.



### 3-2 PARKS, OPEN SPACE AND RECREATION

#### *Goals*

- a) To develop and maintain green spaces and recreational areas for South View residents.
- b) To provide additional recreational opportunities and facilities.

#### *Policies*

- 3.2.1** Parks and Open Spaces shall be preserved and maintained for the use and enjoyment of residents and visitors.
- 3.2.2** The development of new recreation facilities for both active and passive uses is encouraged.

### 3-3 MOBILITY

#### *Goals*

- a) To maintain a well-connected, walkable community.
- b) To provide a safe and efficient road network that meets residents' current and future needs.

#### *Policies*

- 3.3.1** Trails and pathways shall be maintained and enhanced to link parks and open spaces and provide lake access.
- 3.3.2** Opportunities to improve safety and connectivity for pedestrians and cyclists, such as separate walkways are encouraged.
- 3.3.3** The roadway network shall be maintained to meet current and future needs.

### 3-4 MUNICIPAL SERVICING AND UTILITIES

#### *Goals*

- a) To provide services and utilities to residents.
- b) To implement an affordable municipal water or sanitary system.

#### *Policies*

- 3.4.1** South View shall only approve development that does not require the municipality to provide piped water, unless a water supply system is available. Supply shall be approved by the Summer Village.
- 3.4.2** Low impact development (LID) stormwater management practices are encouraged.



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### 3-5 ENVIRONMENTAL MANAGEMENT

#### *Goals*

- a) To protect and preserve vegetation, wildlife habitat and environmentally significant areas.
- b) To enhance the water quality and natural habitat of Isle Lake.

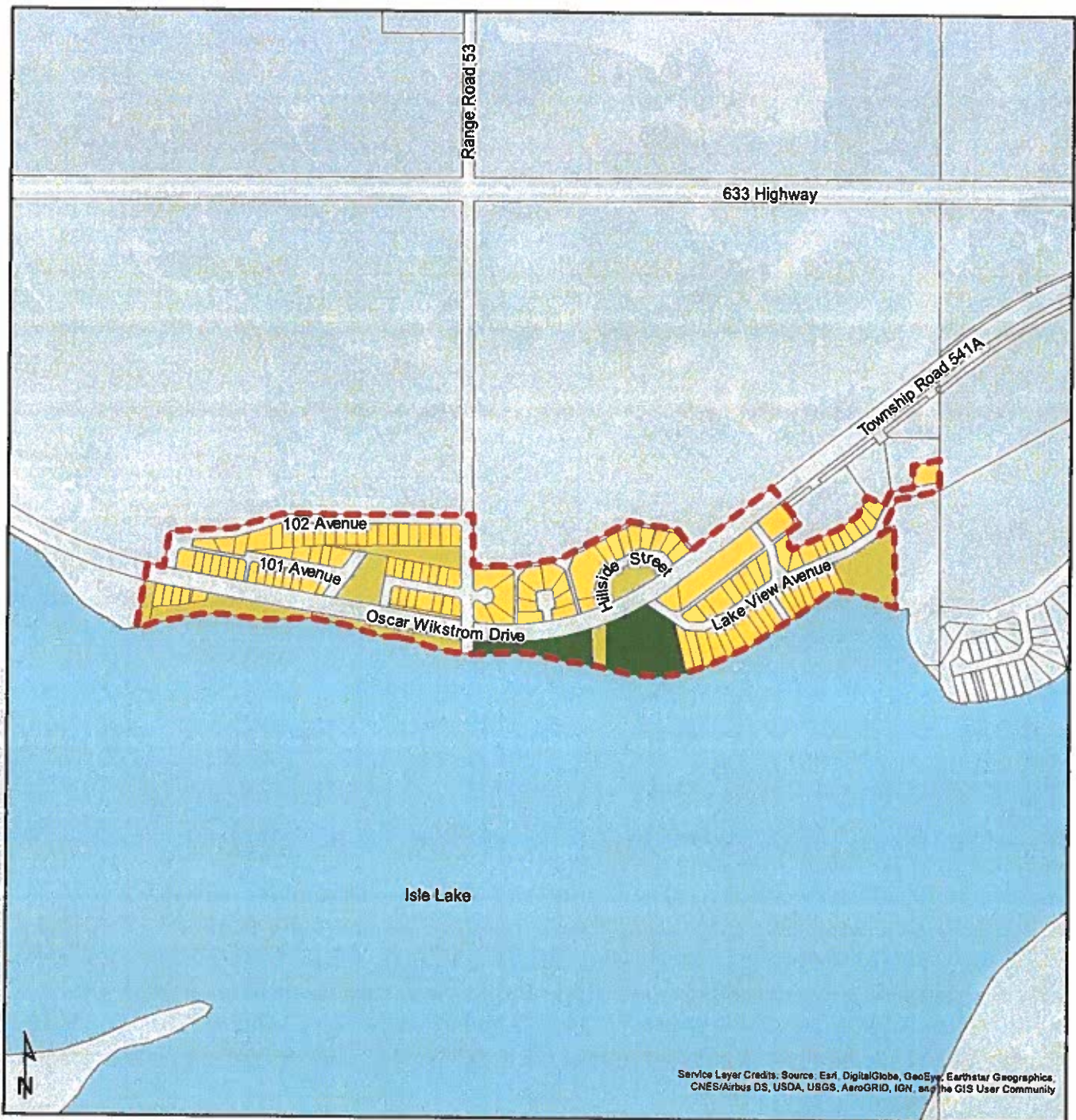
#### *Policies*

- 3.5.1** Impacts to the natural environment as a result of future development shall be minimized to the greatest extent possible.
- 3.5.2** No permanent structures shall be permitted within the 1:100 year flood plain.
- 3.5.3** Practices which minimize nutrients entering the lake from adjacent development are encouraged.



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**ISL** Engineering  
and Land Services

 Water Body

 Municipal Boundary

 Residential

 Parks and Open Space

 RV Park

**SOUTH VIEW  
MUNICIPAL  
DEVELOPMENT  
PLAN**



20

1:10,000  
CANAB3-10TM115



**FIGURE 4  
FUTURE  
DEVELOPMENT MAP**

# SECTION FOUR

## Intermunicipal Policies

# 4

*This Section outlines policies designed to support collaboration between the Summer Village and neighbouring municipalities.*

### 4-1 COLLABORATION

#### *Goals*

- a) To work with nearby municipalities to provide enhanced services and amenities to residents.
- b) To work with Lac Ste. Anne County to develop land use policies which are mutually beneficial.
- c) To explore opportunities to connect to regional water and sanitary systems over time.

#### *Policies*

- 4.1.1 Work with the County to prepare an Intermunicipal Development Plan for the lands which border the Summer Village.
- 4.1.2 Work with local municipalities to identify and support initiatives to provide enhanced services and amenities to residents.
- 4.1.3 Work with municipalities and stakeholders along the shore of Isle Lake to promote and implement lake management best practices.
- 4.1.4 Explore opportunities to connect to a regional water line.
- 4.1.5 Connect to the Darwell Lagoon Commission sanitary sewage line.
- 4.1.6 Explore opportunities for annexation with the County.

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# SECTION FIVE

# Implementation Policies

# 5

*This Section outlines policies designed to implement MDP policies and measure progress made towards achieving them.*

## 5-1 IMPLEMENTATION

### *Goals*

- a) To implement to policies of this Municipal Development Plan.

### *Policies*

- 5.1.1 The MDP shall be reviewed and updated approximately every ten (10) years to ensure that development continues to reflect the vision and goals herein. A review may also be necessary to reflect:
  - a) Shifts in economic, social and development opportunities and constraints;
  - b) Changes in federal and provincial legislation and regulations; and
  - c) Changes to Council's strategic priorities.
- 5.1.2 Council shall review and update the Land Use Bylaw to implement the policies of this MDP.



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**From:** administration@wildwillowenterprises.com  
**Sent:** June 8, 2021 8:18 AM  
**To:** Wendy Wildman  
**Subject:** South View Drainage RFP Responses  
**Attachments:** South View RFP Bids Group.pdf

Wendy, find attached and below is a summary of the 4 proposals received:

1. Bolson Engineering - Survey to map culverts & approaches, mapping plans, recommendation report \$33,900. Repair culvert ends where required \$900.00
2. Sturcon Services - Locate & Assess every culvert, mark out on map, recommendation report \$4,350. Repair culvert ends where required \$400 hand repair / \$175 per hour for machine repair and may be additional costs for remediation of the culvert repair areas
3. P & E Ventures Inc. - Locate & assess and mark on map with written assessment, repair culvert ends as needed (does not include excavating to allow for drainage), provide written recommendations \$3,800
4. Jaymad Contracting Inc. - Drainage assessment as requested (does not include mileage, contract consultants if required, consumables, construction/upgrade project time) \$4,600 plus mileage of \$0.59/km. Repair and installation of culverts per equipment rates provided.

Heather Luhtala,  
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))  
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))  
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)

Email: administration@wildwillowenterprises.com



The Summer Village of South View, located 1 hour west of Edmonton on the North side of Lake Isle, is looking for interested parties to complete the following work:

- locate and assess every culvert within the Summer Village (mark on map, provide written description of location, length, diameter and condition)
- note every approach within the Summer Village that does not have a culvert in it
- repair culvert ends where required
- provide recommendations for areas that need improvements to assist with drainage within the Summer Village

Please provide your RFP, including timeline and cost estimates, to complete this work.

**Proposals will be accepted until Monday, June 7<sup>th</sup>, 2021 at 4:30 p.m.**

Proposals can be submitted as follows:

**Subject:** Drainage RFP – Summer Village of South View

**Email:** [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

**Mail:** Box 8, Alberta Beach, AB T0E 0A0

**Drop Off Slot:** 4808-51 Street, Onoway, AB T0E 0V0

**Fax:** 780-967-0431

**Questions:** Please email the Summer Village Office with any questions  
[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

A map of the Summer Village can be downloaded from the Summer Village's website: [www.summervillageofsouthview.com](http://www.summervillageofsouthview.com)

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DATE: 03-Jun-21

PREPARED FOR: SV of Southview

ATTENTION: Heather Luhtala  
[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

# BOLSON

ENGINEERING  
AND  
ENVIRONMENTAL SERVICES

**PROPOSAL**

PROPOSED WORK: Summer Village of Southview Culvert Mapping and Recommendations

**BREAKDOWN OF RATES:**

<b>1 Survey of SV to Map Culverts and Approaches</b>	\$	9,900.00
Locate and map all existing culverts and approaches		
<b>2 Culvert and Approach Mapping Plans</b>	\$	19,500.00
Prepare plans to identify all existing culvert and approach conditions, details, etc.		
<b>3 Recommendation Report</b>	\$	4,500.00
Provide recommendations for areas that need improvements to assist with drainage		
<b>TOTAL COST</b>	<b>\$</b>	<b>33,900.00</b>
		plus GST

☐ ESTIMATE ONLY  
☒ FIRM QUOTATION

**PROVISIONAL RATES**

A **Repair Culvert Ends where Required** \$900.00/end  
Repair damaged ends (estimate only as condition to be verified in field )

**COMMENTS:**

Survey can commence within 2 weeks of being awarded work; anticipate additional 5-6 weeks to compile all data  
Changes or additional scope of work can be completed hourly or priced as a separate item  
Payment Terms: Net 30 days from date of invoice, overdue account balances subject to 2% per month interest charges  
Quotation good for 30 days

PROPOSAL PREPARED BY: Trent Thompson, P. Eng.  
[tthompson@bolson.ca](mailto:tthompson@bolson.ca)

CLIENT AUTHORIZATION TO PROCEED: \_\_\_\_\_

DATE: \_\_\_\_\_

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RE: Summer Village of South View Culvert Assessment Proposal.

Attention: CAO

My name is Cory Rogers, CEO of Sturcon Services Ltd. I have over 20 years' experience in road maintenance and construction. Our focus at Sturcon is to serve small communities to the best of our abilities. We have extensive experience in Road Construction, Road Maintenance (Gravel, Paved and Cold Mix), Drainage (Culverts/Ditch Grading and Water Management), Steaming, as well as supply and Install of Road Signage and much more. Please review and consider the proposal below and can be negotiated to suit the Village's needs.  
Sturcon Services would Supply the following.

- 1- Locate and Assess every existing culvert and place on Map. 3 Days \$1000 per Day
- 2- Mark Approaches with out culverts on Map. 1 Day \$1000 per day
- 3- Repair culvert ends where Required. Hand Repair \$400 Ea. Machine Repair \$ 175 per hour for Truck, trailer and Machine
- 4- Provide recommendations for drainage in final report. \$350

Pending on the repair of culvert ends any other material required such as clay, gravel, hotmix/ coldmix and topsoil with seed would be an extra cost + 15%

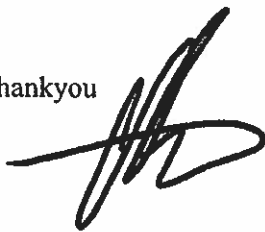
Complete assessment and report back to the village within a week time frame. An estimated time frame for repairs to be determined during the inventory pro

Please feel free to contact me with any question you may have regarding this proposal. I Look forward to further discussions.

References.

Emily House, SV Kapasawin, Betula Beach and Lakeview 780-914-0997

Thankyou



Cory Rogers CEO  
Sturcon Services Ltd.  
780-691-4033  
[cory@sturcon.ca](mailto:cory@sturcon.ca)  
[www.sturcon.ca](http://www.sturcon.ca)

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## 2021 Equipment Rates

**445CT Case Skidsteer - \$119.00 Per Hour (Includes Operator)**

Sturcon has numerous Skidsteer attachments as well.

**Case CX36B Mini Excavator - \$90 Per Hour (Includes Operator)**

**Plow And Sanding Truck - \$90 Per Hour ( includes Operator/ No Material)**

**Tandem Gravel Truck - \$90 Per Hour (Includes Operator)**

**Grader 730 Volvo - \$160 Per hour ( Includes Operator)**

**1 Ton and Trailer - \$85 Per Hour (Includes Operator)**

**1 Ton Steamer - \$90 Per hour Plus Water ( Includes Operator)**

**1 Ton and Dump Trailer - \$85 per Hour (Includes Operator)**

**1 Ton Truck - \$75 Per Hour ( Includes Operator)**

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P & E Ventures Inc.  
PO Box 498  
Evansburg, AB  
T0E 0T0

Attention: Heather Luhtala

Re: Bid- Summer Village of South View

Locate, assess and mark on map every culvert within the Village, with written description of location, length, diameter and condition. Also note approach without a culvert and record.

Repair culvert ends as needed. Does not include excavating to allow for drainage

Provide written recommendations for improved drainage in the Village.

Total cost for project. \$3800.00 plus tax

If awarded, hope to have job completed by June 30th.

Thank You in advance: Paul Van Hecke  
P&E Ventures Inc

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Proposal  
For  
Summer Village of South View  
Drainage Project

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Jaymad.

---

Thank you, for the opportunity to provide a proposal for the Summer Village drainage project.

### **Background**

Jaymad Contracting Inc. is owned and operated by Jason Madge. Jason holds a valid level II water treatment, water distribution and wastewater collection certification and a level I wastewater treatment certification. The company was started as a way to assist smaller systems. Jason is currently a fulltime employee of the Town of Onoway where he is the Assistant CAO/Public Works Manager; he also manages and operates the Tri Village regional waste water system located in Val Quentin- Alberta Beach-Sunset Point, manages/operates the West Cove Lagoon and is a contracted operator for the community of Windmill Harbours and for the WILD water commission as a sub contractor to Raejo Contracting. In addition to operating water and wastewater systems we assist a few Summer Villages located within Lac Ste. Anne County with various projects and consulting needs.

### **Level of Service**

Your organization will benefit from Jaymad Contracting Inc.'s proven track record, years of experience, dedication and commitment to safe, reliable projects.

We will promptly address any and all concerns we are made aware of. We will also maintain positive relations with the Council members, Administration team and rate payers to ensure an overall quality service is provided.

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## **Project Team**

Jason Madge is the primary and first line of communications for your Summer Village. For this project Jason will work closely with his team to document which approaches/ roads have and do not have culverts, their size and condition as well as provide recommendations for repairs as required to improve the drainage within the Summer Village.

## **Corporate Experience**

Jaymad Contracting Inc. was formed in February 2016 with Jason Madge as the owner and operator. Although Jaymad Contracting is fairly new Jason has a proven track record in the industry and local area as a water and wastewater operator and manager.

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## **Project**

Jaymad Contracting Inc. will locate and assess all existing culverts, mark them on a map and provide written descriptions of the condition. Make recommendations for improvements within the system and work with the Summer Village to implement repairs and upgrades.

We will work diligently to work within budgets set by Council and Administration. A kick off meeting would be requested to obtain relevant information, potential problem areas to pay special attention to, expectations of the Summer Village and timelines for the project.

## **Coverage**

Jaymad Contracting Inc. maintains valid WCB coverage and \$2,000,000.00 general liability Insurance

## **Proposed Fees**

Jaymad Contracting Inc. will provide a drainage program that meets or exceeds all requirements.

Your Summer Village will have access to a high level of expertise.

The Summer Village of South View will agree to accept costs for the following items along with any additional costs related to the implementation of the drainage plan as their direct responsibility. These expenses shall not be limited to those included as examples in this proposal. Such costs have not been included in the proposed monthly fees.

- mileage
- contract consultants if required (surveyors, engineers, etc)
- consumables
- construction/ upgrade project time

Jaymad Contracting Inc. will provide a drainage assessment as outlined above under Project for the fee of \$4600.00 plus applicable taxes.

There will be an additional charge for mileage (\$0.59/Km)

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Repair and installation of culverts will be done on an hourly basis, equipment rates are as follows:

Skid steer \$95/hr

Mini Excavator \$165/hr

Tandem \$110/Hr

Hydrovac \$240/hr

Labourer \$80/hr per man

Supervisor \$100/Hr

A suitable dump site within 3km of the Summer Village is to be supplied.

Fill (sand, gravel, clay, topsoil, etc) cost plus 15%

Culverts cost plus 15%

Fees will be billed on the first of each month and due upon receipt.

### **Contact Info**

Jaymad Contracting Inc.

Jason Madge

Comp 18 Site 111 RR1

Alberta Beach, Ab

T0E 0A1

780-924-2377 (Home)

780-868-4467 (Cell)

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cao@onoway.ca

---

**From:** administration@wildwillowenterprises.com  
**Sent:** June 6, 2021 11:47 AM  
**To:** Billie  
**Cc:** Wendy Wildman  
**Subject:** FWD: FW: Screenshot 2021-06-02 at 8.26.41 PM

Billie, please print for the South View Agenda Folder.

Heather Luhtala,  
Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))  
S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))  
S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))  
Phone: 587-873-5765  
Fax: 780-967-0431  
Website: [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)  
Email: administration@wildwillowenterprises.com

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

**Subject:** FW: Screenshot 2021-06-02 at 8.26.41 PM  
**From:** "whip-it-welding@outlook.com" <whip-it-welding@outlook.com>  
**Date:** 6/6/21 11:43 am  
**To:** "Wendy Wildman" <administration@wildwillowenterprises.com>

Please put on next agenda

Garth

Sent from [Mail](#) for Windows 10

**From:** [Garth Ward](#)  
**Sent:** Wednesday, June 2, 2021 8:27 PM  
**To:** [whip-it-welding@outlook.com](mailto:whip-it-welding@outlook.com)  
**Subject:** Screenshot 2021-06-02 at 8.26.41 PM

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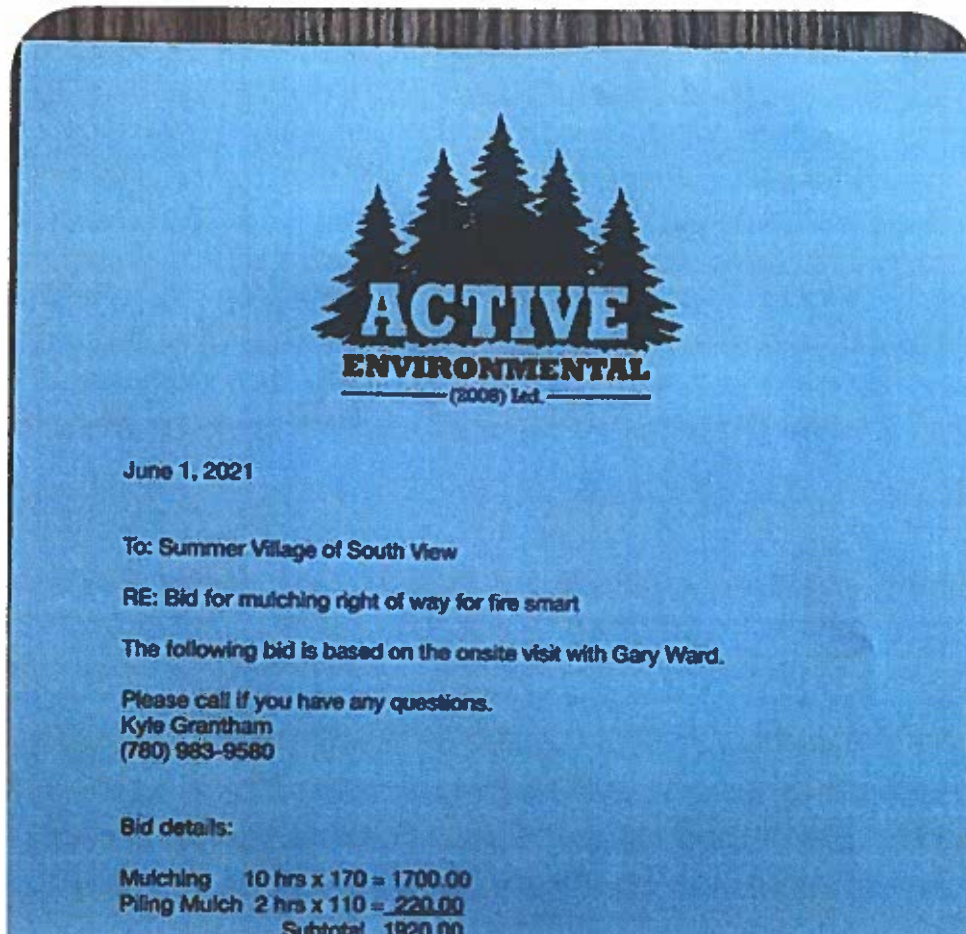
Kyle >

Read Saturday

Yesterday 10:17 AM

I have arrived

Today 7:44 AM



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

Subject: RE: RE: Existing Road Signs in Need of Repair/Replacement

From: "whip-it-welding@outlook.com" <whip-it-welding@outlook.com>

Date: 5/19/21 3:22 pm

To: "sandi benford" <sandi.benford@gmail.com>, "Wendy Wildman" <administration@wildwillowenterprises.com>, "Brian Johnson" <bj.svsouthview@yahoo.com>

Hi all lets put this on our next meeting agenda.

Grth

Sent from Mail for Windows 10

**From:** sandi benford

**Sent:** Monday, May 17, 2021 6:49 PM

**To:** Wendy Wildman; Brian Johnson; garth ward

**Subject:** Re: RE: Existing Road Signs in Need of Repair/Replacement

I guess we should try to retrieve the signs out of the ditches and let them know we just need posts.

Sandi

On Sun, May 16, 2021 at 12:38 PM <administration@wildwillowenterprises.com> wrote: Council, just keeping you in the loop regarding the 4 highway signs - I now have an email into the Alberta Transportation Superintendent to get a price and to understand what the next steps are to get these replaced.

Thanks,

Heather Luhtala,

Asst. CAO

S.V. of South View (Sign Up for South View Connect Today!)

S.V. of Silver Sands (Sign Up for Silver Sands Connect Today!)

S.V. of Yellowstone (Sign Up for Yellowstone Connect Today!)

Phone: 587-873-5765

Fax: 780-967-0431

Website: www.wildwillowenterprises.com

Email: administration@wildwillowenterprises.com

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

Subject: RE: Existing Road Signs in Need of Repair/Replacement

From: "Patrice Ndiangang" <Patrice.Ndiangang@gov.ab.ca>

Date: 5/14/21 1:41 pm

To: "ADMINISTRATION" <ADMINISTRATION@WILDWILLOWENTERPRISES.COM>

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Good afternoon,

Alberta Transportation will prefer you contact the maintenance contractor and arrange to have them order and install the signs and the Summer Village covers all the cost.

The superintendent's contact information is as follows:

Glenn Fehsl

780-699-5045

[GFehsl@emconservices.ca](mailto:GFehsl@emconservices.ca)

Thanks,

***Patrice Ndiangang, P.Eng.***

Operations Engineer

Construction and Maintenance Division

Alberta Transportation

Government of Alberta

Tel **780-968-4226**

Cell **587-372-8595**

[patrice.ndiangang@gov.ab.ca](mailto:patrice.ndiangang@gov.ab.ca)

**511 Alberta - Alberta's Official Road Reports**

Go to [511.alberta.ca](http://511.alberta.ca) and follow [@511Alberta](https://twitter.com/511Alberta)

Classification: Protected A

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**From:** [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com) <[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)>

**Sent:** May 13, 2021 1:47 PM

**To:** Patrice Ndiangang <[Patrice.Ndiangang@gov.ab.ca](mailto:Patrice.Ndiangang@gov.ab.ca)>

**Subject:** RE: Existing Road Signs in Need of Repair/Replacement

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hello Patrice, please clarify, does Alberta Transportation personnel complete the work and provide the signs/posts and the Summer Village covers these costs? Or is the Summer Village ok to replace/repair the signs at any time now that I have confirmed no permit is required?

I'm sorry, I am confused as to who is to do the work.

Thank you,

Heather Luhtala,

Asst. CAO

S.V. of South View ([Sign Up for South View Connect Today!](#))

S.V. of Silver Sands ([Sign Up for Silver Sands Connect Today!](#))

S.V. of Yellowstone ([Sign Up for Yellowstone Connect Today!](#))

Phone: 587-873-5765

Fax: 780-967-0431

Website: [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)

Email: [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

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

Subject: RE: Existing Road Signs in Need of Repair/Replacement

From: "Patrice Ndiangang" <[Patrice.Ndiangang@gov.ab.ca](mailto:Patrice.Ndiangang@gov.ab.ca)>

Date: 5/4/21 1:27 pm

To: "! ADMINISTRATION" <[ADMINISTRATION@WILDWILLOWENTERPRISES.COM](mailto:ADMINISTRATION@WILDWILLOWENTERPRISES.COM)>

Cc: "[cao@onoway.ca](mailto:cao@onoway.ca)" <[cao@onoway.ca](mailto:cao@onoway.ca)>

Good afternoon,

Thanks for contacting the department concerning directional signs on highway 633.

The Summer Village will be responsible for all costs with respect to the replacement/upgrade of the signs.

That section of Highway 633 is considered a minor 2 lane highway and so no permit is required from Alberta Transportation.

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Thanks,

**Patrice Ndiangang, P.Eng.**  
Operations Engineer  
Construction and Maintenance Division  
  
Alberta Transportation  
  
Government of Alberta

Tel **780-968-4226**

Cell **587-372-8595**

[patrice.ndiangang@gov.ab.ca](mailto:patrice.ndiangang@gov.ab.ca)

511 Alberta - Alberta's Official Road Reports

Go to [511.alberta.ca](http://511.alberta.ca) and follow [@511Alberta](https://twitter.com/511Alberta)

Classification: Protected A

**From:** [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com) <[administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)>

**Sent:** May 3, 2021 5:01 PM

**To:** TRANS Development Stony Plain <[TRANSDevelopmentStonyPlain@gov.ab.ca](mailto:TRANSDevelopmentStonyPlain@gov.ab.ca)>

**Cc:** Wendy Wildman <[cao@onoway.ca](mailto:cao@onoway.ca)>

**Subject:** Existing Road Signs in Need of Repair/Replacement

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hello, I work with the Summer Village of South View and am reaching out to get clarification with respect to existing highway signage that is in need of repair and/or replacement. There are 4 signs that inform drivers along Hwy 633 of the 2 entrances to the Summer Village of South View. All 4 signs are in need of repair and/or replacement.

Is the Summer Village responsible for upgrading/replacing these signs? If so, I would like to confirm whether or not a permit is required. I have found on your Roadside Management Classification Map that

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the road the signs are considered to be located on a minor 2-lane highway, which, according to your website, does not require a permit. I would like to confirm this please.

Any other information you have would be helpful. I have attached a picture of one of the signs for reference (the other 3 signs are same or similar).

Thank you,

Heather Luhtala,  
Asst. CAO

S.V. of South View (Sign Up for South View Connect Today!)

S.V. of Silver Sands (Sign Up for Silver Sands Connect Today!)

S.V. of Yellowstone (Sign Up for Yellowstone Connect Today!)

Phone: 587-873-5765

Fax: 780-967-0431

Website: [www.wildwillowenterprises.com](http://www.wildwillowenterprises.com)

Email: [administration@wildwillowenterprises.com](mailto:administration@wildwillowenterprises.com)

40



**From:** development@wildwillowenterprises.com  
**Sent:** May 12, 2021 10:08 AM  
**To:** Wendy Wildman; administration@wildwillowenterprises.com; Sandi Benford; Brian Johnson; garthward51@icloud.com  
**Subject:** [FWD: Inquiry about land]

Good morning everyone

This is the property that is complaining about their propane tank and wood shed being on reserve land at the end of the road. As you can see, their lot is basically on a hill with no area at the back of the property to place anything. The only way to remedy the issue is to bring in a cat and dig out their back yard or maybe an encroachment agreement can be made so that these items can stay on the reserve.

This is a Council decision and could it be placed on the next meeting agenda for discussion? In my opinion, it would be better for an encroachment agreement rather than selling a part of the reserve. Let me know what you think?

Diane

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

Subject: Inquiry about land

From:

Date: Tue, May 11, 2021 4:01 pm

To: [development@wildwillowenterprises.com](mailto:development@wildwillowenterprises.com)

Hi Diane

I have attached pictures and our letter to the council.

Thanks Heidi

## Dear Council

We are Tod and Heidi Nicol and we live at 9930 101 ave Southview.

We understand that our propane tank is on reserve land, we would like to inquire about buying some reserve land, that is adjacent to our land. We were looking at approximately 11m X 17m

We have also included some pictures.

Thank you for your time  
Tod and Heidi Nicol

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# ESTIMATE

**S.V Southview**

**Jaymad Contracting Inc**

Comp18 Site111 RR1  
Alberta Beach, Alberta T0E0A1

Phone: (780) 924-2377

Email: jaymadcontracting\_1@outlook.com

Estimate # 8312029

Date 19/05/2021

Business / Tax # 785335522 RT0001

**Description**

**Total**

Supply and install one sign frame as per drawing provided

\$0.00

Option 1

Pressure treated 6x6 with galvanized straps

\$3764.34 + tax

Option2

Cedar 6x6 with black straps

\$4656.44 + tax

Note

Galvanizing will take 3-4 weeks right now.

Due to the volatile wood market right now we can only hold pricing for 7 calendar days.

**Subtotal** \$0.00

**GST** \$0.00

**Total** \$0.00



Signed on: 20/05/2021

S.V Southview

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## **Save the date! Munis 101 for Summer Villages coming September**

As summer villages hold their elections in the summer, the [Elected Officials Education Program \(EOEP\)](#) is hosting virtual offerings of [Munis 101](#) exclusively for summer villages in September. Registration will open in the coming month at a rate of \$275 per person.

The course covers the essential information councillors need to know to be effective municipal leaders and is a necessary step towards receiving a [Municipal Elected Leaders Certificate \(MELC\)](#).

Munis 101 is developed and delivered with the support of Municipal Affairs to help municipalities fulfill the Municipal Government Act Requirement to provide orientation following the election.

While the course is oriented for elected officials, CAOs are welcome to take the course so that they are aware what is being covered and can provide supplemental orientation on any municipal specific information.

Summer village councillors and CAOs have two options to participate:

The first offering will take place from 2:30 to 4:30pm on

- Tuesday, September 14
- Tuesday, September 21
- Tuesday, September 28
- Tuesday, October 5

The second offering will take place from 7:00 to 9:00 pm on

- Wednesday, September 22
- Wednesday, September 29
- Wednesday, October 6
- Wednesday, October 13

EOEP appreciates our ongoing collaboration with the Association of Summer Villages of Alberta (ASVA) to make learning opportunities available for summer village councillors.



Office of the Information and  
Privacy Commissioner of Alberta

By Regular Mail

May 12, 2021

RECEIVED  
MAY 20 2021

Summer Village of South View  
c/o Patriot Law Group  
Box 885  
Onoway, AB T0E 1V0

Attn: Michelle Gallagher, Barrister and Solicitor  
Your File: 17-0701

Dear Parties:

**Re: Inquiry #008851 – Extension of Completion Date**

I am the Adjudicator assigned to conduct this inquiry.

As provided by section 69(6) of the *Freedom of Information and Protection of Privacy Act*, I am extending the time for completing the inquiry in this case. This extension is required in order to prepare the Notice of Inquiry, for the parties to prepare and exchange initial and rebuttal submissions, for me to review those submissions and, if necessary, request further information, and then for me to decide the issues within the inquiry and issue an order.

The anticipated date for completion of the inquiry is now May 11, 2022.

The head of Public Body is being notified of this extension by copy of this letter.

Please note that this extension deadline applies only to the deadline for the completion of this matter overall. It does not replace the due dates for the exchange of submissions given in the forthcoming Notice of Inquiry.

If the parties have any questions about the inquiry process, please call the Adjudication Unit at 780-422-6860 or toll free at 1-888-878-4044 within Alberta, or send an email to [registrar@oipc.ab.ca](mailto:registrar@oipc.ab.ca).

Regards,

A. Swanek  
Adjudicator

cc Wendy Wildman, FOIP Contact, Summer Village of South View

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# PATRIOT LAW

P.O. Box 885, 5016 Lac Ste. Anne Trail South  
Onoway, Alberta T0E 1V0  
T: 780.967-2550  
F: 780.967-2447  
W: patriotlaw.com

Edward Gallagher, CD, B.A., LL.B.\*  
Michelle Gallagher, CD, B.S.N., M.A., M.B.A., LL.B.

File No. 19-0519

13 May 2021

**BY EMAIL**

Alberta Ombudsman  
#2560, 801 - 6 Avenue SW  
Calgary AB, T2P 3W2

Attention: Ms. Shelby Dewhirst, Investigator

Dear Ms. Dewhirst:

**Re: Alberta Ombudsman File No. 21-00959**

I am counsel for the Summer Village of South View. The CAO, Ms. Wendy Wildman, has referred your email of April 15, 2021, in relation to [REDACTED] to me for response.

As requested, please find enclosed the following documents:

1. The development permit issued in April 2016. Please note that this was not the initial development permit. As is indicated on its face, the April 2016 development permit was to renew the permit for development of a garage and guest house that was originally issued in September 2011.
2. The development permit application to change from a garage with guest suite to a garage with garage suite, made on May 25, 2017.
3. The development permit for the garage suite, issued on June 29, 2017.
4. Email from the Development Officer to [REDACTED] stating that a new permit was required (February 21, 2018, 9:32 AM).

Regarding the questions set out in your email, I am advised by the CAO and the Development Officer, Ms. Diane Burtnick, as follows:

- Following the February 27, 2020 building inspection, it is believed that a March 2020 re-inspection was initiated by Inspections Group relating the expiry of a building permit. However, the municipality has reviewed its records and has not located documentation confirming the details of such inspection or the results of such inspection.
- The current Integrity Commissioner for the Summer Village of South View is Ms. Victoria Message.
- In response to [REDACTED]'s February 5, 2021 email to the Summer Village of South View administration, [REDACTED] was invited to attend the March 17, 2021, Council

\* Denotes Professional Corporation

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meeting to present his concerns as set out in that email. Note that the February 2021 Council meeting was cancelled. [redacted] attended that March 17, 2021, Council meeting and presented his concerns to Council.

Yours truly,

**PATRIOT LAW**

Per:



Michelle Gallagher  
Barrister and Solicitor

Email: [michelle@patriotlaw.com](mailto:michelle@patriotlaw.com)

Enclosures *9 pages*

cc: Summer Village of South View, Attention: Ms. Wendy Wildman, CAO (by email)

# LAC STE. ANNE COUNTY WEIGHS SUSTAINABILITY OPTIONS FOR TOWN OF MAYERTHORPE

*County Council decries proposed 'Mayerthorpe Surcharge' and explores alternatives to biased arbitration process.*

**Submitted by Lac Ste. Anne County**

Sangudo, Alberta, Monday, June 7, 2021 – Lac Ste. Anne County has completed an initial review of the financial position of the Town of Mayerthorpe to determine a course of action in the wake of stalled Intermunicipal Collaboration Framework (ICF) negotiations with the Town.

The financial review consists of a high-level assessment of publicly-available data, and looks at indicators like expenditure practices and overall financial sustainability compared to benchmarked municipalities with reasonably comparable populations.

Consistent with the measures taken by the County in its own planning and budgeting approach, County Council intends to explore similar opportunities for operational efficiencies, programming changes and ownership models to support sustainable governance of the Town of Mayerthorpe.

Following two years of good faith negotiations, ICF talks ultimately broke down due to the Town of Mayerthorpe's precondition of additional financial support from County ratepayers (the Town was the only municipality that attached a financial stipulation to its ICF negotiations). As mandated by the Municipal Government Act, the County has successfully completed ICF agreements with every adjacent municipality, with the sole exception of the Town of Mayerthorpe.

Lac Ste. Anne County Council cautions that the Town's demand for a steep and incrementally climbing increase in recreation funding would place an unreasonable financial burden on the County and its citizens. During a period of unprecedented and unrelenting financial strain, the County

simply cannot support an increase of taxes on ratepayers in order to compensate for the unaddressed financial management issues of another municipality.

"The longer the County continues to prop the Town of Mayerthorpe up, the longer these inefficiencies will continue to occur," stated Lac Ste. Anne County Reeve Joe Blakeman.

"We are weighing our options on this matter, because everything the Town has put forward to date amounts to a 'Mayerthorpe Surcharge' that would hurt all ratepayers of this region – on an ongoing and incrementally rising basis. I strongly encourage everyone who pays taxes in Mayerthorpe as well as Lac Ste. Anne County to sit up and take notice of what is happening here. Visit [mayerthorpesurcharge.ca](http://mayerthorpesurcharge.ca) and look at the numbers yourselves, because any shortfalls will be coming from your pockets if the Town gets its way."

It is the County's position that the Town of Mayerthorpe's rate of escalation in recreation spending is unsustainable. Overall recreation spending was 2.75 times greater in 2019 than 2014. Over that six-year period, total inflation was 8.53%, and the Town of Mayerthorpe's population has consistently declined.

**Spending Raises Questions About Town's Sustainability**

While recreation spending was the catalyst for the failed ICF negotiations, the County's review of the Town of Mayerthorpe's financial reporting related to recreation led to further scrutiny of all operating expenses and revenues – and subsequently the financial position of the Town.

In addition to unreasonably high expenditures on recreation, the financial review indicates a financial position that

is adversely impacted by unreasonably high expenditures on salaries, wages, and benefits relative to benchmarked municipalities with comparable populations.

"It is evident that Mayerthorpe is out of both money and ideas," continued Reeve Blakeman. "First they sought to balance their books by digging into our coffers. Then they tried (and nearly succeeded) to increase their own ratepayers' taxes by a whopping 15%. Now they seek to drag us through an arbitration process that is all but certain to shake the County down to some degree. These are not the actions of a fiscally sound, sustainable local government."

**County Questions Spirit of Arbitration; Explores Alternatives**

In a February 26, 2021 media release, Town of Mayerthorpe Mayor Janet Jabush stated that the Town and County have no other options except a costly arbitration process. It should be noted that the cost burden to which Mayor Jabush refers to would be almost entirely borne by Lac Ste. Anne County ratepayers.\*

While arbitration may be a desirable and relatively risk-free option for the Town of Mayerthorpe, Lac Ste. Anne County Council is in the process of exploring other alternatives to this costly and structurally biased approach; up to and including amalgamation of the Town.

"By triggering binding arbitration, Mayerthorpe knows they will get to have their cake and eat it too," continued Reeve Blakeman. "Sadly, the system is designed to support such behaviour. Of course Mayerthorpe favours the arbitration process, because they know it means they are all but guaranteed to receive some sort of favourable judgment. Municipal Affairs also supports arbi-

tration because it allows them to check a box and file this matter away. But let's be clear: neither of these parties care whether the average Lac Ste. Anne County ratepayer gets the short end of the stick."

Despite the Town of Mayerthorpe's apparent eagerness to embark upon what Town Mayor Jabush described as an 'expensive arbitration process,' it is incumbent upon Town administrators to explain what they seek to arbitrate to begin with. Further, any meaningful arbitration proceedings would need to be conducted by an individual who is both qualified to arbitrate such a matter, and who is free from conflict and bias.

Reeve Blakeman posited: "You tell us what the issue is, and we'll tell you if we think that's what the issue is. And then we can discuss who to choose to arbitrate the matter – on the County's dime. Regarding payment of the considerable legal and administrative fees that come with arbitration, perhaps we could earmark some of the \$200,000.00 we give the Town each year."

In the absence of a substantive description of the Town of Mayerthorpe's arbitration position, Lac Ste. Anne County Council will continue to explore opportunities for operational efficiencies, programming changes, and ownership models that will support sustainable operations and programming for Mayerthorpe residents.

For more details on this evolving matter, please visit [LSAC.ca/icf](http://LSAC.ca/icf).

\* If the Town of Mayerthorpe forces Lac Ste. Anne County into binding arbitration, County ratepayers will be legally responsible for covering 95.09% of all related arbitration costs – in addition to payment of any judgment awarded to the Town.

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**From:** administration@wildwillowenterprises.com  
**Sent:** May 13, 2021 1:35 PM  
**To:** Wendy Wildman; Shelley Vaughn; Dwight Moskalyk; West Cove Admin; svsunrisebeach@wildwillowenterprises.com; Charlsie New Moskalyk; Kristie; Billie; Jason Madge  
**Cc:** administration@wildwillowenterprises.com  
**Subject:** Gas Tax Fund - Doubling this year

FYI All:

## **Doubling of the Gas Tax Fund to benefit all municipalities**

May 12, 2021

AUMA is pleased with the Government of Canada's decision to double the Gas Tax Fund (GTF) this year as a one-time increase in municipal infrastructure funding. The announcement represents an additional \$2.2 billion for municipalities across Canada and \$244 million for Alberta municipalities.

### **How is GTF normally allocated?**

In Alberta, GTF is allocated to municipalities on a per capita basis except if a municipality's per capita allocation is less than \$50,000, then it will receive a minimum amount of \$50,000, and allocations to summer villages are calculated as a base amount of \$5,000 plus a per capita amount.

When the Gas Tax Fund doubled in 2019, AUMA raised concerns that approximately one-third of Alberta's municipalities, primarily smaller communities, would see zero or little change in their funding due to the structure of the allocation formula. In response, the Government of Alberta treated the 2019 GTF increase as two separate payments, resulting in a doubling of funding for every municipality.

### **AUMA's past advocacy to pay off for small communities**

With this year's GTF increase, AUMA proactively reached out to Alberta Municipal Affairs, who confirmed that they will once again treat the increase as two separate transfers. As a result, small municipalities that normally receive the \$50,000 minimum allocation will receive \$100,000, and all other municipalities will also see their funding double. Some municipalities may even see a slightly larger increase because the 2 per cent indexation of GTF saw Alberta's 2021-22 GTF amount increase by \$11 million over the 2020-21 year.

AUMA appreciates the increased investment from the Government of Canada as well as the support of Alberta Municipal Affairs to ensure funding formulas are adjusted when necessary, to meet the needs of all municipalities.



ALBERTA  
MUNICIPAL AFFAIRS

*Office of the Minister  
Deputy Government House Leader  
MLA, Calgary-Hays*

May 10, 2021

AR105124

Her Worship Sandra Benford  
Mayor  
Summer Village of South View  
PO Box 8  
Alberta Beach AB T0E 0A0

Dear Mayor Benford:

The COVID-19 pandemic has created major fiscal challenges for governments all around the world. In Alberta, we are also dealing with an economic downturn caused by low world energy prices. Despite these difficulties, we remain committed to supporting Alberta's communities with significant capital investments.

As part of this commitment, I am pleased to confirm that \$1.226 billion will be allocated to municipalities and Metis Settlements in 2021 under the Municipal Sustainability Initiative (MSI). This amount front-loads MSI funding, to help you transition to more sustainable funding levels over the next few years. Funding amounts from 2021-23 will average \$722 million per year. This funding will allow local governments to sustain existing projects, continue stimulating the economy, and build the infrastructure Albertans rely on.

For the Summer Village of South View:

- The **2021 MSI capital allocation is \$82,079**. This includes \$71,846 in MSI capital funding and \$10,233 in Basic Municipal Transportation Grant funding.
- The **2021 MSI operating allocation \$5,892**.

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

I look forward to working together with you to help Alberta's communities get through these challenging times.

Sincerely,

Ric McIver  
Minister

cc: Wendy Wildman, Chief Administrative Officer, Summer Village of South View

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## Town of Mayerthorpe

**Report Title :** SOUTHVIEW DAILY EVENTS  
**Report Range** 4/1/2021 12:00 am to 4/30/2021 11:59 pm

RECEIVED  
MAY 11 2021

### Daily Event Log Report

**Date:** 2021/04/10

**Group:** TOWN OF MAYERTHORPE

**Officer:** DAWN, DWIGHT  
**Backup Officer:**  
**Group:** TOWN OF MAYERTHORPE  
**Event Start:** 2021/04/10 1900 **Event End:** 2021/04/10 2015  
**Event:** GENERAL PATROL  
**Location:** SOUTHVIEW  
**Specific Location:** SUMMER VILLAGE  
**Notes:** PATROLLED SUMMER VILLAGE CHECKING SECURITY OF RESIDENCES, VERY COLD BLISTERY WINTER STORM DAY, SO NO ACTIVITY IN THE VILLAGE TODAY

**Total Group Events:** 1 **Total Time on Events:** 0 Days 2 Hours 15 Minutes

**Total Events By Date:** 1

**Date:** 2021/04/15

**Group:** TOWN OF MAYERTHORPE

**Officer:** DAWN, DWIGHT  
**Backup Officer:**  
**Group:** TOWN OF MAYERTHORPE  
**Event Start:** 2021/04/15 2300 **Event End:** 2021/04/16 0015  
**Event:** GENERAL PATROL  
**Location:** SOUTHVIEW  
**Specific Location:** SUMMER VILLAGE  
**Notes:** PATROLLED SUMMER VILLAGE LATER IN THE EVENING TO CHANGE THINGS UP BECAUSE OF COVID AND PATROLLING FOR ANY LATE NIGHT ISSUES. QUIET EVENING IN THE VILLAGE THOUGH

**Total Group Events:** 1 **Total Time on Events:** 0 Days 2 Hours 15 Minutes

51

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**Total Events By Date:** 1

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**Date:** 2021/04/24

**Group:** TOWN OF MAYERTHORPE

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**Officer:** DAWN, DWIGHT

**Backup Officer:**

**Group:** TOWN OF MAYERTHORPE

**Event Start:** 2021/04/24 1415

**Event End:** 2021/04/24 1530

**Event:** GENERAL PATROL

**Location:** SOUTHVIEW

**Specific Location:** SUMMER VILLAGE

**Notes:** PATROL SUMMER VILLAGE AND CHECK SECURITY OF RESIDENCES, ALSO CHECK A RESIDENCE ON 101 AVENUE FROM A COMPLAINT OF A R. THE MATTING LAID THERE HAS BEEN THERE FOR YEARS NOW, WILL SEND AN EMAIL TO CAO OF MY FINDINGS

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**Total Group Events:** 1

**Total Time on Events:** 0 Days 2 Hours 15 Minutes

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**Total Events By Date:** 1

---

**Total Report Events:** 3

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Government

## STATEMENT OF DEPOSIT NON-NEGOTIABLE

PAGE 1

VENDOR		VENDOR ID	DATE ISSUED	
SUMMER VILLAGE OF SOUTH VIEW			06-May-2021	
DEPOSITED AT BANK:		DEPOSIT NO	DATE	AMOUNT
BRANCH:	ACCOUNT:	2000291123	06-May-2021	\$292.00
TOTAL				\$292.00

DEPOSIT NO: 2000291123		DEPOSIT DATE: 06-May-2021		
VOUCHER	DESCRIPTION/REASON FOR PAYMENT	INVOICE/CREDIT NOTE	AMOUNT	SUB-TOTAL
1900354284	FCSS MAY PAYMENT	095261319FCS0521	\$292.00	
	Total Payment From C&SS For inquiries Call 825 468 4314			\$292.00
DEPOSIT TOTAL				\$292.00

RECEIVED  
MAY 11 2021

JCA6464755 E D

02432

SUMMER VILLAGE OF SOUTH VIEW  
PO BOX 8  
ALBERTA BEACH, AB  
T0E 0A0



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**From:** Angela Duncan <duncan.angela.ad@gmail.com>  
**Sent:** May 8, 2021 2:33 PM  
**To:** undisclosed-recipients:  
**Subject:** AUMA Villages West Update

Hello Villages West Mayors, Councillors, and CAOs,

I hope that everyone is doing well and staying healthy and safe. Like most, I have been keeping very busy doing regular council and AUMA work while supporting my community as we navigate the unusual times that we are in. I would like to update you on some of the work that we are doing to advocate for Alberta's municipalities.

#### **Local Government Fiscal Framework (LGFF)**

As you are aware, AUMA has consistently advocated for a predictable, sustainable funding model that is enshrined in legislation. Owing to this, we were disappointed that the GoA reduced MSI funding to municipalities over three years and postponed the implementation of the LGFF. Based on a Request for Decision (RFD) submitted by the Village of Forestburg at our MLC, the AUMA will be advocating for an increase to the base LGFF funding amount, the removal of the 50% growth restriction, as well as to have LGFF implemented in the 2023/2024 fiscal year.

#### **Bill 52 - Recall Act**

The province has passed the Recall Act, Bill 52, which includes recall for Municipal Elected Officials. AUMA was not consulted before the bill was tabled in the legislature. To successfully recall a mayor or councillor, a valid petition signed by eligible voters in a number that is equal to at least 40% of the municipalities population must be submitted to the CAO. If the CAO deems the petition valid, the councillor/mayor is automatically removed, without a vote.

While the thresholds for recall are too high for them to be reasonably met in many municipalities, that is not true for small communities, where in some cases fewer than 50 signatures will be needed to remove a councillor from office. The process becomes even more convoluted and confusing for Summer Villages. With so few signatures needed, I feel that this legislation has the potential to cause governance and viability issues for small communities. AUMA is advocating that the recall threshold be set at 60% for small communities, instead of 40%. We also have concerns with the CAOs role in the process. Given that the CAO is the only employee of council, we feel that having them validate a petition that would remove a sitting councillor from office is a conflict of interest. Compounding this is the fact that a CAO, if they lived in the community, could actually initiate and then validate their own petition. We are recommending that any petitions be validated by a neutral third party. We are also concerned about the financial burden that this could place on municipalities.

#### **Future of Municipal Government Project**

Work is moving along nicely on our Future of Municipal Government project. In case you are not aware, the project is meant to ensure that municipalities remain in the drivers seat when it comes to any future changes to municipal government. What we do not want to see is top down solutions being imposed on Alberta's Municipalities, as we have seen in other jurisdictions. We have partnered with the University of Calgary's School of Public Policy to complete the project which will explore and assess options for government structures that will enable municipalities to build thriving communities into the future. We have chosen to partner with the School of Public Policy to keep the board from influencing the project and to ensure an unbiased approach. The project includes 2 phases of deliverables;

1. The initial deliverables are research papers on various aspects of municipal government and will be led by the School of Public Policy (SPP).
2. The results of these papers will inform the ultimate deliverable, which is a principle-based recommendations paper outlining options that will work in the Alberta context. While the School of

Public policy will play a supporting role in the final recommendations paper, AUMA and our members will lead the formulations of the recommendations.

### **Federal Gas Tax**

I am happy that the federal government will be doubling the Gas Tax that Municipalities receive this year. Much like the last time this happened, AUMA wants to make sure that villages like ours also see a true doubling of the grant and has advocated for the increase to include a doubling of the base amount. To my understanding this will be happening.

### **Household Hazardous Waste (HHW)**

With the impending closure of the Swan Hills Facility, changes have been made by Infrastructure Alberta to the HHW funding structure. Unfortunately, the changes will see costs downloaded onto municipalities and waste commissions. AUMA is working on figuring out the extent of changes and how they will impact municipalities. If you are impacted by this change, please reach out to me and we can chat about the impact that it will have for you so that I can get a better understanding on how we might advocate on this.

### **Economic Resiliency and Recovery Task Force**

This task force has completed its' mandate and submitted its' final report which has been accepted by the Board. The report includes some fantastic recommendations that the board will work on implementing, including the formation of a new standing committee focusing on municipalities and economic development. The full report can be viewed [HERE](#).

### **Upcoming Events**

- May 19 @ 9am; RhPAP is hosting Coffee with Verna Yui, President and CEO of AHS. Register at <https://www.eventbrite.ca/e/coffee-with-dr-verna-yiu-registration-148049617391>

There is so much more that I could include in here, but I will leave that for another day. As always please let give me a call, text, or email, if you want to talk more about the work that I, or the AUMA, am doing, or if you just want to chat about what is happening in your community. I truly enjoy hearing from you.

Sincerely,

**Angela Duncan**

Deputy Mayor, Alberta Beach  
Vice President & Director, AUMA  
780-868-5103  
[duncan.angela.ad@gmail.com](mailto:duncan.angela.ad@gmail.com)

### **AUMA Boards and Committees that I sit on:**

Small Communities Committee - Chair  
AMSC (Alberta Municipal Services Corporation)  
Alberta Interim Police Advisory Board  
Rural Sustainability Primary Care Task Force  
RMA Zone 3

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