

SUMMER VILLAGE OF ISLAND LAKE

AGENDA ADDITIONS

Tuesday, September 20th, 2021 at 5:00 p.m.

Via Zoom

As per Bylaw 02-2016 there will be no audio/video recordings of Meetings

4.	<u>Appointments or Delegations</u> <i>Pages 69-87</i>	a)	<p>Development Officer Report, Rick Stuckenberg – Mr. Stuckenberg has been working on several ongoing files in the Summer Village and as per a Stop Order and required remediation plan, has received additional information from the landowner of 231 Lakeshore Drive regarding the remediation plan required on Municipal Reserve property adjacent to the lot. Upon review of the plan, Mr. Stuckenberg has not accepted the plan and requested Council direction moving forward.</p> <p><i>(that Council direct Administration to:</i></p> <ol style="list-style-type: none"><i>1. Hire a qualified contractor to prepare and execute a remediation plan. The scope of work to include:</i><ol style="list-style-type: none"><i>a) A site survey provided by an Alberta Land Surveyor</i><i>b) Installation of a perimeter chain link fence between the Lands and adjacent Municipal Reserve to extinguish any future encroachment by the land owner.</i><i>2. All costs incurred by the Municipality will be added to the tax roll of the Lands as provided for under the Municipal Government Act.)</i>

From: Sue Cole
Sent: September 14, 2022 11:54 AM
To: Sue Cole
Subject: Lot 231 Lakeshore DR Summer Village

Proposed Remediation to 231 Lakeshore Dr Summer Village

With allowing the summer of 2022 come to a close the following reason's of proposed no further disturbance by way of removal of minimal pit run placed in 2021 to firm a very unsafe walking area for our family to get to dock or maintain in maintenance of grass cutting ... the MR area has and will continue to rejuvenate naturally as it should with safer ability to get to dock for grandchildren and safer ability to maintain proper grass cutting

Stronger ground on this property was totally required to bring it into safe access ... (previously was massive sink holes ... walking sinking to the point of one grandchild almost breaking ankle, not to mention myself as an older adult not even able to cut path more then 4 feet wide to get to dock area conditions of land was very much need in getting ground stabilized to become safe lake front environment.

See update pictures of natural regrowth :

Attachment pdf batch #1

Proposed remediation of Fire Wall Berm:

This wall/berm I am asking to remain for huge Fire smart Safety for following reasons :

- 1 There has never been the ability of the Village to maintain there property in keeping with Fire Smart compliance, in the complete time our ownership to 231 Lakeshore Dr.

Before my Husbands passing in June 2021 he was able and did keep the Village's proptery quite clean with removal of fallen trees and fallen foliage of deed brush, for min of 20-30 away from our property. However, my husband as all of council knows and most of neighboring property's know is sadly no longer with our family in physical presences. Thus leaving myself to continue maintaining Fire Smart compliance and safety of same degree my husband did. There for a chosen Fire Berm wall is to assist in allowing time for safe removal of our RV's if fire were to occur due to Mother Nature striking the many many fallen tress in Village lot and huge amount of dead foliage from dying trees on this Village Property.

See updated pictures attachment pdf batch #2

I have also asked to be placed on agenda Counsel meeting hearing Sept 20th at which time this can be further discussed and further input of possible other resolutions.

Thank you

Sue Cole
231 Lakeshore Dr
Summer village island lake

Sent from Mail for Windows

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ATT.

BATCH # 1

From: Sue Cole

Sent: September 13, 2022 2:05 PM

To: Sue Cole

Subject: Regrowth

PC #1





Pic #2 - ATT
BATCH
#1



Sent from my iPhone

fic

#2

- ATTACH
BATCH
#1

ATT. BATCH #2 - 1

From: Sue Cole

Sent: September 13, 2022 3:20 PM

To: Sue Cole

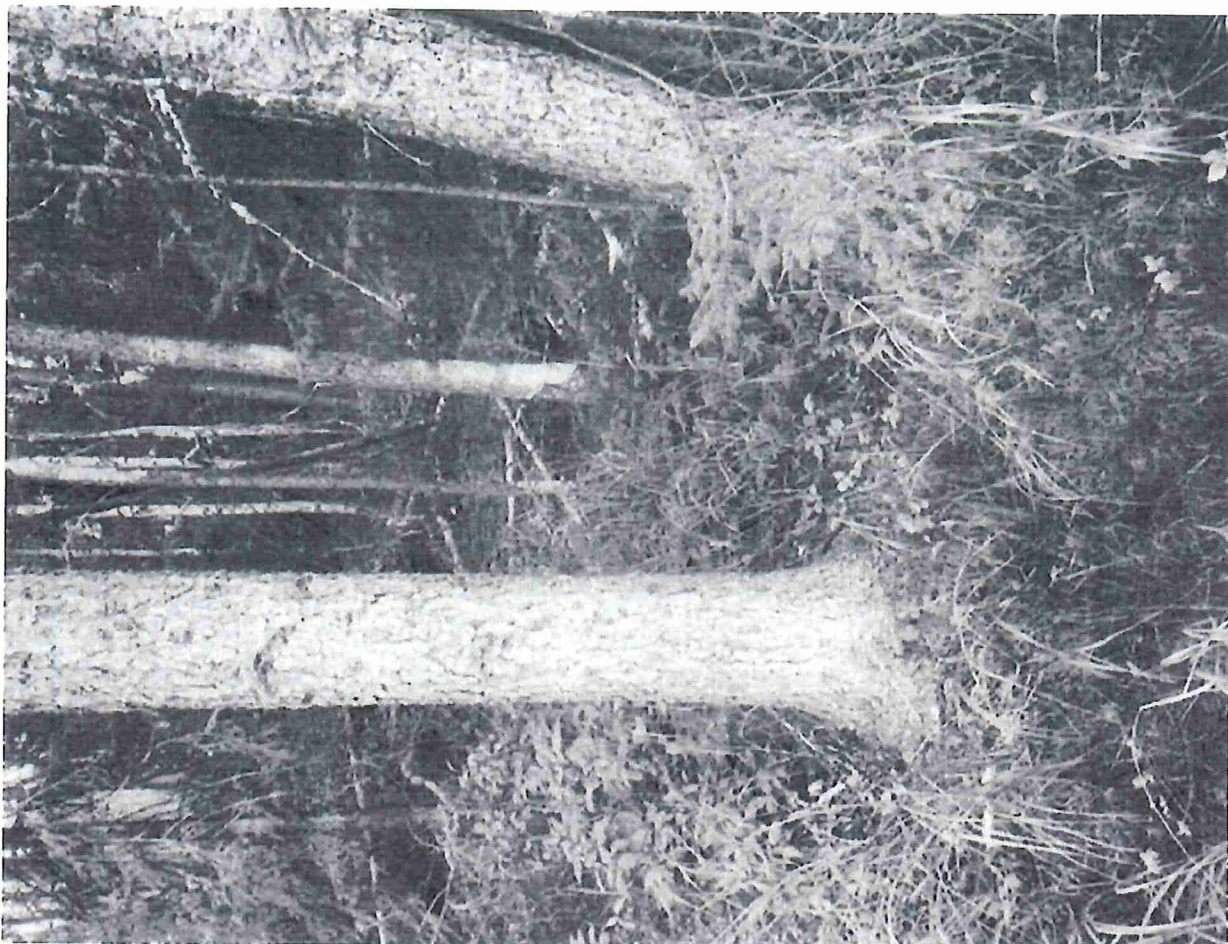
Subject: Falling trees



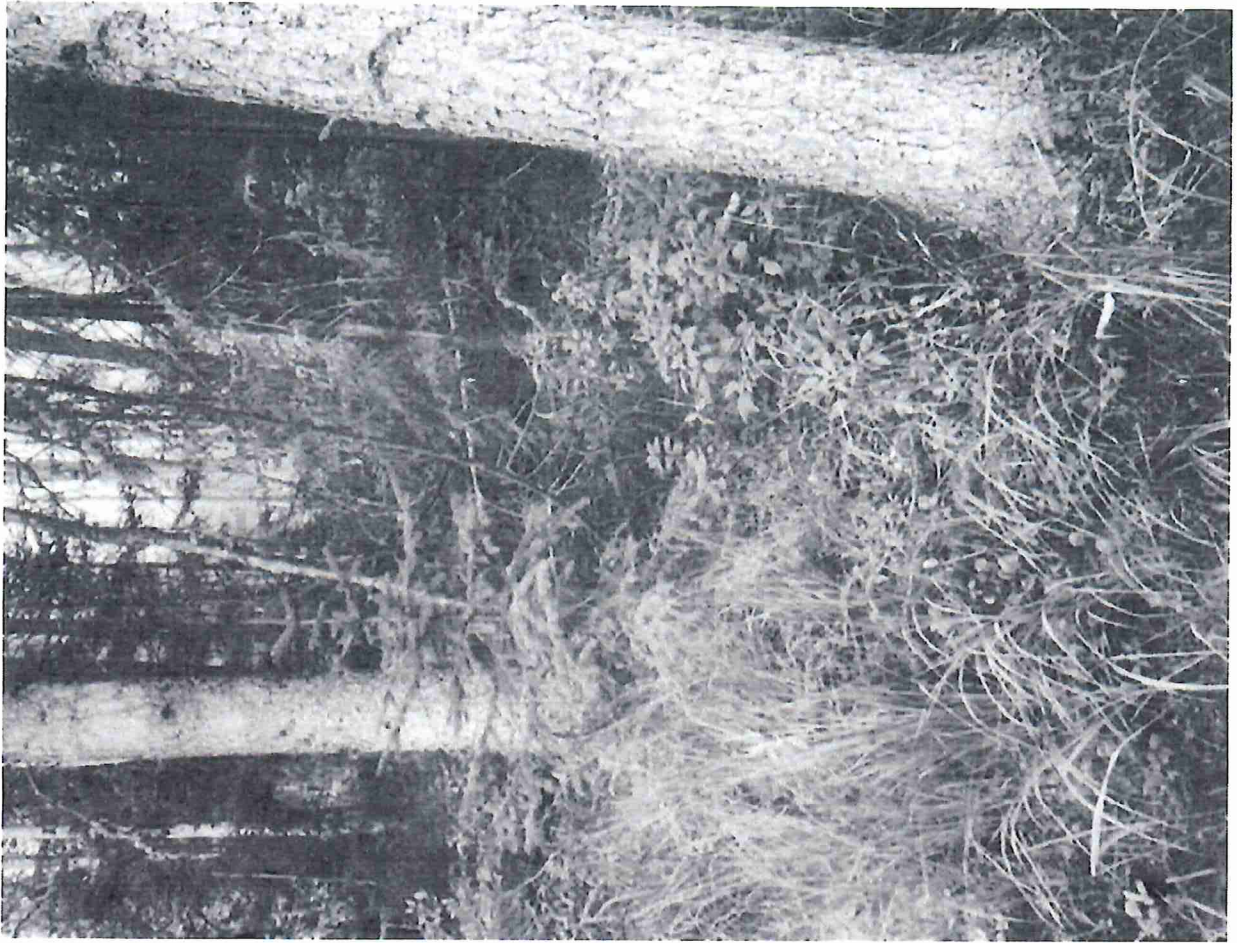
RT
Batch #2-2



Batch
#2 - 3



Box
#2 -4



Batch #2-5



Bright #2 - 6



Sent from my iPhone

76

Batch #2 - 7



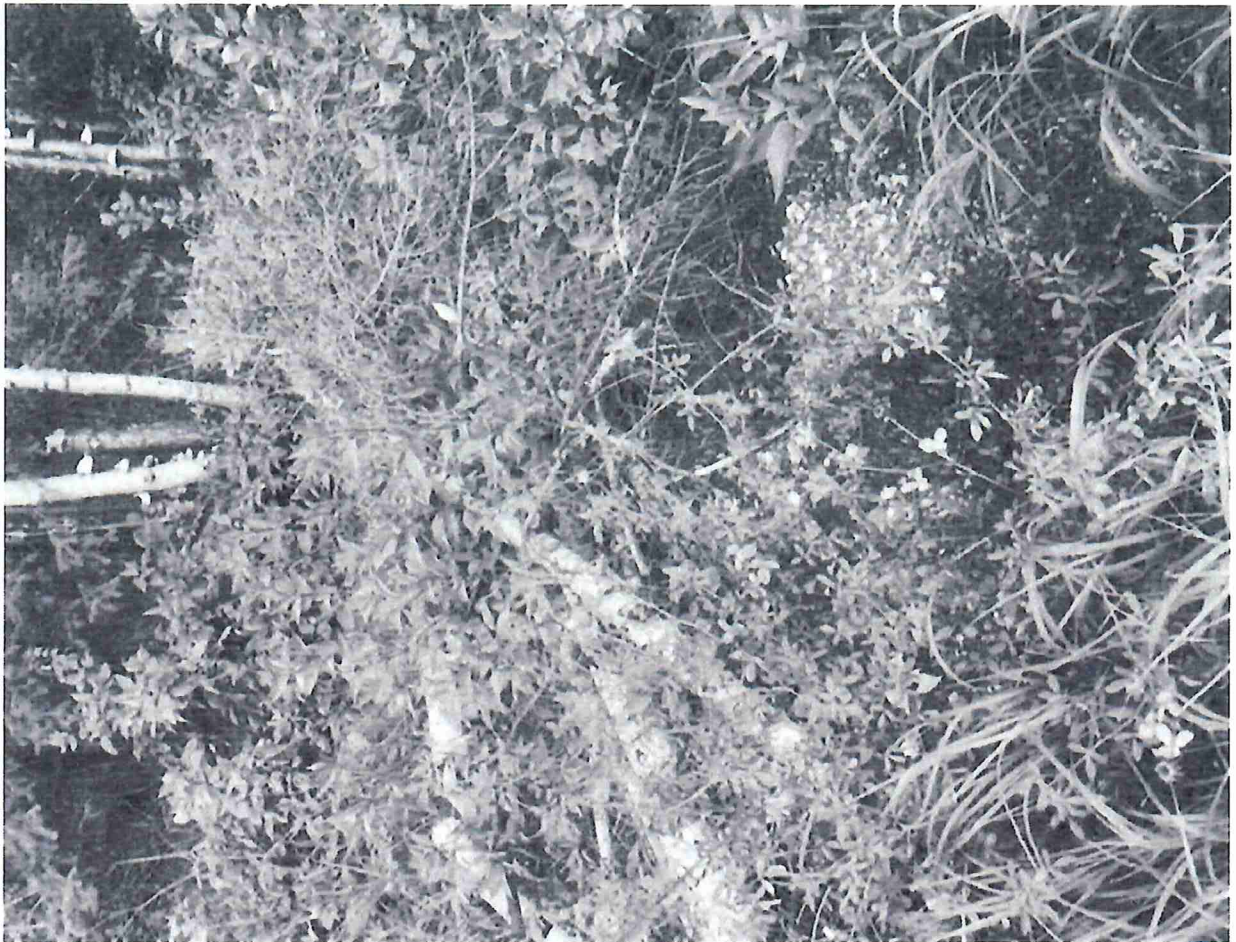
BATCH
#2 -8



ATT Batch# #2.-9.



ATT. BATCH #2 - 10





Summer Village of Island Lake

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REPORT TO COUNCIL

Council Meeting September 20, 2022
Subject Encroachment on Municipal Reserves / Bed & Shore of Island Lake bordering Plan 763TR, Block 1, Lot 13 - 231 Lakeshore Drive, Summer Village of Island Lake (the "Lands")
Prepared by Rick Stuckenberg BES, RPP, MCIP
Development Officer

RECOMMENDATIONS

That the Council direct administration to:

1. Hire a qualified contractor to prepare and execute a remediation plan. The scope of work includes:
 - a. A site survey provided by an Alberta Land Surveyor.
 - b. Installation of a perimeter chain link fence between the Lands and adjacent Municipal Reserve to extinguish any future encroachment by the land owner.
2. All costs incurred by the Municipality will be added to the tax roll of the Lands as provided for under the *Municipal Government Act*.

DISCUSSION

An inspection of the Lands was conducted to confirm that the gravel fill extends about 155 ft into the Municipal Reserve / Bed and Shore of Island Lake.

I subsequently met with Mr. Will Cole and Ms. Sueann Cole (27-JUNE-2022) at which time she agreed to provide a remediation plan.

The planting of trees, shrubs, removal of the gravel and re-grading of the Municipal Reserve was discussed in detail as well as the maintenance of the re-planted vegetation.

The 14-JULY-2022 letter from the CAO of Municipality further advised Ms. Cole that should an acceptable remediation plan not be received by the Municipality on or before 15-AUG-2022, we will have no other option but to prepare and execute a remediation plan with all costs to be paid by you, the landowner.

The remediation plan was prepared by Mr. Will Cole on behalf of Ms. Cole; it was rejected.

On 18-AUG-2022, the Development Officer requested a new (e. g. final) remediation plan:

- A. Justify why you are not prepared to remove any gravel from the MR lands.
- B. Explain in your remediation plan how gravel will be removed without further impacting the native soils in the MR lands, including:
 - a. How would you do this?
 - b. What equipment will be used? We talked about rubber tracked equipment and a wide bucket.
 - c. How will the native organic layer be re-established?
 - d. Identify all the species of plants / trees / shrubs proposed in the remediation plan
 - e. What is the schedule for re-planting?
 - f. What is the maintenance period?
 - g. Will you re-plant in case of die off?

I will conduct an inspection. Prior to doing so, you must provide a site plan prepared by qualified surveyor to verify:

- 1. Extent of gravel placed beyond the legal lot boundary, within the MR lands
- 2. Any structures, chattels and improved areas within the MR lands
- 3. Find and mark all survey pins
- 4. Place markers along the north and east property line for a visual inspection of the disturbed areas
- 5. Provide site photographs to clearly show the relationship of the markers to the impacted areas. This will enable a better understanding of the pros and cons of the final remediation plan.

As to a surveyor, you may retain:

- 1. Alberta Land Surveyor
- 2. CET with appropriate qualifications and experience

We require this work to be completed and a new remediation plan provided three (3) business days prior to the next regular Council meeting in September the date of which you may verify with the SV of Island Lake.

SUMMARY

No suitable remediation plan has been provided for the Municipal Reserve / Bed & Shore of Island Lake. No site survey plan is provided. In consideration of the foregoing factors, the irresistible inference is:

- A. removal of the vegetation is to improve the view of the lake;
- B. removal of the vegetation is intended to extend the private use of the Lands into the adjacent Municipal Reserve;
- C. the chattels placed in the Municipal Reserve were moved however, a survey plan is still required to confirm:
 - a. the extent of the imported gravel;
 - b. that no improvements remain located on the Municipal Reserve.

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As such, the Municipality has no other option but to prepare and execute a remediation plan as set out in the recommendations, with all costs to be paid by the landowner.

Per: **SUMMER VILLAGE OF ISLAND LAKE**

A handwritten signature in blue ink, appearing to be 'R. Stuckenberg', written in a cursive style.

Rick Stuckenberg BES, RPP, MCIP
Development Officer



This is what a healthy eco-system looks like
immediately north of 231 Lakeshore Drive



Red line = land owner's assumed property line

Removal of the vegetation has opened the view of the lake:

