

SUMMER VILLAGE OF ISLAND LAKE

AGENDA

Tuesday, June 21st, 2022 at 4:30 p.m.

Via Zoom

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

1.	<u>Call to Order</u>		
2.	<u>Agenda</u>	a)	June 21 st , 2022 Regular Council Meeting (that Council approve as is or with additions/deletions as amended)
3.	<u>Minutes:</u> Pages 1-3	a)	May 17 th , 2022 Council Meeting Minutes (that Council approve as is or as amended)
4.	<u>Appointments or Delegation</u>		N/A
5.	<u>Public Hearings</u>	a)	N/A
6.	<u>Bylaws</u>		N/A
7.	<u>Business</u>	a)	<p>Annual Information Meeting – at the last meeting, the date for the Annual Information Meeting was scheduled for August 20th, 2022 beginning at 10:00 a.m. at the Island Lake South Hall (alternate Grosmont Hall if unavailable). I have tried both halls and they are both booked for that day. We need to set an alternate date to accommodate this meeting, schedule the meeting virtually or cancel the meeting for 2022.</p> <p>(that the Annual Information Meeting be scheduled for _____ at _____ to be held at _____.</p> <p>(some other direction as given by Council at meeting time)</p>
	Page 4	b)	<p>Alberta Municipalities (AM) Local Government Fiscal Framework (LGFF) – please refer to the May 31st, 2022 letter from President Cathy Heron encouraging Summer Villages to collaborate and come up with design options for how this funding formula could look in the future. This request is in response to numerous letters received by AM asking that the AM Board lobby to increase the base funding for Summer Villages by 50% from the existing base amount under the Municipal Sustainability Initiative funding formula. As part of the MSI-Capital funding formula, Summer Villages received \$60,000 in base funding with all other municipalities receiving \$120,000 in base funding (the other parts of the formula were based on population, km of local roads and the school requisition). In 2022, each municipality's funding was reduced to 40.6% of their total 2021 allocation. For Island Lake, this reduced your allocation of \$145,921 to \$59,174 for each of 2022 & 2023.</p> <p>We have also been advised that information will be coming out soon from the Province that they will be enforcing time limits on spending of our MSI</p>

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			<p>funds. It sounds like they will be requiring any 2007 to 2018 Capital Funds to be spent by December 31, 2023 or the fund will have to be returned to the Province. This will not affect the Summer Village of Island Lake, however will affect other municipalities.</p> <p>These are serious changes to this program and hopefully will be discussed at your Summer Villages meeting in the area.</p> <p><i>(direction as given by Council at meeting time)</i></p>
Page 5	c)		<p>Rural Economic Development and Rural Broadband Strategy – please refer to the attached June 2022 letter from MP Shannon Stubbs, MP Damien C. Kurek and MP Jacques Gourde requesting municipal feedback at an upcoming forum (date unknown or not noted in letter).</p> <p><i>(that Council and Administration be authorized to participate in an upcoming forum on Rural Economic Development and Rural Broadband Strategy hosted of Members of Parliament (date to be determined), or accept for information)</i></p>
	d)		<p>Freedom of Information and Protection of Privacy Act Request - the Summer Village of Island Lake received a request under the Freedom of Information and Privacy Act on October 31st, 2019 that encompassed a very wide scope of requested information. This was provided to the Applicant, however the Applicant disputed some of the fees charged and requested a review from the Office of the Information and Privacy Commission That office has now completed their review. With the concern about the significant costs and ongoing work that would be involved with any subsequent request by the Applicant for an inquiry to the Adjudication Unit, the Summer Village has voluntarily resolved to reimburse the Applicant with the copying/printing charges (\$1,548.50) and 20% of the search/review etc. not associated with applying redactions (\$799.20) for a total of \$2,347.70 provided to the Applicant.</p> <p><i>(that Council approve in principle, the reimbursement of copying/printing charges (\$1,548.50) and 20% of the search/review not associated with applying redactions (\$799.20) for a total of \$2,347.70 to the Applicant of the October 31st, 2019 Freedom of Information and Privacy Protection Act request, pending further communication received from the Freedom of Information and Protection of Privacy Act office)</i></p>
Page 6-8	e)		<p>Placement of a Seasonal Dock, Plan 763TR, Block 1, Lot 19; 247 Lakeshore Drive North. Please refer to the noted letter requesting a letter of non-objection for the placement of a dock adjacent to MR Plan 763TR, Block 1, Lot 33R (refer to diagram attached).</p>

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			<i>(that Council approve providing a letter of "Non-objection" to the owners of 247 Lakeshore Drive North regarding placement of a seasonal dock off of MR Plan 763TR, Block 1, Lot 33R) (some other direction as given by Council at meeting time)</i>
		f)	Bridge Damage Incident – on the 13 th of June, 2022, a pumper truck triple axle hit the bridge so hard it blew a tire on the vehicle. This incident was requested to be discussed at the Council meeting. <i>(the Council accept the discussion on the bridge incident for information) (some other direction as given by Council at meeting time)</i>
		g)	Gravel Request – a request has been received for gravel to be placed at the lake access south of 243 Lakeshore Drive. This was to be looked at towards the end of the season last year, however with Council change, it has not been discussed. As it was not a budgeted item, Mayor Newton wished to discuss it now. <i>(direction as given by Council at meeting time)</i>
		h)	Municipal Sustainability Initiative – Capital Projects – Council previously ratified a portion of MSI funding for 2022 for parking pads (\$10,000), digital speed signs (\$9,500) and boat launch improvements (\$5,000). In response to concerns received by Council regarding the parking pad project, Council has indicated that they may wish to cancel/postpone this project for the future. It is also noted that the boat launch upgrade project is currently significantly under-funded considering the cost of provincial approvals etc. Does Council wish to allocate some/all of the \$10,000 parking pad project to the boat launch improvements for this year? <i>(direction as given by Council at meeting time)</i>
		i)	
		j)	
		k)	
8.	<u>Financial</u>	a)	Forwarded under separate cover as of May 31 st , 2022

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9.	<u>Councillors' Reports</u>		
		a)	Mayor Newton
		b)	Deputy Mayor Fisher
		c)	Councillor Wasmuth
10.	<u>Administration Reports</u> <i>Page 9</i>	a)	To Do List, May 17 th , 2022 (forwarded under separate cover)
		b)	Development Officer's Report June 21 st , 2022
		c)	
11.	<u>Communication and Correspondence</u> <i>Pages 10-11</i>	a)	Alberta Municipal Affairs – May 16 th , 2022 letter from Minister Ric McIver on our 2022 Municipal Sustainability Initiative Funding allocations.
	<i>Page 12</i>	b)	Fortis Alberta – email of May 31 st , 2022 advising that our request for the Community Naturalization and Tree Planting Grant program was not approved for 2022, however we are encouraged to consider applying again in 2023.
	<i>Pages 13-17</i>	c)	Town of Coaldale, Town of Bon Accord, Town of Redcliff and County of St. Paul letters to the Alberta Utilities Commission on the rising cost of Alberta utilities.
	<i>Pages 18-20</i>	d)	Development Permit 22DP05-04 – for installation of two RV parking pads, accessory building, above ground cistern, septic system at 1 Irene Avenue
	<i>Pages 21-24</i>	e)	Development Permit 22DP07-04 – for the demolition of an existing dwelling, construction of a new dwelling, use of existing well and in ground septic collection & holding tank at 81 Lakeshore Avenue.
	<i>Pages 25-29</i>	f)	Development Permit 22DP08-04 – for the construction of a dwelling and installation of a cistern, in ground septic tank, utilities, site drainage, gravel driveway and parking stalls at 47 Tranquille Drive.
	<i>Pages 30-32</i>	g)	Development Permit 22DP11-04 – for a shed/garage at 104 Spruce Avenue.
		h)	

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13.	<u>Closed Session</u>		Closed Meeting Session – 3 rd Party Personal Privacy (FOIPP Act, Sec. 17)
14.	<u>Next Meeting</u>		The next meeting is scheduled for July 19 th , 2022, 4:30 p.m. via Zoom.
15.	<u>Adjournment</u>		

Next Meetings:

- July 19th, 2022
- August 16th, 2022
- September 20th, 2022
- October 18th, 2022
- November 15th, 2022
- December 20th, 2022

SUMMER VILLAGE OF ISLAND LAKE
COUNCIL MEETING MINUTES
TUESDAY, MAY 17TH, 2022
VIA TELECONFERENCE/ZOOM

Council: Mayor Chad Newton
Deputy Mayor Alan Fisher
Councillor John Wasmuth

Administration: Chief Administrative Officer, Wendy Wildman
Administrative Assistant, Diane Wannamaker

Public at Large: 0 in person / 0 via zoom

1.	CALL TO ORDER	Mayor Newton called the meeting to order at 4:32 p.m.
2.	AGENDA 22-86	MOVED by Deputy Mayor Fisher that the May 17 th , 2022 Agenda be approved as presented. CARRIED
3.	MINUTES 22-87	MOVED by Mayor Newton that the April 19 th , 2022 Council Meeting Minutes be approved as presented. CARRIED
4.	APPOINTMENTS	N/A
5.	PUBLIC HEARINGS	N/A
6.	BYLAWS	N/A
7.	BUSINESS 22-88 <i>Bylaw 04-2020 Fees and Charges Bylaw</i>	MOVED by Mayor Newton that Bylaw 04-2020 Fees and Charges Bylaw and the schedule of fees associated with development charges be accepted for information and that further review and discussion on these fees and charges be brought back to Council in January, 2023 for review. CARRIED

SUMMER VILLAGE OF ISLAND LAKE
COUNCIL MEETING MINUTES
TUESDAY, MAY 17TH, 2022
VIA TELECONFERENCE/ZOOM

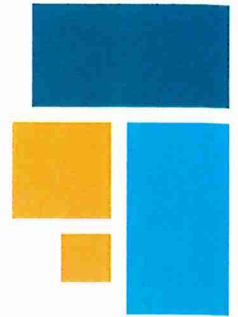
	22-89	<p>MOVED by Mayor Newton that the Annual Information Meeting be scheduled for August 20th, 2022 beginning at 10:00 a.m. to be held at the Island Lake Hall South, with in person and virtual attendance provided.</p> <p style="text-align: right;">CARRIED</p>
8.	FINANCIAL REPORT 22-90	<p>MOVED by Mayor Newton that the financial report for May 17th, 2022 be accepted as presented.</p> <p style="text-align: right;">CARRIED</p>
9.	COUNCIL REPORTS 22-91	<p>MOVED by Mayor Newton that the Council reports be accepted as presented.</p> <p style="text-align: right;">CARRIED</p>
10.	ADMINISTRATION REPORTS 22-92	<p>MOVED by Mayor Newton that the Administration Reports be accepted as presented.</p> <p style="text-align: right;">CARRIED</p>
11.	INFORMATION & CORRESPONDENCE 22-93	<p>MOVED by Deputy Mayor Fisher that the following correspondence and Information Items be accepted as presented:</p> <ul style="list-style-type: none"> - Athabasca Regional Waste – May 20th to 30th, 2022 fees for disposing yard debris at all Athabasca Regional Waste Transfer Stations - Athabasca Regional Waste Management Services Commission May 1st letter to Town of Athabasca regarding a planned Right of Way for a service road to deconstruct and construct a new bridge that would encroach on the south east corner of the Athabasca Transfer Site. - Taxservice – April 22nd, 2022 report on Tax Arrears Recovery on Land – Notifications Registered 2022 - Government of Canada – April 12th, 2022 deposit for April, May and June 2022 FCSS funding \$1,616. - Town of Mundare – May 9th, 2022 letter to Minister of Justice & Solicitor advising that the Town does not support an Alberta Provincial Police Force

SUMMER VILLAGE OF ISLAND LAKE
COUNCIL MEETING MINUTES
TUESDAY, MAY 17TH, 2022
VIA TELECONFERENCE/ZOOM

		<ul style="list-style-type: none">- 22DP06-04, installation of accessory building, two RV parking pads, water and sewer services, 13 Irene Avenue <p style="text-align:right">CARRIED</p>
12.	CLOSED MEETING	N/A
13.	NEXT MEETING	Next meeting is scheduled for June 21 st , 2022, 4:30 p.m. via zoom.
14.	ADJOURNMENT	The meeting adjourned at 5:48 p.m.

Mayor, Chad Newton

Chief Administrative Officer, Wendy Wildman



May 31, 2022

Board of Directors
Association of Summer Villages of Alberta
Email: info@asva.ca

To the Board of Directors of the Association of Summer Villages of Alberta:

In recent weeks, Alberta Municipalities has received numerous letters from individual summer villages requesting that Alberta Municipalities adopt a position that the base amount of funding for summer villages under the Local Government Fiscal Framework (LGFF) be increased by 50 per cent over the existing base amount under the Municipal Sustainability Initiative.

I am pleased that members of the Association of Summer Villages of Alberta (ASVA) are taking an active role to present solutions to the infrastructure challenges that are being faced at the local level. To be clear, Alberta Municipalities has not formalized a position on what the LGFF base amount should be for summer villages or any municipality.

Each summer village that has submitted a letter has communicated that they support our principles and goals for the allocation of LGFF Capital, specifically that the base funding should be "fair and equitable". This is positive, but Alberta Municipalities' interpretation of equitable funding is not the same as equal funding. We acknowledge that some summer villages are changing to become year-round communities and therefore, may need increasing levels of infrastructure funding, while other summer villages may not have the same infrastructure needs or challenges.

We are supportive of seeing an increase in base funding for municipalities but are seeking solutions to do so in an equitable way that supports summer villages that have the greatest needs. I would like to invite ASVA to consider options for how to achieve this goal so that summer villages with the greatest needs are adequately supported. As an example of a specific consideration, would ASVA recommend allocating an equal amount to all 51 summer villages or would there be an effort to prioritize the needs of some municipalities over others, if say the base amounts for summer villages were pooled.

Recognizing the vast differences in the scope of services offered by each summer village, I would like to invite your Board to consider alternative ideas for how the individual needs of summer villages can be best met in an equitable manner. In the meantime, we will continue to explore options for design and look forward to engaging with you on this matter. If you would like to set up a meeting, please contact me at president@abmunis.ca.

Sincerely,



Cathy Heron
President, Alberta Municipalities



MAYOR CHAD NEWTON
PO BOX 8
ALBERTA BEACH AB T0E 0A0

Ottawa, June 2022

Dear MAYOR CHAD NEWTON and Council,

The economic contributions from rural communities are integral to Canada's success. Rural areas are home to many key industries such as manufacturing, forestry, agriculture, and energy.

Yet, municipalities under 20,000 residents receive less support from the federal government in comparison to their much larger counterparts. Red tape duplications and certain application requirements disproportionately burden small rural communities with very few staff.

This is unfair, unjust, and needs to be addressed urgently. As such, Conservative Shadow Minister for Rural Economic Development and Rural Broadband Strategy, M.P. Shannon Stubbs, Deputy Shadow Ministers M.P. Damien Kurek and M.P. Jacques Gourde, are seeking to convene a townhall with you to address federal funding for rural communities.

Rural Canadians must band together for fairer and more robust funding for communities all over rural Canada.

It is integral to our economy that the federal government works for everyone no matter where they live. The voices of rural Canadians need to be heard. We kindly ask you to express the three most important issues impacting your economic development as a rural community. We will use this feedback to ensure our work for rural Canada is as productive as possible and will determine the agenda for our proposed townhall. This is an opportunity to network, share your priorities, and solutions to the challenges we face.

We value hearing from you and should you wish to attend our forum, please email M.P. Stubbs at shannon.stubbs@parl.gc.ca, M.P. Kurek at damien.kurek@parl.gc.ca, or M.P. Gourde at jacques.gourde@parl.gc.ca.

Thank you for your time.

Shannon Stubbs, M.P.
Shadow Minister for Rural Economic Development
and Rural Broadband Strategy
Lakeland

Damien C. Kurek, M.P.
Deputy Shadow Minister for Rural Economic
Development and Rural Broadband Strategy
Battle River—Crowfoot

Jacques Gourde, M.P.
Deputy Shadow Minister for Rural Economic
Development and Rural Broadband Strategy
Lévis—Lotbinière

May 16, 2022

Island Lake Summer Village
Box 8, Alberta Beach, AB
T0E 0A0

VIA EMAIL:
<svislandlake@wildwillowenterprises.ca>

Attention: Administration Office

Dear Sir / Madam:

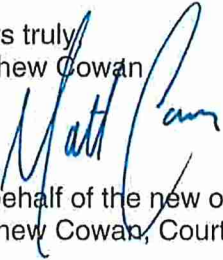
Re: Request for Consent or "No Objection" Letter re: Dock
Municipal Address: 247 Lakeshore Drive N., Island Lake, AB T9S 1S2
Legal Description: PLAN 763TR; BLOCK 1; LOT 19

We have recently purchased the above described property and are excited to be joining the Island Lake community. The sale closed April 28, 2022.

Please accept this letter as our request for Consent and/or a Letter of No Objection from the municipality with respect to a dock and boat lift that we are proposing be placed on the municipal reserve adjacent to our recently purchased lot. I have attached a rough sketch of the proposed location of the dock and boat lift, unchanged from the location that the previous owner of the property would have used. The dock and boat lift were purchased from the previous owner.

Please feel free to contact me by email (micowan@ualberta.ca) or by phone (780-887-0734). We look forward to your reply and thank you in advance.

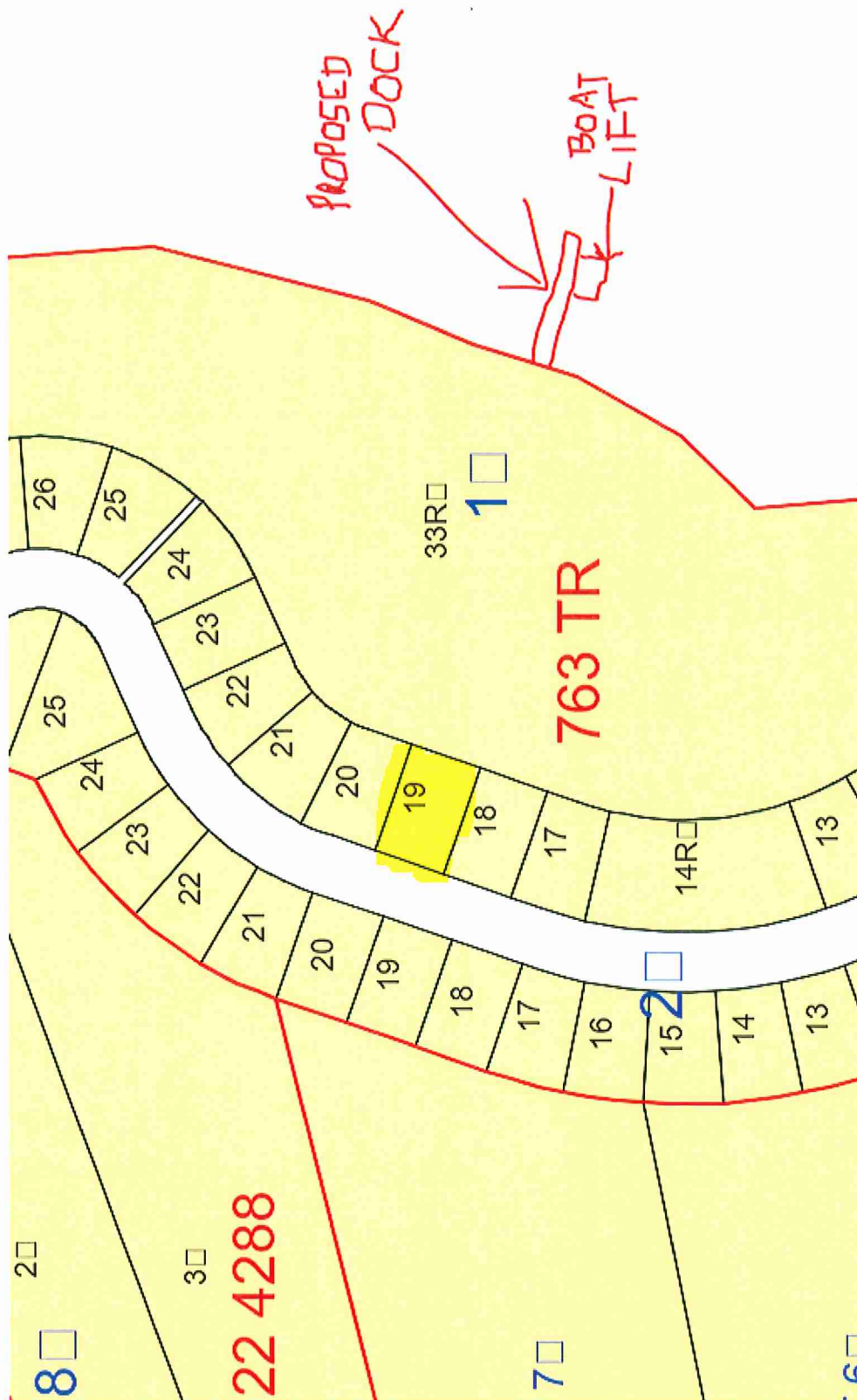
Yours truly,
Matthew Cowan



On behalf of the new owners:
Matthew Cowan, Courtney Knox, Gerald Knox, Katherine Knox

Encl.

LOCATION OF PROPOSED DOCK
RE: 247 LAKESHORE DRIVE N., ISLAND LAKE



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Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

REPORT TO COUNCIL

Council Meeting

June 21, 2022

Subject

Development Services - Activities for May / June

Prepared by

Rick Stuckenberg BES, RPP, MCIP

Development Officer

APPLICATIONS

PROPOSED USE / DISPOSITION

Discretionary Use	PLAN 0925358, BLOCK 17, LOT 25A - 28 TROUT AVENUE <ul style="list-style-type: none">Mobile home with raised deck, access, site grading, drainage, and services: in-ground septic collection and holding tank; existing well, U/G power, and a seasonal use RV / stall<i>Decision pending response from Alberta Transportation</i>
Discretionary Use	PLAN 1025731, BLOCK 7 LOT 4 – 104 SPRUCE AVENUE <ul style="list-style-type: none">Shop / garage, access, site grading, and drainage<i>Development Permit issued</i>
Discretionary Use	PLAN 1123618, BLOCK 17, LOT 31A - 31 TRANQUILLE <ul style="list-style-type: none">Shop / garage, access, site grading, and drainage<i>Development Permit issued</i>

Council identified some sites that need ongoing follow-up to address a variety of issues including non-compliant development, septic service, use of Environment Reserve lands, and bed and shore of Island Lake. The sites in question are all located on Lakeshore Drive. Land owner contact has been initiated however; on-site meetings will be requested to ensure a timely, and acceptable development plan is prepared by the land owner to resolve a variety of land use issues.

Respectfully submitted,

Rick Stuckenberg BES, RPP, MCIP

Development Officer / Consulting Planner

iLand Services Inc.

780-542-0445SVILPERMITS@outlook.com

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ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR108536

May 16, 2022

His Worship Chad Newton
Mayor
Summer Village of Island Lake
PO Box 8
Alberta Beach AB T0E 0A0

Dear Mayor Newton:

The Government of Alberta continues to build on its commitment to invest responsibly and sustainably in Alberta's communities and support local infrastructure needs. As part of this commitment, I am pleased to confirm that \$485 million will be allocated to local governments in Municipal Sustainability Initiative (MSI) capital funding and \$30 million in MSI operating funding in 2022. Combined with \$1.196 billion in funding front-loaded in 2021, MSI capital funding over the last three years of the program, from 2021 to 2023, will average \$722 million per year.

In addition, in 2022, Alberta will receive \$255 million in federal funding under the Canada Community-Building Fund (CCBF).

For the Summer Village of Island Lake:

- **The 2022 MSI capital allocation is \$59,174.**
This amount is equivalent to 40.6 per cent of your 2021 allocation, a reduction based on year-over-year change in overall program funding from \$1.196 billion to \$485 million.
- **The 2022 MSI operating allocation is \$9,575.**
Your 2022 operating allocation will be the same as in 2021.
- **The 2022 CCBF allocation is \$18,663.**
This amount was calculated using the 2019 Municipal Affairs Population List, the most current municipal-level population data available for the purpose of calculating CCBF funding.

MSI and CCBF funding amounts for all municipalities and Metis Settlements are posted on the Government of Alberta website at open.alberta.ca/publications. MSI allocation estimates for 2023, the last year of the MSI, are available on the program website at www.alberta.ca/municipal-sustainability-initiative.aspx.

.../2

The new Local Government Fiscal Framework (LGFF) program is scheduled for implementation in 2024. The new funding arrangement will ensure predictable long-term infrastructure funding at sustainable levels tied to growth in provincial revenues. I recognize how important it is for you to have the opportunity to provide input on the design of the LGFF, and value your expertise in the development of the new program.

I am pleased to announce that engagement with our local government stakeholders on the LGFF program has already begun. I had the privilege to initiate the LGFF engagement process by meeting with representatives from Alberta Municipalities, Rural Municipalities of Alberta, the Metis Settlements General Council, and the cities of Calgary and Edmonton. This engagement will include a survey on the LGFF program design, which is being sent out to all local governments. The results of these consultations are anticipated to be shared with you by early 2023.

We have a busy year ahead, and I am looking forward to working with you to develop the LGFF to ensure the program reflects local priorities, while aligning with provincial objectives and respecting our taxpayers.

Sincerely,



Ric McIver
Minister

cc: Wendy Wildman, Chief Administrative Officer, Summer Village of Island Lake

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Subject: Project Blue Park Upgrade declined
From: FortisAlberta <noreply@optimytool.com>
Date: Tue, May 31, 2022 12:48 pm
To: svislandlake@wildwillowenterprises.com
Cc: gail.dalrymple@fortisalberta.com

Dear Diane,

Thank you for your submission to our Community Naturalization and Tree Planting Grant program. Through these grants, we seek to support our municipal customers with developing and improving environmentally-friendly programs and facilities in their communities.

We were inspired by all of the initiatives that we were able to learn about in our communities and have awarded the grants for this year. Please consider reapplying in 2023.

We wish you the best of luck with your project.

Sincerely,

The FortisAlberta Community Investment Team

May 9, 2022

Alberta Utilities Commission

106 Street Building
10th Floor, 10055 106
Street Edmonton,
Alberta T5J 2Y2

Dear Utilities Commission:

RE: Increasing Utility Fees

Please accept this correspondence as a letter of support in addition to the correspondence you have already received from the Town of Fox Creek, dated March 23, 2022.

The Town of Coaldale joins in the increasing concern across the province regarding the rising utility fees for both natural gas and electricity. This concern is being felt throughout the public and private spheres, and we urge the Commission to take serious note of the concerns herein.

Over the past two years, residents of both Coaldale and the province have felt the ever-increasing strain of the ongoing COVID-19 pandemic coupled with increasing job insecurity and the rapid inflation of food, fuel, and housing costs. The rising costs of utilities have placed an additional strain on residents' already thin bottom lines.

It is important to note that the rising costs are not just impacting residents, but non-profits, small businesses, and commercial industries. Many of the aforementioned are in jeopardy of closing or being forced to stop their services to our communities due to the increasing costs of utilities.

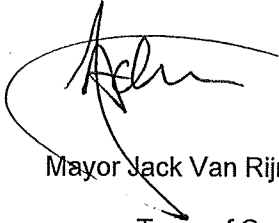
As representatives of our community, we also note that it is wholly unacceptable that the rising costs of utilities have led to increased private profits, as has been noted in the media lately. In our estimation, increased private profits seems to be a step too far given the undue hardship the public has faced these past two years and will likely continue to face unless the Commission takes swift action. As members of Council and representatives for our community's citizens, we believe now is not the time to be taking more money from the pockets of Albertans. Now is the time to be supporting Albertans when and where they need it most.

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Alongside the Town of Fox Creek, the Town of Coaldale is urging the Commission to review the fees being charged on top of the actual usage fees while giving strict attention to the amount of profit corporations are making off of our residents and Albertans.

Your time and consideration for our residents, businesses, and non-profits is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Van Rijn', with a large, sweeping flourish underneath.

Mayor Jack Van Rijn

cc: Town of Coaldale Council
Mr. Grant Hunter, MLA
Alberta Municipalities
Town of Fox Creek



Town of
Bon Accord
building for tomorrow

May 17, 2022

Via email: info@auc.ab.ca

Alberta Utilities Commission
106 Street Building
10th Floor, 10055 106 Street
Edmonton, AB T5J 2Y2

RE: Increasing Utility Fees

Dear Alberta Utilities Commission,

Please accept this correspondence as a letter of support in addition to that of the Town of Fox Creek, dated March 23, 2022.

As you are aware, there have been many challenges in the last two years. A pandemic, which is still in effect, continues to burden our health care system and overall social, emotional, and financial wellbeing. These effects are evident with our province's unemployment rates, which reached a staggering 11.4% in 2020 and remained higher than it has been in 40 years for the better part of 2021. Now is not the time to increase utility fees, especially when many families, businesses, industries, and not-for-profits have yet to fully recover from these hardships.

We, as a municipality, have also been impacted by the financial strain of these decisions, with lower MSI funding allocations and an inflation rate of 6.7% - an all time high in 31 years. Nevertheless, we remain dedicated in assisting our residents to alleviate financial stressors, including reductions in waste collection fees and franchise fees in 2021, and no tax rate increases since 2020.

The Town of Bon Accord stands united with the Town of Fox Creek in support of a thorough review of the Commission's fees and corporate profits gained from proposed increases.

As a "trusted leader that delivers innovative and efficient regulatory solutions for Alberta", we ask, what will the Alberta Utility Commission do to help its fellow Albertans? When the light at the end of the tunnel finally appears within reach, will you help close the gap or will you turn off the light?

Our residents, businesses and non-profits appreciate your time and consideration in this important matter.

Sincerely,

Brian Holden
Mayor
Town of Bon Accord

Cc: Town of Fox Creek
Honourable Dale Nally, MLA, Morinville – St. Albert
Mr. Dane Lloyd, MP, Sturgeon River – Parkland
Alberta Municipalities

Sources:

<https://economicdashboard.alberta.ca/unemployment>
<https://tradingeconomics.com/canada/inflation-cpi>
<https://www.auc.ab.ca/our-mission/>

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TOWN OF REDCLIFF

P.O. Box 40, 1 - 3rd Street N.E.
Redcliff, Alberta, T0J 2P0
Phone 403-548-3618
Fax 403-548-6623
redcliff@redcliff.ca
www.redcliff.ca

Office of the Premier
307 Legislature Building
10800 - 97 Avenue
Edmonton, Alberta, T5K 2B6

May 16, 2022

RE: Increasing Utility Fees

Dear Premier Kenney,


The Town of Redcliff joins in the increasing concern across the province regarding the rising utility fees for both natural gas and electricity. This concern is being felt throughout public and private sectors, and we are urging you to take serious note of this.

Over the past two years, residents of both Redcliff and the province have felt the increasing strain of the ongoing COVID-19 pandemic coupled with increasing job insecurity and the rapid inflation of food, fuel, and housing costs. The rising costs of utilities have placed an additional strain on residents' already thin bottom lines. Many residents, small businesses and commercial industries are in danger of closing or have already been forced to stop their services to our communities due to the increasing costs of utilities.

We as representatives of our community also note that it is wholly unacceptable that the rising costs of utilities have led to increased profits as has been noted in the media lately. Our local paper recently reported "Energy Division Rakes in \$105M" (<https://medicinehatnews.com/news/local-news/2022/04/07/energy-division-rakes-in-105m/>). In our estimation, increased private profits seems to be a step too far given the undue hardship the public has faced these past two years and will likely continue to face unless you or the Alberta Utilities Commission can correct this practice. As members of Council and representatives for our community's citizens, we believe now is not the time to be taking more money from the pockets of Albertans. Now is the time to be supporting Albertans when and where they need it most.

Alongside other municipalities in the province, we are urging yourself and the Commission to perform a review of the fees being charged on top of the actual usage fees all the while giving strict attention to the amount of profit corporations are making from our residents and ultimately, all Albertans.

Your time and consideration for our residents, businesses, and non-profits is greatly appreciated.



Dwight Kilpatrick
Mayor, Town of Redcliff

Cc Alberta Municipalities
Alberta Utilities Commission
Michaela Frey, MLA

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COUNTY OF ST. PAUL

5015 – 49 Avenue, St. Paul, Alberta, T0A 3A4
www.county.stpaul.ab.ca

Our Mission - To create desirable rural experiences



June 14, 2022

Alberta Utilities Commission
106 Street Building
10th Floor, 10055-106th
Edmonton, AB
T5J 2Y2

RE: Rising Cost of Alberta Utility Fees

There have been numerous municipalities throughout Alberta that have voiced their concern to the AUC about the current rising cost of utility fees for both electricity and natural gas.

The County of St. Paul No.19 is echoing and supporting those municipalities by submitting this correspondence and is asking for the Commission to reevaluate the fees being charged on top of the actual usage fees, and the amount of profit corporations are making off our County residents and all Albertans. The fundamentals of utilities shouldn't be an opportunity for corporate profit.

Over the past couple of years, Albertans have been faced with an extreme economic recession, the stress of the pandemic combined with rising employment uncertainty and inflation impacting food, fuel, supply shortages and housing. Individual residents are not the only ones stricken by the current utility fees, business big and small, including non-profits are struggling to keep their doors open due to the ever-increasing cost of utilities.

We urge you to take the time to consider what the rising cost of Alberta's utility fees are doing to our residents. Now is not the time to be financially stressing Albertans more by increasing utility fees, but rather a time to support all Albertans through this difficult economic time.

Sincerely,

Glen Ockerman
Reeve
Cc: David Hanson, MLA
RMA Membership
AUMA Membership



Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

May 12, 2022

Our File: 22DP05 - 04

RE: **APPROVAL OF DEVELOPMENT PERMIT 22DP05 - 04**

Plan 1025731, Block 6, Lot 3

1 Irene Avenue, Summer Village of Island Lake

R2 - Residential Large Lot District (the "Lands")

Your development permit application for a discretionary use is approved, subject to the following conditions:

1. Installation of two RVs stalls, accessory building, two parking stalls, gravel driveway, site grading, and drainage with services: solar power, above ground cistern, temporary septic service during construction, and in-ground septic collection and holding tank for the seasonal use and occupation of two RVs (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. The land owner is responsible to ensure and obtain provincial or federal approvals, permits, and/or licenses prior to commencing development on the Lands that may include, but is not limited to:
 - a. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - b. ALBERTA ENVIRONMENT AND PARKS for any development within 30 metres of a wetland and watercourse;
 - c. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.
3. Access will be via the existing approach on Irene Drive.

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4. The Development must be in substantial compliance with the plans, diagrams and information provided with the application, including:
- a. The border of each RV stall must be established with railway ties or pressure treated timbers and the parking stalls will be filled with compacted gravel.
 - b. One RV is permitted in each RV stall.
 - c. Two additional on-site parking stalls will be provided with a minimum size of 2.5 m (8.5 ft) wide and 6.0 m (19.7 ft) long.
5. Permits as required in connection with the Development may be obtained from:
- The Inspections Group Inc.
12010 – 111 Avenue NW
Edmonton, AB T5G 0E6
- Email: questions@inspectionsgroup.com
Phone: 780-454-5048
Fax: 780-454-5222
- Toll Free Phone: 1-866-554-5048
Toll Free Fax: 1-866-454-5222
- a. **TEMPORARY SEPTIC SERVICE** – sanitary facilities acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
 - b. **SEPTIC HOLDING TANK:** in-ground septic tank must be installed and approved by a certified Plumbing Inspector and will comply with the Private Sewage Systems Standard of Practice (2015) for use in the Province of Alberta.
 - c. **WATER SUPPLY:** above ground cistern must be installed in conformance with the Safety Codes Act, inspected and approved by a certified Plumbing Inspector.
 - d. **ACCESSORY BUILDING** – will have a floor area of less than 10.2 m² (110.0 ft²) and a maximum height of 2.5 m (8.0 ft) which satisfies all other applicable requirements of the Land Use Bylaw.
 - e. **SOLAR PANELS** - must be affixed to the roof of an RV or accessory building, approved by an Electrical Inspector, and will not unduly obstruct sight lines from the contiguous lots.
6. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners and will ensure that surface runoff does not discharge from the Lands onto adjacent private properties.
7. The land owner will prevent overland drainage, soil, debris, and deleterious materials from being spilled on public roads, lanes, and must not place any soil, fill or construction materials on private or public property without first obtaining the written permission of the land owner or as applicable, the Summer Village of Island Lake.

8. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris will be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
9. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
10. The proposed Development must substantially comply with the plans, diagrams and information submitted with the development permit application that includes, but is not limited to:
 - a. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft) from Irene Avenue and Spruce Drive;
 - b. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - c. SIDE YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft).
17. The land owner is responsible to ensure the Development is consistent with the conditions of any easement, covenant, rights-of-way or other agreements registered on the title of the Lands.
18. The attached notice will be posted on the Lands, or street abutting the Lands, for twenty-one consecutive (21) days.
19. Any development proceeded by the land owner prior to the expiry of the appeal period is done solely at the risk of the land owner.
20. This approval is valid for one (1) year from the effective date shown below. If substantial work on the Development has not commenced within one (1) year, this development permit is deemed to be void, unless an extension is granted by the Development Officer.

DATE APPLICATION DEEMED COMPLETE:	April 12, 2022
DATE OF DECISION:	May 12, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 02, 2022



Summer Village of Island Lake
Rick Stuckenberg BES, RPP, MCIP
Development Officer

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Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

May 13, 2022

Our File: 22DP07 - 04

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP07 - 04

Plan 3857KS, Block 11, Lot 5

81 Lakeshore Avenue, in the Summer Village of Island Lake

R1 - Residential Small Lot District (the "Lands")

Your development permit application for a permitted use is approved, subject to the following conditions:

1. The development permit is issued for the demolition of the existing dwelling, construction of a new dwelling, use of the existing well, installation of an in-ground septic collection and holding tank, site drainage, driveway access, on-site parking, and the existing garage is to remain (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. The land owner is responsible for obtaining any other permits, licenses, and approvals that may be required prior to commencing development of the Lands that may include, but is not limited to:
 - a. ALBERTA ENVIRONMENT AND PARKS should an approval be needed under the Water Act (contact: Andrew Patton 780 427 0903);
 - b. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - c. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.

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3. Permits as required in connection with the demolition, building, electrical, gas or propane, plumbing, water, site drainage, and private sewage collection and disposal may be obtained from:

The Inspections Group Inc.
12010 – 111 Avenue NW
Edmonton, AB T5G 0E6

Email: questions@inspectionsgroup.com
Phone: 780-454-5048
Fax: 780-454-5222

Toll Free Phone: 1-866-554-5048
Toll Free Fax: 1-866-454-5222

Approvals under the jurisdiction of the Inspections Group will be needed for:

- a. **TEMPORARY SEPTIC SERVICE** – sanitary facilities acceptable to a certified Plumbing Inspector will be provided on-site during the demolition and construction.
 - b. **SEPTIC COLLECTION AND DISPOSAL SYSTEM** - installation of an in-ground septic collection system and holding tank must be approved by a certified Plumbing Inspector and comply with the Private Sewage Systems Standard of Practice (2015) for use in the Province of Alberta.
 - c. **WATER SUPPLY** - the existing water well needs certification by a professional engineer, a certified hydrologist or a certified plumbing inspector attesting to an adequate flow of water of potable quality.
 - d. **UTILITIES** - the land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of power lines and other utilities.
4. The Lands must be secured against public entry during the demolition to protect the public from any danger.
5. Open excavations must be fenced and backfilled when appropriate to the stage of construction.
6. Demolition of the existing dwelling and removal of fill, debris and construction waste shall be completed within ninety (90) days from the effective date of this development permit. The 90-day term may, if deemed acceptable by the Development Officer, be extended upon request of the land owner.
7. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
8. Site grading away from all structures is required to ensure proper drainage.

9. The land owner will ensure that surface runoff will not discharge onto adjacent private properties or impact the water quality of the lake.
10. The land owner will ensure that erosion and sediment control measures are established on the Lands prior to starting work on the demolition and will be maintained through to completion of the construction, including final site grading and landscaping.
11. The land owner will prevent soil, debris, and deleterious materials from being spilled into the lake, on public roads, lanes, and must not place any soil, fill or construction materials on private or public property without first obtaining the written permission of the land owner or as applicable, the Summer Village of Island Lake.
12. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of the construction, free from rubbish and debris. Receptacles for the purpose of disposing of construction waste, rubbish, and debris shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
13. The land owner assumes full responsibility for safety of the Lands and construction of the improvements. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required for construction unless all necessary safety measures are undertaken. Materials are only to be stored on the Lands as is reasonably necessary to complete a particular stage of construction.
14. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
15. The Development must substantially comply with the plans, diagrams, and information submitted with the development permit application that includes, but not limited to:
 - a. Plans prepared by AB Design Inc. and dated April 27, 2022;
 - b. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft);
 - c. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - d. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - e. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres (32.0 ft) which ever is less in relation to the elevation of the adjacent road.
17. The land owner is responsible to ensure the Development is consistent with the conditions of any easement, covenant, rights-of-way or other agreements registered on the title of the Lands.

18. The land owner must provide a Real Property Report (RPR) prepared and signed by an Alberta Land Surveyor:
 - a. completed at the foundation stage of development.
 - b. provided to the Development Officer prior to commencement of the framing to confirm the development complies with all land use and development regulations.
19. A driveway access and minimum of two (2) on-site parking stalls will be provided.
20. The attached notice must be conspicuously posted on the Lands, or the street abutting the Lands, for not less than twenty-one consecutive (21) days after the development permit is received.
21. Any development proceeded by the land owner prior to the expiry of the appeal period is done solely at the risk of the land owner.
22. This approval is valid for one (1) year from the effective date shown below. If substantial work on the Development has not commenced within one (1) year, this development permit is deemed to be void, unless an extension is granted by the Development Officer.

DATE OF DECISION:

DATE APPLICATION DEEMED COMPLETE:	April 28, 2022
DATE OF DECISION:	May 13, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 04, 2022

Per: Summer Village of Island Lake

Rick Stuckenberg BES, RPP, MCIP
Development Officer

(24)



Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

May 17, 2022

Our File: 22DP08 - 04

RE: APPROVAL OF DEVELOPMENT PERMIT 22DP08 - 04

Plan 0927550, Block 17, Lot 32A

47 Tranquill Drive, Summer Village of Island Lake

R2 - Residential Small Large District (the "Lands")

Your development permit application for a permitted use is approved, subject to the following conditions:

1. The development permit is issued for construction of a dwelling and installation of a cistern, in-ground septic tank, utilities, site drainage, gravel driveway, and parking stalls (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. The land owner is responsible for obtaining any other permits, licenses, and approvals that may be required prior to commencing development of the Lands that may include, but is not limited to:
 - a. ALBERTA ENVIRONMENT AND PARKS should an approval be needed for development adjacent to a watercourse or wetland;
 - b. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - c. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.

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3. Permits as required in connection with building, electrical, gas or propane, plumbing, water, drainage, private sewage collection and disposal may be obtained from:

The Inspections Group Inc.
12010 – 111 Avenue NW
Edmonton, AB T5G 0E6

Email: questions@inspectionsgroup.com
Phone: 780-454-5048
Fax: 780-454-5222

Toll Free Phone: 1-866-554-5048
Toll Free Fax: 1-866-454-5222

- a. **TEMPORARY SEPTIC SERVICE** – sanitary facilities (e. g. Porta Poty) acceptable to a certified Plumbing Inspector will be provided on-site during the construction.
 - b. **UTILITIES** - the land owner is responsible for contacting the utility service providers prior to disconnection and/or relocation of the power lines and other utilities.
 - c. **POTABLE WATER SUPPLY** – a cistern will be installed in conformance with the Safety Codes Act and requirements of a certified Plumbing Inspector.
 - d. **SEPTIC COLLECTION AND DISPOSAL SYSTEM** – an in-ground septic collection system and holding tank must be approved by a certified Plumbing Inspector and comply with the Private Sewage Systems Standard of Practice (2015) for use in the Province of Alberta.
4. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
5. Positive grading away from all structures is required to ensure proper drainage.
6. The land owner shall prevent drainage, soil, debris, and deleterious materials from being spilled into a wetland or watercourse, public roads, lanes, and must not place any soil, fill or construction materials on private or public property without first obtaining the written permission of the land owner or as applicable, the Summer Village of Island Lake.
7. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.

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8. The land owner assumes full responsibility for safety of the Lands and construction of the improvements. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required for construction unless all necessary safety measures are undertaken. Materials are only to be stored on the Lands as is reasonably necessary to complete a particular stage of construction.
9. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
10. The Development must substantially comply with the plans, diagrams, and information submitted with the development permit application that includes, but is not limited to:
 - a. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft);
 - b. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - c. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - d. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres which ever is less in relation to the elevation of the adjacent road.
17. The land owner is responsible to ensure the Development is consistent with the conditions of any easement, covenant, rights-of-way or other agreements registered on the title of the Lands.
18. A minimum of two (2) parking stalls must be provided on the Lands.
19. The attached notice must be conspicuously posted on the Lands, or the street abutting the Lands, for not less than twenty-one consecutive (21) days after the development permit is received.
20. Any development proceeded by the land owner prior to the expiry of the appeal period is done solely at the risk of the land owner.
21. This approval is valid for one (1) year from the effective date shown below. If substantial work on the Development has not commenced within one (1) year, this development permit is deemed to be void, unless an extension is granted by the Development Officer.

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DATE OF DECISION:

DATE APPLICATION DEEMED COMPLETE:	May 17, 2022
DATE OF DECISION:	May 17, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	June 08, 2022

Per: Summer Village of Island Lake

Rick Stuckenberg BES, RPP, MCIP
Development Officer

APPEAL:

22. The Land Use Bylaw provides for any person claiming to be affected by a decision of the Development Officer may file an appeal to the Subdivision and Development Appeal Board by serving notice of appeal to the Clerk of the Subdivision and Development Appeal Board.
 - a. Where no appeal is made, a development permit does not come into effect until twenty-one (21) days after the date that the development permit is received.
 - b. Where an appeal is made, a development permit does not come into effect until the appeal has been determined and the development permit has been confirmed, modified or nullified.
23. An appeal must be made in writing and delivered by mail or in person so as to be received by the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days of the Date of Decision. The appeal should be directed to the Clerk of the Subdivision and Development Appeal Board and may be delivered:

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By mail:

Summer Village of Island Lake
Box 8
Alberta Beach, AB
T0E 0A0

In person:

4808 51 Street
Onaway, AB
T0E 1V0

The appeal should include:

- a. payment of the appeal fee of \$200.00 plus GST;
- b. the legal description and/or the municipal address of the property to which the decision, issuance, or order of the development permit relates;
- c. your full name, mailing address, E-mail address, and phone number;
- d. a statement of the reasons for appeal and the issue or condition in the decision or order that are the subject of the appeal.



Summer Village of Island Lake

Box 8, Alberta Beach, AB T0E 0A0

Phone: 1-780-967-0271 Fax: 1-780-967-0431

Website: www.islandlake.ca

Email: svislandlake@wildwillowenterprises.com

June 09, 2022

Our File: 22DP11 - 04

via E-mail: 1

RE: **APPROVAL OF DEVELOPMENT PERMIT 22DP11 - 04**

Plan 1025731, Block 7, Lot 4

104 Spruce Avenue, Summer Village of Island Lake

R2 - Residential Large District (the "Lands")

Your development permit application for a discretionary use is approved, subject to the following conditions:

1. The development permit is issued for a shed / garage (the "Development").
2. The land owner is responsible for all development costs, fees, permits, approvals, licenses, and property taxes thereto.
3. Permits as required in connection with building, electrical, gas or propane, plumbing, and water may be obtained from:

The Inspections Group Inc.
12010 – 111 Avenue NW
Edmonton, AB T5G 0E6

Email: questions@inspectionsgroup.com
Phone: 780-454-5048
Fax: 780-454-5222

Toll Free Phone: 1-866-554-5048
Toll Free Fax: 1-866-454-5222

3. The land owner is responsible for obtaining any other permits, licenses, and approvals that may be required prior to commencing development of the Lands that may include, but is not limited to:

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- a. ALBERTA ENERGY REGULATOR related to natural gas lines, pipelines, and power lines located on the lands;
 - b. ALBERTA UTILITIES AND TELECOMMUNICATIONS related to telephone lines and utility services located on the lands.
4. The Development must comply with the plans, diagrams, setbacks, and information submitted with the development permit application that includes, but is not limited to:
 - a. SIDE YARD SETBACK shall comply with the Alberta Building Code or be a minimum of 1.5 metres (5.0 ft) whichever is greater;
 - b. FRONT YARD SETBACK shall be a minimum of 8.0 metres (26.0 ft);
 - c. REAR YARD SETBACK shall be a minimum of 1.5 metres (5.0 ft);
 - d. MAXIMUM HEIGHT shall be 2 storeys or 9.7 metres which ever is less in relation to the elevation of the adjacent road.
5. The land owner will control dust or any other nuisance that would negatively affect the adjacent lands and land owners.
6. Grading away from structures is needed to ensure proper site drainage.
7. The land owner shall prevent drainage, soil, debris, and deleterious materials from being spilled into a public road and must not place any soil, fill or construction materials on private or public property without first obtaining the written permission of the land owner or as applicable, the Summer Village of Island Lake.
8. The Lands and improvements shall be maintained in a safe, clean, and tidy condition during all stages of construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided on the Lands during the construction to prevent the scatter of debris and rubbish.
9. The land owner assumes full responsibility for safety of the Lands and construction of the improvements. No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required for construction unless all necessary safety measures are undertaken. Materials are only to be stored on the Lands as is reasonably necessary to complete a particular stage of construction.
10. The land owner is responsible for any damage to private or public property caused by their suppliers, agents, and contractors.
11. The land owner is responsible to ensure the Development is consistent with the conditions of any easement, covenant, rights-of-way or other agreements registered on the title of the Lands.

12. The attached notice must be conspicuously posted on the Lands, or the street abutting the Lands, for twenty-one consecutive (21) days after the development permit is received.
13. Any development proceeded by the land owner prior to the expiry of the appeal period is done solely at the risk of the land owner.
14. This approval is valid for one (1) year from the effective date shown below. If substantial work on the Development has not commenced within one (1) year, this development permit is deemed to be void, unless an extension is granted by the Development Officer.

DATE OF DECISION:

DATE APPLICATION DEEMED COMPLETE:	May 18, 2022
DATE OF DECISION:	June 09, 2022
EFFECTIVE DATE OF DEVELOPMENT PERMIT:	July 01, 2022

Per: Summer Village of Island Lake



Rick Stuckenberg BES, RPP, MCIP
Development Officer