

SUMMER VILLAGE OF ITASKA BEACH

Land Use Bylaw Public Hearing

Meeting Summary May 25, 2021

7:00 p.m. – Zoom Meeting

Present:

David Alton	Mayor, Summer Village of Itaska Beach
Rex Nielsen	Deputy Mayor, Summer Village of Itaska Beach
Arthur Deering	Councillor, Summer Village of Itaska Beach
June Boyda	Chief Administrative Officer, Summer Village of Itaska Beach
Imai Welch	Development Authority, Summer Village of Itaska Beach

Regrets:

None.

Attendees

- Members of the public attended the Public Hearing by Zoom. Attendees are listed as they were noted to be in the meeting, and not all attendees provided their full name.
- The following members of the public were in attendance at the Public Hearing:
 - Jim Murphy, Land Use Bylaw Committee
 - Hal Smith, Land Use Bylaw Committee
 - Bill Page, Land Use Bylaw Committee
 - Janet Sperling
 - Ken Lucki
 - Brian and Barbara Johnston
 - Barb Casault
 - Liz Murray
 - Marilyn Steier
 - William Hawker
 - Brent Rayment
 - Catherine Peirce, PLWA

Special Meeting of Council

- Mayor Alton called the Special Meeting of Council (SMC) to Order at 7:07 p.m.
- Mayor Alton indicated that the purpose of the SMC was to conduct a Public Hearing for the Summer Village of Itaska Beach Land Use Bylaw 2021-01 (LUB)
- Mayor Alton noted that should technical difficulties arise during the Public Hearing, a backup phone number had been arranged.
- Mayor Alton requested that any resident who wished to provide written feedback to Council in the Public Hearing should submit their comments in writing to the Chief Administrative Officer (CAO) and provided residents a period of time to email comments to the CAO.
- Mayor Alton noted that all residents who wished to speak would have an opportunity to be heard in the Public Hearing.
- The Public Hearing was called to order at 7:08 p.m. by Mayor Alton.

- Mayor Alton outlined the procedure for the Public Hearing.
- The CAO introduced the bylaw and outlined the advertising and notices provided by the Summer Village to residents, including mailout and notice on the Summer Village's website.
- James Murphy provided the Land Use Bylaw Committee's Report and noted the following:

Provided a history that the land Land Use Bylaw was passed in 2005.

The primary impetus for moving things along at this particular time was due to changes made by the Provincial Government

Looked at it with 3 things in mind

- What did people want to have changed; what would the populace like to see happen; did a canvas of the residents; all of those comments were taken into account
- Second driving feature was changes at the Provincial level; adopted any changes for that
- Looked to see in what we could do in terms of the watershed initiative
- The Bylaw since 2005 has worked very well, because it's friendly and everyone can read it; very simple document; wanted to keep the essence of that document; left it for the most part in its former shape

Bigger changes

- Talked about our right to appeal; now it is comprised of a regional SDAB
- Confirmed Summer Village right to collect fees and deposits on new development applications
- Lot grading site grading plan allowed
- Recommended that a village wide grading plan and bylaw was recommended from the committee
- Limit of 15% on any site that can contain hard surface features; want the site to drain properly through its own landscaping
- Hardsurface driveways (pavement) will not be permitted going forward
- Stockpiles during construction to be surrounded with straw bales – designed to protect what is going in the lake
- RV's: as long as it doesn't present an unsightly condition, and if stored to rear of cottage – can store the RV
- RV's: for 2 separate periods in each calendar year, not to exceed 7 days, can put RV on site and use for accommodation periods – only with 1 RV, without a permit. To stop abuse we have seen elsewhere, with cottage sites becoming campgrounds
- General building conditions remain the same
- Fences – spoke of the new regulations (height cannot be changed)
- Other than that, the bylaw remains substantially intact
- Mayor Alton, Deputy Mayor Nielsen, and Councillor Deering did not have additional questions for Mr. Murphy.
- The CAO indicated that one written submission had been received prior to the Public Hearing, and further that no submissions had been received during the Public Hearing.
- County of Wetaskiwin written submission:

- I had a quick look this morning at the redline version and from the County's perspective, I do not see anything that would alarm me. However, recently NEPL has started a campaign with all the Summer Villages regarding Stormwater Management and Bylaws that would restrict it from being hooked into the Wastewater System. I note that Section 3 does not make reference to stormwater. Is that something the SV would consider including in their LUB?

- Response: The LUB Committee concluded that the interaction between the NEPL facility and Itaska was handled by our Sewer Bylaw and in due course, our Drainage Bylaw. Our Sewer Bylaw is intended to require compliance with NEPL requirements and to that end, they recommended that the NEPL should make such revisions to their Bylaws to beef up that area of concern. We do not currently have a drainage bylaw, but are in the beginning stages of having an overall review be done of the drainage in Itaska Beach to make sure it is working as intended, and then eventually that project would lead to a drainage bylaw.

Also to note, on all of our Development Permits (for both Itaska Beach and Silver Beach), we will be adding as a separate condition that stormwater and weeping tile cannot be connected to the North East Pigeon Lake sewer system.

- Mayor Alton asked if members of the public wished to provide testimony regarding the LUB, or if they had any questions, and called for speakers from the public.
- Barb Casault clarified that the LUB is designed to regulate what people are to do on their properties going forward. Is there any avenue if someone already has issues on their property that were previously allowed, or somehow managed to get by? Jim Murphy replied that non-conforming uses are allowed to continue, but if those developments needed to be updated or rebuilt, they would need to be developed to the standards of the day. It really does speak to development going forward.
- Catherine Peirce
 - The bylaw on stockpiling – why isolate stockpiling for erosion control, rather than put a more comprehensive erosion control plan in the process. Rex Nielsen responded that what we found when we looked at the essence of the LUB, it does not fit completely with the construction methods and practices and that we need to address some of the effects of those activities through our drainage review. The LUB is a creature that really deals with what development can be allowed on the property, and not how the development is going to be constructed. There would have been more resistance to having a drainage plan or erosion control plan in our development process; the stockpiling activity can cause erosion and sediment release into the lake so addressed that specific issue. The release of water which would include sediments into the lake would be a particular concern and addressed in the drainage bylaw process. Jim Murphy reinforced that the notion that barricading stockpiles is a development in the MGA; did not put in construction management plans because those are to do with construction rather than development.
 - The concrete trucks do the final flush on the lot; how could that be addressed? Jim Murphy replied that everyone who hires a contractor gets to specify terms for the contract, he does not think an owner would want or request that to happen. At the development permit stage, that could be listed as advice given; that could also be prohibited in the drainage bylaw.
 - Tree removal – is there anything in the development permit restricting or limiting tree removal? Jim Murphy replied that it is not there. There was a lot of discussion amongst committee members, it was decided the owners own their own lot, and the Summer Village will not manage or take care of the trees; what you do with them is your own business. If we say we will protect them then we own them and must take care of them. Mayor Alton responded that he has not seen any residents clear their lot.
- Ken Lucki asked questions on the length of time a trailer can be on your property around RV's? Jim Murphy responded that you will have to justify why you should have it, which would be in the discretion of the Development Officer, knowing the idea is that we do not want to become a campground. During the winter months you can store one. If you want to store for all summer, try getting neighbours consent first, then apply for a development permit. Mayor Alton responded that having a second dwelling on your property is the issue.
- Mayor Alton called for speakers from the public for a second time.
- No member of the public indicated they wished to speak to the proposed bylaw.
- Mayor Alton closed the Public Hearing at 7:50 p.m.
- Mayor Alton declared that the SMC was adjourned.

THESE MINUTES ADOPTED BY COUNCIL THIS 16th OF JUNE, 2021

MAYOR

CHIEF ADMINISTRATIVE OFFICER