

SUMMER VILLAGE OF WEST COVE

MINUTES

For the regular meeting of the Council of the Summer Village of West Cove, held at **7:00 p.m. Thursday, May 29, 2014**, at the Community Hall in West Cove, Alberta.

Present: Mayor Brad Londeau
Councillor Lynne Worden
Councillor Don Henderson
Administrator Anita Blais

6 ratepayers attended the meeting.

1. Call to Order 7:00 p.m.

2. Agenda:

RESOL. 14-034

MOVED by mayor Londeau to adopt the agenda as drafted.

CARRIED

3. Minutes: April 24, 2014

RESOL. 14-035

MOVED by councillor Henderson to adopt the minutes as drafted.

CARRIED

3(a) Budget and Tax Bylaw review:

Council reviewed the issue with the tax rates. Administration and councillor Worden have resolved the formula issue.

RESOL. 14-036

MOVED by councillor Worden to revise the 2014 budget by removing \$30,000.00.

CARRIED

RESOL. 14-037

MOVED by councillor Worden to revise the 2014 tax bylaw with the correct mill rate.

CARRIED

RESOL. 14-038

MOVED by mayor Londeau to apply for a ministerial order to revise the 2014 tax bylaw with the correct mill rate.

CARRIED

RESOL. 14-039

MOVED by councillor Henderson to notify the ratepayers about the change in taxes.

CARRIED

4. Business Arising from Minutes:

(a) Municipal Services Package: Nothing has been sent from the county yet.

(b) Website: The website is not working. Mayor Londeau will check his service provider to see about hosting a new site.

NEW BUSINESS

5. Council Reports

Noting to report

6. Public Works

(a) Summer maintenance: Initial employee that was rehired had to leave for emergency surgery.

Council reviewed the two proposals received prior to the employee being hired.

RESOL. 14-040

MOVED by councillor Henderson to accept the proposal from Lean2 Contracting. **CARRIED**

Councillor Worden abstained from voting.

(b) Drainage projects: Administration will contact engineer to attend the next meeting to review.

(c) April lagoon report was received for information.

(d) Park gates: Council reviewed a request to keep the gates open at 11th street and Park 7. If it becomes an issue, council can look at other types of gate systems

RESOL. 14-041

MOVED by mayor Londeau to allow the gate to remain open. **CARRIED**

7. Financial matters:

(a) Financial Statement :

RESOL. 14-042

MOVED by councillor Worden to accept the financials as presented. **CARRIED**

(b) Accounts: Received for information.

8. Development & Assessment

(a) Dev. Perm. Modien 1407 Park Cres. Received for information.

(b) Fortis (salvage of facilities): Received for information.

9. Taxation and Administration

(a) Parking Bylaw: Administration will try to obtain the sample bylaws in word format so we can choose relevant sections for our new bylaw.

(b) MA letter re: MSI received for information.

(c) AB Tourism letter: Received for information.

(d) AB Culture letter: Received for information.

(e) Senior's Week: Mayor Londeau will put the poster on the bulletin board

RESOL. 14-043

MOVED by councillor Henderson to adopt June 2-8, 2014 as senior's week. **CARRIED**

(f) Ratepayer email request: Pros & Cons of being a summer village. Would be very expensive to hire a consultant to look at this issue.

(g) Ratepayer email request: Propane tanks may be a safety issue: Administration will contact Superior Safety Codes to find out how much it will cost to conduct an inspection.

(h) Bylaw enforcement: There were many complaints from the ratepayers in attendance at the meeting. Complaints ranged from bylaw enforcement (or lack thereof), propane tanks, number of trailers on properties, fences, etc. Council will look into these matters.

10. Safety Matters

- (a) Fire: Provision of fire services is being looked at through the review of the municipal services. However, there is still the issue of room for emergency vehicles to access roads when vehicles are parked on them.

RESOL. 14-044

MOVED by mayor Londeau that the administrator order signs that state "No parking on paved roads". **CARRIED**

- (b) Policing: Onoway has received formal notice that the county is pulling out CPO services effective June 13/14. No notice was ever given to summer villages, but service has slowly disappeared. The review of the municipal services is also looking at this issue with the intent to form a regional policing service. There is currently a group reviewing how to cover off this service in the interim.

RESOL. 14-045

MOVED by councillor Worden to go in camera at 9:15 p.m. **CARRIED**

RESOL. 14-046

MOVED by councillor Worden to go out of camera at 9:45 p.m. **CARRIED**

As a result of some of the complaints, council reviewed some sections of the land use bylaw. A public hearing will be required to discuss the changes. Notice of the public hearing will be sent to all ratepayers with the letter about the taxes. Public hearing will be June 28, 2014 at 1:00 p.m. at the community hall.

RESOL. 14-047

MOVED by councillor Worden to change section 43 of the land use bylaw with the underwritten paragraphs. **CARRIED**

Suggested change to section 43:

- (e) In the case of non-lakefront parcels, all accessory buildings shall be located in the rear yard and in the rear half of the parcel. A garage may be permitted in the front portion of the yard, provided they meet the setback requirements for an accessory building and site coverage regulations as defined under this Bylaw. On a corner lot, the side of the garage facing the street must have a window of a minimum size of 12 square feet. The garage must be located on the opposite side of the property from the principal dwelling.

Suggested addition to section 43:

- (m) Notwithstanding subsection (l), a garage or shed may be permitted, provided the building plans for the principal dwelling and proper site plan are submitted at the same time, with a commitment to build the principal dwelling within three years of the garage or shed application. If the principle dwelling is not built within the three year time frame, the property owner is subject to the fines as specified in Section 3.1(3) of this Bylaw.

Councillor Henderson abstained from voting.

RESOL. 14-048

MOVED by mayor Londeau to change Section 63 R of the land use bylaw with the underwritten paragraph. **CARRIED**

Suggested change:

- (e) Two recreational vehicles only shall be allowed on a lot with a principal dwelling. One recreational vehicle is permitted during the construction of a principal dwelling or garage provided a Development Permit is obtained.

Councillor Henderson abstained from voting.

11. **Assortment of Newsletter, Bulletins etc.:**

12. **Date of next Meeting:** June 26 , 2014

13 **Adjournment:**

RESOL. 14-049

MOVED by councillor Henderson to adjourn the meeting at 10:30 p.m.

CARRIED

Mayor

Administrator