

Summer Village of West Cove

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Spring 2017 Newsletter

Website: www.westcove.ca

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West Cove, AB T0E 0A2

Greetings from Mayor & Council

Time to welcome back another summer season in West Cove! Council looks forward to seeing you at the community league activities on the May long weekend!

As a result of the Municipal Affairs West Cove Inspection in 2015, the Summer Village received a number of directives and recommendations. Council and administration have been working on compliance since those were received. We are happy to report we have now completed that work and have been given clearance by the Minister of Municipal Affairs.

It is also a municipal election year. The current Council's two-year term has gone by quickly. It has been a steep learning curve! Some things Council has been working on that you may want to make note of:

- Almost all policies and bylaws have been reviewed and updated. You may want to check the westcove.ca website to see how this affects you. In particular, the Traffic Bylaw, including parking, has been changed. As well, the Off-Highway Vehicle Bylaw was updated. Please note that due to Provincial law, helmets are now required. The Fire Bylaw regulating fire pits has also been updated. Please note there is a Noise & Curfew Bylaw and no one is to be in the parks between 11:00 p.m. and 7:00 a.m.

- The sewage lagoon is very high! Hauling to it is now restricted to West Cove only and the gate has been locked with trusted service providers having a key. Please note that all grey and black water must be plumbed into approved holding tanks. The tanks must be pumped out by an approved sewage hauler (this cannot be done by anyone else). There are some instances where grey and black water has been dumped into the ditches or the ground. This is illegal and if caught there will be fines. If you see any infractions please report it to Summer Village Administration. Keep our lake healthy! Phosphates and effluent can contribute to algae buildup.

- The Compost Site is open! Please put weeds and grass clippings on the compost pile. Leaves and branches are to be piled in the center for burning in the fall. Please DO NOT put logs, tree stumps, chipped/mulched branches, construction material or waste in the compost pile!! Note: no truck/car access due to locked lagoon gate.

- It has been a wet spring causing concerns with lanes and drainage. Please help by keeping culverts under your driveways clear and report issues to Administration. Note that there has been no budget for lane maintenance for well over a decade and Council is exploring solutions. It would help if you could arrange for holding tank pump outs by septic haulers to be done from the road instead of the lanes. (*see back page for more information*)

- The provincially mandated Emergency Management Plan will be in place by the end of June. Council has been collaborating with other municipalities in the area for the past 18 months to create the plan.

- The Summer Village budget has increased by about 4% this year. We are making best efforts to keep increases to a minimum. You can help to reduce costs by trimming along your fence lines in boulevards, parks and alleys.

- We are hoping to have a lakeweed cutting once this summer. This will include all lakefront parks. Please take any weeds drifting on to shore from storms or boat prop cutting and put in your compost bin or take it to the compost pile.

What is on future Council Agendas?

Some of the items include:

- Provincially-mandated Municipal Development Plans, Inter Municipal Collaboration Frameworks and Plans
- Provincial Mooring Policy impacts on West Cove
- Village surface drainage and lane issues
- Park & Playground maintenance/improvements as per new Summer Village policies
- Fire mitigation review and planning with a Provincial grant through the Alberta Summer Villages Association
- Boat Launch ownership transfer from the Federal Government to the Summer Village.
- Annual Information Meeting - Council Reports and public input

Thank you to all of the residents for your ongoing co-operation, support and volunteer efforts. You make West Cove a great place!

Election Year

2017 is an election year in the Summer Village (and across the Province in all municipalities). West Cove's Nomination day has been set for Saturday, June 10th, 2017 from 10:00 a.m. to 12:00 noon at the West Cove Community Hall. Nomination package information can be found on the website. Election Day (*if required*) has been set for Saturday, July 8th, 2017 from 10:00 a.m. to 7:00 p.m. at the West Cove Community Hall, with an Advance Vote set for Wednesday, June 28th, 2017 from 4:00 p.m. to 8:00 p.m. at the Royal Executive Inn in West Edmonton (10010 – 178 Street). If you are interested in serving your community and municipal politics, now is the time to get engaged!

Municipal Inspection Report

We are pleased to advise the municipal inspection report work has been deemed completed by Alberta Municipal Affairs (a copy of this letter can be found on the website).

Compost Site

The Compost Site is open now until late fall, however, the gate is locked so you will have to access this area via ATV. Please ensure that ONLY BRANCHES, LEAVES, GRASS CLIPPINGS & WEEDS are placed in the pit. Please pile them in the centre as much as possible. No logs, tree stumps, chipped/mulched branches, construction material or waste is permitted. Please take those materials to the Highway 43 East Waste Commission main landfill site (780-967-3466, 0.4 km south of Highway 43 on Rge. Rd. 35). All inappropriate material will need to be removed and taken to the landfill at a significant expense to the residents, therefore, your cooperation is appreciated. If this is abused a return to restricted hours may be required.

Lake Water Quality

Please help protect our lake! Washing dirty ATV's at the boat launch or taking them into the water is **illegal**. [Help prevent the spread of Aquatic Invasive Species](#). The movement of watercraft into Alberta is the highest risk of infecting our waters. Of particular concern are Quagga Mussel and Zebra Mussel, and Eurasian Water milfoil and Flowering Rush (already in Lake Isle). If your watercraft has been in another lake, please ensure it is cleaned, dried and inspected for these species. For more information see the Invasive Species link at www.albertaparks.ca.

Development Permits

For all development questions, Development Permits and Compliance Certificates, please contact the Development Officer, Tony Sonnleitner, at 780-718-5479 or email at pcm1@telusplanet.net.

Safety Codes Permits

A reminder that development or construction within the Summer Village requires Safety Codes Permits as well. Please contact:

Superior Safety Codes Inc.	Phone: 780-489-4777
14613 - 134 Avenue Edmonton, AB T5L 4S9	Fax: 780-489-4711 Toll Free Phone: 1-866-999-4777
(Includes Building, Electrical, Plumbing, Sewage and Gas Permits)	

Shoreline Work

All shoreline development work must meet local, provincial and federal guidelines. All shoreline work requires a permit from Alberta Environment & Parks. Please contact the Local Environment & Water Office at 780-960-8600. For environmental emergencies, please call the Environmental Hotline 1-800-222-6514.

ATVs and Motor Bikes

Riders, please drive slowly in the Summer Village and keep noise levels and speed to a minimum (including the gravel road to the lagoon field). All vehicles must be licensed and insured. Drivers must be at least 14 years old and helmets are to be worn. Please respect your neighbours so we all can enjoy West Cove!

Fires Can Happen – Are You Covered?

Did you know: the average cost of fire suppression by any fire department can be **approximately ten to twenty thousand dollars for a structure fire** and is payable by the property owner to the fire suppression provider?

Did you know: if a fire department responds to any other sort of fire (grass, lawnmower, burn barrel, home alarm etc.), that there will also be a cost?

Will your insurance cover these costs? What does your policy say?

Be sure you take a look at your home insurance policy or talk to your insurance agent. Some insurance companies do not insure for fire equipment in the case of a fire, and some include up to two thousand dollars with an option for you to increase that coverage for a very reasonable additional cost. Ask your provider if your policy covers grassland, fire suppression and call-out costs.

Summer Grass Crew & Grass Trimming

Bugs Lawn Care will be back in our community as our summer maintenance crew. Chris, Robin, Danny, Pam and their crew will be coming in and completing our grass cutting, trimming and other duties on a weekly basis. Please note that the crew has been directed by the Summer Village to discontinue weed eating alleys and fence lines this year in an effort to contain the budget in this area. If you have any concerns, please contact the Administration Office directly (please refrain from directing inquiries to the grass cutting crew – your co-operation in this matter is much appreciated).

Council Members:

Mayor Ren Giesbrecht: renjgiesbrecht@gmail.com 780-910-3157
Deputy Mayor Larry St. Amand: lwstamand@gmail.com 780-289-5270
Councillor Dave Breton: dave@centraltractor.ca 780-919-4382

Property Title Information:

Please ensure the information on your property land title registered with Alberta Land Titles is correct. If not, please have it amended through the land titles office.

Important Contact Information:

Fire Emergency 911
Ambulance Emergency 911
RCMP Emergency 911
RCMP Stony Plain Detachment Non-Emergency 780-968-7200
Bylaw Enforcement/Animal Control/Peace Officer 1-844-786-4650 or 1-780-786-4650
Environmental Hotline 1-800-222-6514

West Cove Community League & West Cove Days!

The Community League has been busy planning events for 2017 and wishes to thank all those who volunteered their time for all of last year's events! Below is a brief outline of their upcoming 2017 events. Be sure to check the Bulletin Board or their Facebook Page for more details and pictures of previous events.

Saturday, May 20th, 2017 – 10:00 a.m. to 4:00 p.m. - Community-Wide Yard Sale

ALL residents are invited to participate in a Community-Wide Yard Sale. Contact the Community League via Facebook or by calling Joanne at 780-668-6501 with your address by May 10th to participate.

Sunday, May 21st, 2017 - 11:00 a.m. - Bottle Drive

We will be coming around West Cove collecting bottles for our Community Bottle Drive starting at 11:00 a.m. If you have any bottles that you would like us to collect, please have them set out by the road before 11:00 am on May 21st.

Sunday, May 21st, 2017 – 4:00 p.m. to 7:00 p.m. - Community Potluck and Yard Games

Please bring a dish that would be enough for your family to eat, with extra to share. There will be YARD GAMES set up by the hall after dinner.

Saturday, July 1st, 2017 – 1:00 p.m. - Canada Day '150'

Canada Celebrates 150 years of Confederation. To show our Canadian spirit we invite all to come dressed as such. There will be prizes, cake and drinks!

Saturday, July 22nd, 2017 - West Cove Days – **Volunteers Needed!**

This year's Theme is CARNIVAL! Starting off the day with the Parade at noon, making its way down to the hall for Judging and Ribbons. Here you will find it transformed into a Carnival Midway! Play games and win prizes! Have your Fortune told, get a Tattoo (temporary) or stop in the Photo Booth! The concession is open from noon to 6:00 p.m., for burgers, but what would a Carnival be without Carnival food! We will have that too! Round off the day with the Dance at 7:00 p.m. So bring your family, friends and neighbours for what is sure to be the event of the summer. This is a Free Event, other than the concession. We will have food prices posted on the Bulletin Board prior to the Event. West Cove Days is our Largest Event and requires Volunteers to donate 1 ½ to 2 hours that day to make it a success. Please contact us either on our Facebook page "West Cove Community League", or by calling Joanne at 780-668-6501

Don't Forget to Check the Bulletin Board for More Details on All Events!

The Spring of 2017 has been incredibly wet, and as a result the Summer Village dealt with a great deal of water issues and at times near impassable back lanes. These back lanes are considered lanes and not high grade roads, and as such, we request your cooperation in helping to reduce the wear and tear on these lanes by septic trucks (and other heavy trucks). One way to achieve this is to have your tank accessible from your front yard. This may be achieved by putting in a Camlock System as suggested below.

Camlock Systems

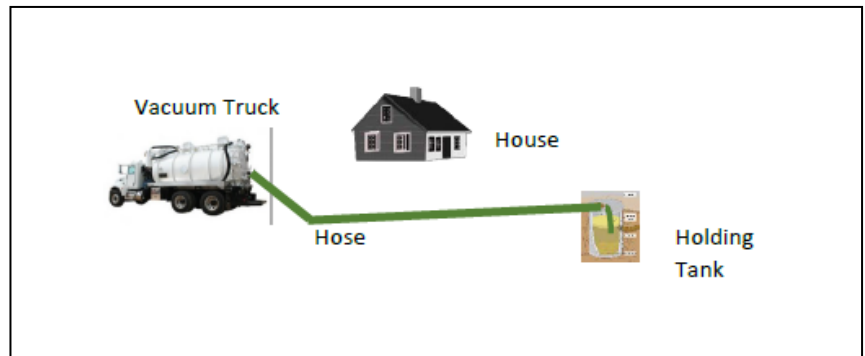
Tired of trucks dribbling sewage on your lawn? Lawn decorations disturbed or broken? Paths to the tank needing to be shoveled?
Seeing extra hose charges on your invoice?

WE HAVE THE SOLUTION FOR YOU!

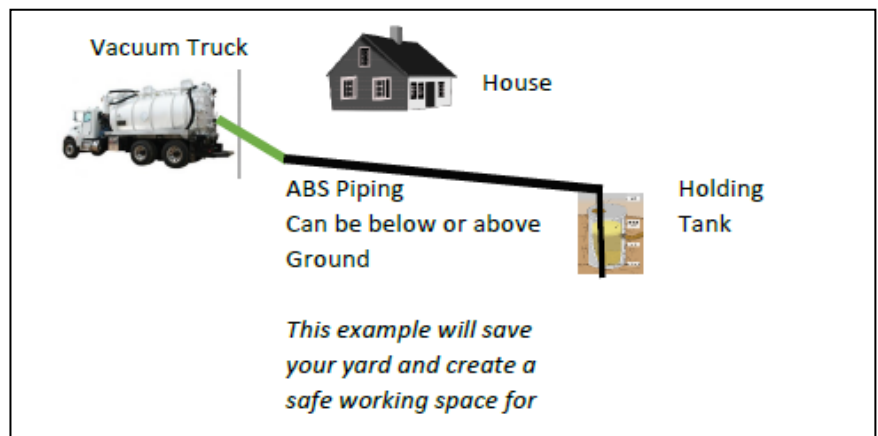
Introducing the Camlock System:

Vacuum trucks can only pick up 24 feet in elevation. Some tanks cannot be completely emptied due to land contours and tank depth. Camlocks help with this problem with the use of low-friction pipe.

In this first illustration (not to scale) you see a standard set-up. Our truck and hose straight from truck to inside of septic tank. This can leave sewage on your lawn when hose is pulled out of septic tank (sludge lines).



In this example, the ABS piping goes from the bottom of your tank up, where it has an elbow for an extension to the ABS piping.



Alternatively, you could have a riser (ABS) permanently installed in the tank that our hose connects too, so the hose never has to go inside your tank. (Ideal for alarm systems)

IF YOU ARE INTERESTED IN A CAMLOCK SYSTEM contact your septic hauler. A representative will come to your yard and advise you on the best way to implement a camlock system and the costs associated. Thought: Would an alarm system be appropriate in your tank? This would help save you from those dreaded emergency calls, flooding basements, yards, etc.