

**SUMMER VILLAGE OF GULL LAKE  
COUNCIL MINUTES  
Via Zoom Virtual Conference  
March 26, 2021 – 4:00 pm**

PRESENT: Mayor Linda D'Angelo  
Deputy Mayor Doug Francoeur  
Councillor Tim Casey

STAFF PRESENT: Therese Kleeberger, CAO

**1. CALL TO ORDER**

Mayor D'Angelo called the Council meeting to order at 4:00 pm.

**2. AGENDA:**

**Res 2021-03-034** MOVED by Councillor Casey  
Agenda that the agenda be adopted as presented with the following addition:  
5.B.4: Update on Riparian Lands Acquisition (Lakeview Ave.)

**CARRIED**

**3. MINUTES: Regular Meeting: March 5, 2021**

**Res 2021-03-035** MOVED by Deputy Mayor Francoeur  
Minutes that the minutes of the regular meeting held March 5, 2021 be adopted as presented.

**CARRIED**

**Res 2021-03-036** MOVED by Mayor D'Angelo  
Public Hearing that the meeting recess in order to conduct a public hearing for Municipal Development Plan  
Bylaw 378-21 Bylaw No. 378-21.  
Time: 4:03 pm.

**CARRIED**

**PUBLIC HEARING: MDP Bylaw 378-21**

Public Hearing Mayor D'Angelo called the Public Hearing to order at 4:05 pm.  
Bylaw 378-21

Purpose of the Public Hearing The public hearing process is intended to allow all interested parties to address Council on the Municipal Development Plan Bylaw 378-21. The bylaw is to adopt the Municipal Development Plan.  
Council gave first reading to Bylaw No. 378-21 on March 5, 2021 and approval to hold a public hearing.  
Notice of the Public Hearing was mailed to all property owners and posted on the website.

Overview Natasha Wright, Parkland Community Planning Services, presented Bylaw 378-21 being a bylaw to adopt the Municipal Development Plan (MDP). She provided background and summary information on the topic areas of the MDP.

Mayor D'Angelo inquired if there were questions by Council.  
There were no questions.

Verbal Submissions and Comments Mayor D'Angelo inquired if there were any delegations or public who wished to make verbal submissions or comments.

- MDP map shows the Environmental Open Space as being mostly between the bank and water's edge, the area is smaller when viewed on Google maps. Policy 3.1 states EOS shall be left in their natural state; this should require Council to cease maintenance of the beach area.
- The proposed MDP contains a statement that short term rentals are not consistent with the vision for the Summer Village. Short term rentals have been a part of the Summer Village for a long time, what is the reasoning around this recommendation?

- The proposed plan makes several references to drainage, drainage plans and storm water drainage. This surface run-off will be directed into the lake and contains pollutants. The run-off must be managed so it does not get into the lake and pollute.
- Concern about the potential of limiting the use of properties in the Summer Village to long term rentals, as we rent for 3-4 months of the year by the week only. There is inconsistency between Section 2.2 considering home occupations and Section 4.4 that doesn't encourage commercial use of properties. We agree that home businesses should not impact neighbouring properties, but to single out vacation rentals specifically is problematic.

Written Submissions

Mayor D'Angelo inquired if there were any written submissions.

Eight written submissions were received from outside agencies and the public.

- Alberta Culture – Historical Resources GIS indicates there are areas of high potential in the planning area for historical resources, suggest you consider including a statement regarding historic resources in the plan along the lines of: The planning area is considered to have high potential for the occurrence of historic resources. Proponents of all future development activities within the area must follow provincial guidelines to determine if a Historic Resources Application is required under the Historical Resources Act.
- ATCO Pipelines – no objections
- Canada Post – no concerns
- Lacombe County – no objections
- Other written submissions received were also presented as verbal submissions.

Mayor D'Angelo inquired if there were any further comments and questions.

There were no further comments and questions.

Having being satisfied that everyone has had an opportunity to be heard Mayor D'Angelo thanked everyone for their input and feedback and adjourned the Public Hearing at 4:30 pm.

Mayor D'Angelo called the regular Council back to order at 4:31 pm.

**4. DELEGATIONS:** None

**5. BUSINESS:**  
**5.A: FINANCIALS**  
**5.A.1 – Financial Reports**

**Res 2021-03-037** MOVED by Mayor D'Angelo  
 Financial Reports that the financial reports as presented be received for information.

**CARRIED**

**5.B: COUNCIL AND LEGISLATIVE:**  
**5.B.1: Municipal Development Plan Bylaw 378-21**

MDP Bylaw 378-21 Bylaw 378-21 being a bylaw of the Summer Village of Gull Lake in the Province of Alberta to adopt the municipal development plan.

**Res 2021-03-038** MOVED by Deputy Mayor Francoeur  
 That the Municipal Development plan be amended by deleting the last paragraph under Section 4.0 Commercial which reads as follows:  
 "Short-term vacation rentals such as Airbnb and bed and breakfast businesses have become very popular. This type of tourism attraction is inconsistent with vision for the Summer Village. While longer term rentals are clearly allowed and governed by Alberta Government legislation, short term vacation rental businesses are considered a local land use matter".

**CARRIED**

**Res 2021-03-039** MOVED by Deputy Mayor Francoeur  
That the Municipal Development Plan be amended by changing the wording of Section 4.4 from “Commercial uses of residential property is not encouraged and will generally not be permitted, except as provided in the Land Use By-law” to “Commercial uses of residential property is not encouraged but may be considered and provided for in the Land Use By-law”.

**CARRIED**

**Res 2021-03-040** MOVED by Mayor D’Angelo  
Bylaw 378-21 that Bylaw 378-21 as amended be read a second time.

**CARRIED**

**Res 2021-03-041** MOVED by Deputy Mayor Francoeur  
Bylaw 378-21 that Bylaw 378-21 as amended be read a third and final time.

**CARRIED**

**5.B.2: Bylaw Enforcement Agreement Renewal, Proposal**

**Res 2021-03-042** MOVED by Mayor D’Angelo  
Bylaw Enforcement Renewal that the Summer Village accept the 2021 proposal for service and renew the Bylaw Enforcement Officer agreement with Jayson Klause, MD Bylaw Service, for a term of one year.

**CARRIED**

**5.B.3: Intersection Lighting – Hwy 12 & RR 282**

**Res 2021-03-043** MOVED by Deputy Mayor Francoeur  
Intersection Lighting that Council support the request received to contact Alberta Transportation asking them to consider installation of lights at the intersection of Hwy 12 and RR 282 and that a letter be sent to Alberta Transportation to this effect.

**CARRIED**

**5.B.4: Riparian Lands Acquisition Update (Lakeview Ave.)**

Mayor D’Angelo updated Council on the activities and actions being taken by property owners and their legal counsel as they proceed with the acquisition of riparian lands for registration to their property titles.

**5.C: ADMINISTRATION:** no action items.

**5.D: PROTECTIVE SERVICES:** no action items.

**5.E: PUBLIC WORKS, ROADS, STREETS, WALKS, LIGHTING:** no action items.

**5.F: UTILITIES:** no action items.

**5.G: PLANNING & DEVELOPMENT:** no action items.

**5.H: ENVIRONMENTAL:**

**5.H.1: FireSmart Program**

Councillor Casey reports that he has taken a course to learn about the FireSmart program. It is a program to put in place proactive measures and preparedness for community protection to reduce the risk of wildfire threats.

**6. INFORMATION:**

**6.A. - Reports**

**6.A.1 – Council Reports:** no reports.

**6.A.2 – Committee Reports:** no reports.

**6.A.3 – Bylaw Enforcement/Security Reports:**

**6.A.4 – CAO Report:**

**6.A.5 – Public Works Report:** no report.

**6.B.2 – Other Correspondence, Information Items:**

1. Safety Codes Council – 2020 Annual Internal Review
2. Athabasca County – Proposed Changes to AER Directive 067
3. AB Municipal Affairs – changes to the Disaster Recovery Program
4. Shaw Business – latest services from Shaw
5. Crowsnest Pass – President’s Summit on Policing

- 6. Parkland Regional Library – Board Meeting highlights – Feb 25 2021
- 7. Lacombe County – Mar 11 2021 meeting highlights

**Res 2021-03-044** MOVED by Deputy Mayor Francoeur  
Reports, that all reports and correspondence be received for information.  
Correspondence

**CARRIED**

**7. CLOSED SESSION:** none

**8. MEETING DATES:**  
Next Council Meeting: April 9, 2021 at 4:00 pm. Via Zoom Virtual Video Conference

**9. ADJOURNMENT:**  
**Res 2021-03-045** MOVED by Mayor D’Angelo  
Adjournment that the meeting be adjourned. Time: 5:20 pm.

**CARRIED**

---

Mayor

---

CAO