



Summer Village of Half Moon Bay
#2 Erickson Drive
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HMB Council Meeting Highlights – November 8, 2023

HMB Council met on Tuesday, November 8. The full agenda information package can be found at:

sylvansummervillages.ca/uploads/8/8/0/5/88056186/half_moon_bay_november_2023_agenda_package.pdf

The highlights from this meeting include:

- The update on the annual operating budget shows revenues and expenses on track for year end. With current high interest rates, the return on investment revenue is higher than forecasted. As a result, Council directed Administration to use some of that money to clean up the forested areas adjacent to RR21 and along the south side of Half Moon Bay Drive. This FireSmart work would include removal of dead wood material, downed branches and trees, in those areas.
- The Multi-Sport Court, pickleball and basketball, being built at the corner of RR21 and Half Moon Bay Drive is proceeding as planned. The area has been cleared and prepared for the cement sport court. The change in weather meant that the cement will have to be poured next spring. This project is funded entirely with Alberta Government grants at no cost to HMB residents.
- Council had its first discussion on the 2024 Budget, which sets Property Taxes for residents. Council directed Administration to make minor changes to the budget with the overall goal that revenue from Property Taxes stays the same as last year. Even though the intent is to have property taxes remain the same as last year, there are items outside of Council's control that can affect property taxes. Those items are: changes to a property's assessed value as provided by an independent third party and changes to the Alberta Government Education Property tax.
- The regional wastewater system always seems to find its way to Council discussions. People want to know when the line is coming, how much will it cost, why is it being done, and what do I have to do to prepare. The regional wastewater system is managed by the Sylvan Lake Regional Wastewater Commission (SLRWWC) and HMB is a member. This regional wastewater line will move HMB wastewater to the Town of Sylvan Lake, and eventually Red Deer for treatment, and is forecast to cost \$14 million. The project is fully dependent on Alberta Government grants for it to proceed. This project will also determine when HMB must build its own internal collection system that moves wastewater from each property to a location where the SLRWWC will receive it.



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- There is no update to when this SLRWWC project will proceed. The Alberta Government has been silent on when they might provide the necessary grant funds.
 - With the SLRWWC line project in limbo, Council is having discussions on whether or not HMB should remain a member of the SLRWWC. The costs to remain a member of the SLRWWC are considerable, especially while not receiving any service from them. If the timeline for a regional system is unknown then Council must consider what is best for residents, lake health, and health of our drinking water aquifer. Due to the length of the Council meeting, two items discussing these issues were tabled to the next meeting. The two items tabled are SLRWWC membership and Elimination of Septic Fields.
 - Included in the agenda, for information purposes only, was information on the forecast cost to build and operate an HMB internal wastewater collection system. The document also forecast what the annual cost for each property might be. That annual cost was all inclusive and included the cost for the HMB internal collection system and the SLRWWC cost for transportation and treatment to Red Deer. Depending on the assessed value of your property the incremental cost for wastewater services, an amount that is over and above what you currently pay for property taxes, would range from \$500 to \$900 per year.
 - Council also discussed placement of docks and hoists in the HMB area of Sylvan Lake. There are two different regulatory authorities for docks and hoists in Alberta; Alberta Government and HMB. The lake, lake bed, and shoreline is crown land and as such is owned and controlled by the Alberta Government. In April 2021 and after years of public engagement, the Alberta Government created new rules for placement of docks and hoists in lakes, what is called the Disturbance Standard for Temporary Seasonal Docks and other Mooring Structures for Personal Recreational Purposes (herein after called "Disturbance Standard"). They defined different types of lake properties and their ability to place docks and hoists in a lake. In HMB there is HMB owned reserve land between all properties and the lake. As such, in HMB our summer village is the waterfront property owner. This means we only have semi-waterfront and back-lot properties. Assuming the semi-waterfront owner adheres to the multiple criteria laid out in the Disturbance Standard, these 21 semi-water front owners in HMB may place a dock and hoist in the water without the need to apply for permission from the Alberta Government.
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- In HMB, if a property is not a semi-water front property the Alberta Government has defined these properties as back-lot properties. The Disturbance Standard does not apply to back-lot properties. As such, back-lot property owners require written consent of the waterfront owner (HMB) before placing their boat and mooring structure in the water as well as a specific authorization called a TFA (“temporary field authorization”) from the Alberta Government. Other options for back-lot property owners are co-owning a dock or establishing a shared use agreement with a semi-waterfront property owner, participating in a community dock or obtaining a separate authorization from the Alberta Government.
 - The Alberta Government has made these statements, “there is no general expectation that every Albertan should be able to place a dock in a lake” and “if a dock was previously placed in a waterbody, there is no guarantee that mooring space will be available in the future”.
 - HMB used all of this information to create a policy that would provide their permission for a back-lot resident to apply for a TFA. The policy also identifies where the TFA approved dock and hoist may be placed in lake in the HMB area. HMB is lucky in that there is sufficient shoreline space for back-lot owners to place docks and hoists in the lake. The HMB policy identifies four locations for back-lot owners; at the end of Primrose Lane, the areas around the East and West beach shelters, and at the end of Aspen Lane. The policy also reserved the right to assign back-lot dock locations and determine dock configurations should there be more dock requests than suitable locations. This policy is under review to ensure the requirements therein are appropriate given what the Alberta Government requires in their TFA application.
 - Due to time constraints, Council had to table its review of the Temporary Storage of Boat Hoists and Piers policy. This policy covers where docks and hoists can be stored on HMB reserve land during the off-season.



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- As a reminder, the most significant ongoing project for Council is the review and rewrite of our Land Use Bylaw (“LUB”). We recently had an update and discussion on the progress made by the third party consultant hired for this project. The consultant we chose has successfully worked with over 75 municipalities including 26 Summer Villages. This document is one of the most important documents for HMB. It sets out the shared vision we all have for our community by establishing rules, regulations, and standards that govern land use and building development in HMB. As Council moves through the process there will be lots of opportunity for residents to provide their feedback. We encourage everyone to participate and have their say.