

*Minutes of a Special Council Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held November 21, 2020, held virtually by zoom at the NexSource Centre at Sylvan Lake, Alberta.*

Mayor McIntyre from the Town of Sylvan Lake introduced himself and those present introduced themselves. Mayor McIntyre will chair the joint public hearing.

**CALL TO ORDER:** The Meeting was called to order at 1:43 a.m. by Mayor Pashak with the following being present:

Mayor:	Mike Pashak
Deputy Mayor:	Pam Skakun via Zoom
Councillor:	Ted Hiscock via Zoom
CAO:	Tanner Evans
Recording Secretary:	Teri Musseau

Chair McIntyre requested that each municipality pass a resolution to open the joint public hearing for the Sylvan Lake Intermunicipal Development Plan.

**PUBLIC HEARING:**

**HMC-20-161**

MOVED by Mayor Pashak that the Sylvan Lake Intermunicipal Development Plan, Bylaw #154-20, Public Hearing be called to order at 1:45 p.m.

Chair McIntyre called the public hearing to order.

Chair McIntyre reviewed the procedures for holding and attending a virtual meeting.

Chair McIntyre advised on the purpose and procedure of the public hearing. Each municipality has developed a bylaw to adopt the proposed Sylvan Lake Intermunicipal Development Plan. The public hearing process is intended to allow all interested parties to address Council on the Sylvan Lake Intermunicipal Development Plan Bylaws.

Chair McIntyre requested an overview of the Sylvan Lake Intermunicipal Development Plan from the Project Manager.

Stephanie Gagnon, Maven Strategy/McElhanney provided an overview of the Sylvan Lake Intermunicipal Development Plan (IDP) providing a detailed summary of the following components of the Plan:

**OUTLINE**

1. Project Requirements, Purpose and Scope

- Provincial Legislation
- Planning Hierarchy
- Sylvan Lake/Red Deer County IDP
- Project Purpose & Vision
- Shared Value
- Sylvan Lake IDP Project Scope
- Out of Scope

2. Process and Engagement

- Phase 1, Phase 2, Phase 3



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- Engagement by Numbers
  - Engagement by Key Findings
  - What We Heard, What We Did
3. IDP: Policies
- Policy Interpretation
  - Plan Area
4. Land Use
- Land Use Policies
5. Environment
- Environment Assessments Framework
  - Environmental Reserve & Development Setbacks
6. Recreation
- Trails
  - Recreation Planning
  - Recreational Boat Access
7. Infrastructure
- Stormwater & Sediment Control
  - Water Servicing
  - Wastewater Servicing
  - Regional Transportation Master Plan
8. Collaboration, Plan Administration, and Implementation
- Collaboration & IDP Committee
  - Relationship with Other Plan & Approving Authority
  - Annexation
  - Plan Review, Amendment & Dispute Resolution
  - Implementation

Chair McIntyre inquired of each municipality if there were any questions of Councillors regarding the overview of the Sylvan Lake Intermunicipal Development Plan from the Project Coordinator.

There were no questions from the Town of Sylvan Lake.

Lacombe County had the following Councillor inquiries:

Mrs. Knight inquired if the plan is able to mandate that intensive livestock operations be restricted as the NRCB has jurisdiction over those operations. Mr. Freitag advised that the NRCB does make the final decision, but the municipalities can outline exclusion zones through a statutory plan.

Mr. Stephenson referred to the detailed environmentally significant areas map of the Plan area and inquired what studies are required for the watershed. Ms. Gagnon advised this is a recommendation in the Plan and that the detailed version will take place in the future and will be undertaken as a whole and not by individual municipalities.

Mrs. Law inquired if there are any confined feeding operations in this area currently and if they are allowed to expand. Ms. Paradis advised that there may be existing confined feeding operations in the Plan area, and they



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would not be restricted by the Draft IDP, so could expand. The Draft IDP is restricting new confined feeding operations only.

There were no questions from Red Deer County.

There were no questions from the Summer Village of Sunbreaker Cove.

There were no questions from the Summer Village of Birchcliff.

There were no questions from the Summer Village of Norglenwold.

There were no questions from the Summer Village of Jarvis Bay.

There were no questions from the Summer Village of Half Moon Bay.

Chair McIntyre outlined the protocol for verbal submissions and written submissions.

Chair McIntyre inquired of each municipality if there were any verbal submissions by government agencies or municipal agencies.

There were no verbal submissions by government or municipal agencies.

Chair McIntyre inquired of each municipality if there were any verbal submissions from the public at large.

**Town of Sylvan Lake:**

Steven Bedford

- Inquired why the Hamlet of Benalto is not included in the Plan. Chair McIntyre advised this would be answered after all verbal submission.

Lani Rouillard

- What is the cost to developers for environmental requirements
- The voice of the people has not been heard, what if it this Plan does not work for the community
- Concerned with lack of questions by Councillors
- 331 was the touch point - only 331 people provided feedback
- Land restrictions, increased cost for developers, this Plan increases costs and devalues land
- Concerned with lack of information and input by the public

John Warshawski

- Developer at White House Point, a manufactured home subdivision
  - Want to create a water feature type resort at the lake for the general public
  - Affordable land has been sold and big houses have gone up
  - Adjacent to Red Deer County there has been no development, to the east the land is owned by Ducks Unlimited
  - Some of my land has been designated wetland, it is farmed currently
  - Question what will happen in the future, not on lake, 30 metre setback does not apply
- There were no verbal submissions from Lacombe County.



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## **Red Deer County**

Dr. Diaa Mansy

- In 2012 purchased 14 acres of land adjacent to the Summer Village of Norglenwold
- Was told it would be rezoned for development in the future
- The Summer Village applied for annexation; still waiting for redevelopment
- Property is near the beach, hope to move forward
- Purchased for residential development but it is still zoned agricultural

There were no verbal submissions from the Summer Village of Sunbreaker Cove.

There were no verbal submissions from the Summer Village of Birchcliff.

## **Summer Village of Norglenwold**

Kent Lyle

- Chair of the Sylvan Lake Watershed Stewardship Society Quiet Enjoyment Committee
- Trying to collaborate with community partners and all 8 municipalities to reduce noise on Sylvan Lake
- Noise has been a problem for a long time, in winter and summer
- We are here to advocate for a plan for the noise reduction on the lake, there is nothing in this Plan to help us
- Protecting the natural environment and the watershed was the number one item
- We are trying to reduce big problem; on the lake this is getting worse
- Impact of narcissism on the lake creates negative impact
- Loud boat, people want to be seen and heard
- This is Alberta's busiest lake
- There is a good case for noise abatement on the lake
- We have the right to quiet enjoyment of our properties
- Federal coastguard has regulations for all water bodies, regulations ignored on Sylvan Lake
- Association of Summer Villages passed a resolution for action on lake noise
- Mountain View County has mandated noise impact around their racetrack
- The Sylvan Lake Watershed Stewardship Society Quiet Enjoyment Committee submitted a written submission

There were no verbal submissions from the Summer Village of Jarvis Bay.

There were no verbal submissions from the Summer Village of Half Moon Bay.

Chair McIntyre inquired if there were any verbal submissions from the public at large participating in the meeting by Zoom.

Jan Heck

- Have provided a written submission prior to the meeting
- Resided at Sunbreaker Cove since 1975
- For the most part happy with what has been done to keep water quality and area good



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- Concerned with future development, i.e., apartments, townhouses (within Lacombe County)
- Type of units need to be specified
- Water quality is being monitored quiet well, concerned aquifers may not be adequate for future development

Chair McIntyre inquired of each municipality if there were any questions of Councillors regarding the public verbal submission.

The Town of Sylvan Lake had no questions of Council.

Lacombe County had no questions of Council.

Red Deer County had the following Councillor inquiry:

Mr. Massier advised that Benalto is a hamlet within Red Deer County and inquired why Benalto was excluded from the Plan.

Mr. Barr advised that at the time of development the boundary for the IDP was based around watershed and the impact of land use around Sylvan Lake. The highway was also looked at as a boundary. The Hamlet of Benalto currently has its own Plan in place and this IDP would have little effect on Benalto, and so the Hamlet of Benalto was not included in the Plan area.

The Summer Village of Sunbreaker Cove had no questions of Council.

The Summer Village of Birchcliff had no questions of Council.

The Summer Village of Norglenwold had no questions of Council.

The Summer Village of Jarvis Bay had no questions of Council.

The Summer Village of Half Moon Bay had no questions of Council.

Chair McIntyre acknowledged that written submissions have been received from the following agencies, and those submissions have been circulated to all Council members prior to the meeting.

- Alberta Transportation
- Alberta Health Services

Chair McIntyre inquired of each municipality if there were any further written submissions from government or municipal agencies.

There we no further written submissions from government or municipal agencies.

Chair McIntyre acknowledged that written submissions have been received from the following individuals, and those submissions have been circulated to all Council members prior to the meeting.

- Joel Mann
- Janice Heck
- Sylvan Lake Watershed Stewardship Society – Graeme Strathdee
- Travis Jones
- David & Laurie Simonar
- Pete Weddell
- Sylvan Lake Watershed Stewardship Society Quiet Enjoyment Initiative Committee – Kent Lyle



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Chair McIntyre inquired of each municipality if there were any further written submissions from the public at large.

There were no further written submissions from the public at large.

Chair McIntyre thanked the public for their attendance, involvement, concerns and submissions.

Chair McIntyre advised that if the Councils are satisfied that everyone has had an opportunity to make a presentation, and that if further information is not required, it would be appropriate to have a resolution to close the joint public hearing from each municipality.

**HMC-20-162**

MOVED by Councillor Hiscock that the Sylvan Lake Intermunicipal Development Plan, Bylaw #154-20, Public Hearing, be closed at 3:12 p.m.

**Bylaw #154-20  
HMC-20-163**

Intermunicipal Development Plan Bylaw #154-20  
MOVED by Deputy Mayor Skakun that Bylaw #154-20 being the Intermunicipal Development Plan Bylaw be given second reading.  
CARRIED

**ADJOURNMENT:**

**HMC-20-164**

MOVED by Councillor Hiscock that being the agenda matters have been concluded, the meeting adjourned at 3:32 p.m.  
CARRIED

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Mike Pashak, Mayor

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Tanner Evans, CAO



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