



Summer Village of Grandview

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Spring 2021 Newsletter

Greetings from your Council.

After a relatively mild winter, we look forward to seeing everybody back at the Lake. This newsletter highlights some important news for the residents of Grandview. More details are on our website.

Website

We have a new website. It is now our primary means of communication. Please check it out and click “Subscribe” to receive update notifications. If you subscribed previously to the old website, you will need to do so again: www.Grandview.ca

Hamblin Trust Update

Former Mayor Owen Hamblin left the Summer Village of Grandview \$1.149 million for the purpose of reducing taxes. Since 2010, the Hamblin Trust has distributed over \$105,000 equally to Grandview lot owners, totalling \$424 credit on each tax account. In 2017, the residents agreed with the Trustees’ recommendation to wind up the Trust and use the funds to help finance our wastewater project. The funds are being used to purchase pumps for each developed lot and to credit an equivalent amount to each undeveloped lot after five years. In addition, the Trust advanced \$350,000 to the Summer Village to help pay for the local wastewater system. The remaining funds (approximately \$47,000) will go to the operating reserve for the wastewater system. A financial statement for the Trust will be presented at the Annual Information Meeting. The only expenditures associated with this trust, other than the purchase of pump packages, have been lawyer’s fees for the trust, auditor’s fee for the initial setup of the trust, income tax payments, and bank charges. We are ever grateful for the generosity of a man who dedicated his life to the community at Pigeon Lake.

Wastewater Update

We have just completed our second winter of operation of the Grandview wastewater system. The extremely cold weather in February caused a few minor freezing problems. The part of the system that is susceptible to freezing is the small section of piping just below the frost plug (the foam disc that fits snugly in the top of the pump basin). This piping can easily be thawed without disrupting the system. There were a total of 13 incidents of freezing. It is recommended that a piece of heat tape be installed around the piping for operation from December through March. The cost of this heat tape is approximately \$50. If you would like further details on this and help with the installation, please contact Don.

Ninety percent of the pumps have now been installed, and some are scheduled for installation in the spring. Since the project is at the final stages of completion, residents who have not yet had their pump installed should attend to this as soon as possible to benefit from the economies of scale. The Hamblin Trust pays for the base price of the pumps. Any price increase will need to be covered by the residents. For help with the planning and paperwork for this stage, contact Don or another member of council.

The construction of the mainline by PME and the service connections by Urban Dirtworks are now complete, and the warranty period is over. The Summer Village is now responsible for all pipeline systems up to the entrance of each residential holding tank, and each resident is responsible for all piping and equipment from that point to the residence. We will be providing recommendations later this summer on suggested frequency and procedures for filter cleaning.

The control panel of each residential wastewater installation has an alarm that will sound if something is amiss in that system. Alarms do not necessarily mean an emergency, but they always indicate attention is required. We are counting on all residents to participate in a “community watch” initiative to monitor these alarms. If you hear an alarm sounding, please alert the resident or a member of Council. Do not assume that someone else has already done so. An emergency procedure is published on our website with instructions on what to do if you hear an alarm.

Mooring Standard and Storage Permits for Docks and Lifts

Alberta Environment and Parks (AEP) has developed a policy for the placement of lifts, docks, and swimming platforms in provincial waters. The approach they have taken, for which Grandview Council provided significant input, is to issue a “disturbance standard” for the configuration of the dock and lift within the lake. The standard specifies acceptable dimensions of docks and setbacks from neighboring properties. Residents whose property directly abuts the lake can go ahead and place their equipment without any further requirements if that equipment meets the new standard; otherwise, AEP approval will be required.

For residents who are not directly adjacent to the lake, an application must be made to AEP for approval. This application must include written concurrence from the owner of the frontage property. In most cases, this owner will be the Summer Village. We have developed a policy (posted on our website) for allocating space to our residents who want to put docks in front of municipal property. In most cases, dock locations from previous years will be approved.

The disturbance standard specifies a setback of 3 metres from the extended property lines and 5 metres between each dock/lift system. This means on a 50-foot lot, the maximum number of docks will be two. We are anticipating that residents will sort out the placement issues themselves, but to maximize usage, we encourage sharing of docks.

For Hamblin Park, docks must not be placed between the playground and the flagpole. This restriction will not impact the established practice of placing docks adjacent to the boat launch.

Storage of equipment is a separate issue. All residents who want to store their docks or lifts on village property will need to meet the storage conditions and to apply for a 2021 permit. All stored equipment must be placed in an organized manner so as not to impact the use of municipal property by others.

As pressure mounts for the use of limited lakeside resources, your Council sees these new requirements as an opportunity to ensure that Grandview residents get the right to place docks in front of municipal property and that space is allocated fairly. Prior to this, anyone could conceivably place their docks along the shoreline without consequences. We hope that this project goes smoothly and that if a resident approaches you to share the dock, you can work out an arrangement. During the month of April, on each Saturday at 3 p.m., there will be a Meet and Greet at the Gazebo in Hamblin Park to answer questions and to hand out application forms for equipment placement and equipment storage.

The AEP policy is expected to be announced in the middle of April, but we are going ahead now to be ready for the boating season. The policy and forms will be posted on the website. Watch our sandwich board for meeting notices.

Recreation Vehicle Policy

In response to concerns raised by residents, Council has developed a policy for the use and storage of RVs within our Summer Village. An RV is defined as a holiday trailer, fifth-wheel trailer, motorhome, camper, etc., but not a mobile home. Our Land Use Bylaw (LUB) specifies that one RV can be located on a lot without any development permit but any more than one requires a development permit. All RVs must have satisfactory provisions for wastewater handling and disposal in addition to meeting the setback requirements of our LUB. The policy and application form for development permits for RVs can be found on the website.

Municipal Elections

This is an election year for municipalities in Alberta, including our Summer Village. For Grandview, Nomination Day is July 17th and Election Day (if there are more than three candidates for Village Council) will be August 14th. Further information pertaining to this election will be provided in a mail-out.

Annual Information Meeting

We will be having our AIM on July 17th at 10 a.m. If the Covid-19 restrictions have eased by then, the meeting will be in Hamblin Park; otherwise, it will be a Zoom meeting. Watch the website for details. Unfortunately, unless there is a magical turnaround, we will not be having a BBQ or Canada Day celebrations this year.

Flag Protocol Policy

Council has formalized its longstanding informal policy of lowering the flag at Hamblin Park whenever it is known that a resident or former resident of Grandview has passed away. We feel it is important to demonstrate our respect to our residents in this way.

Road Update

In June, a second layer of chipseal will be applied to our entire road system except for Grandview Heights, which has already had two layers applied. This work will complete our road restoration project.

Pigeon Lake Watershed Association

The Pigeon Lake Watershed Association (PLWA) does an excellent job in providing stewardship guidance to all residents in the watershed. Along with many other watershed duties, Catherine Peirce, the full time Executive Director, is championing the implementation of the Pigeon Lake Watershed Management Plan. This plan is on the short list for the Emerald Award 2021. The PLWA is funded through the ever-diminishing batch of grants, municipal contributions, and donations. There is no annual fee to be a member. All Grandview residents are encouraged to become members of the PLWA and make a charitable donation to help ensure it remains viable and active. Their AGM is on July 24th. Their website www.plwa.ca provides a wealth of watershed information on many factors affecting the health of the lake.

Environmental Reserves

Grandview has registered many areas in the Summer Village as “Environmental Reserves” to protect these areas and provide wild spaces for our birds and animals. Please help preserve and respect these areas by not encroaching or dumping garbage or branches. For fire safety, you are welcome to remove deadfall from these areas for your evening bonfires, but cutting of trees and removal of live vegetation are not allowed.

Trash

Overloading of a trash bin is an invitation for birds and animals to tip over the bin and spread garbage throughout the community. Please restrict loading to the amount that can be contained under the closed lid. For items that will not fit in your bin, Grandview will be arranging a large-item pickup during the summer; the date will be published on our website.

Also, Grandview residents now have dumping privileges at the waste transfer station near Lakedell School. To dump a load there, you need to present the card that was mailed out to all residents last winter. A disposal fee of at least \$30 will be charged for each load with a surcharge for large appliances.

Tree Planting Program

This spring, Grandview will be continuing its tree planting program for residents. Our goal is to plant between 50 and 75 white spruce trees on residential and municipal lots during the month of May. If you are interested in having one to five trees planted on your lot, please advise the Summer Village office (information@svofficepl.com) and place a stake where you would like each tree planted. The trees are native white spruce and are between 24 and 30 inches in height. There is no charge for these trees.

Municipal Addresses

Our Land Use Bylaw specifies that a street address must be displayed on each lot. The cost for the Summer Village to install municipal addresses would be approximately \$25,000. To avoid this expense, please ensure that your address is mounted and clearly visible from the street. The importance of clearly marked addresses has been raised by emergency responders.

Wishing you a happy and safe summer,
Your Village Council
Don, Hugh, and Ken