



## Summer Village of Grandview

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### 2022/23 Winter Newsletter

#### 1. Hamblin Trust Wind-up

The Norman Owen Hamblin Trust has been wound up as of December 31, 2022. As part of the process provided by the Court Order for ending this Trust, every developed lot received either a wastewater pump system purchased by the Trust at an average cost of \$3090 or (for those owners who decided not to install a pump) a credit on their tax roll for this same amount. The Summer Village will use these tax roll credits to pay the property taxes until the credit has been depleted. These amounts are associated with the particular lots and not to the owners, so if the property is sold while a remaining credit exists, the credit will remain on the tax roll of the property and not be transferred to the seller. Tax roll credits for non-developed lots were applied for the 2022 tax year. Credits for developed lots that did not install pumps will be applied starting with the 2023 tax year. Information will be provided on the tax statement.

During the construction phase of the wastewater system, the Hamblin Trust allocated \$350,000 to the Summer Village to cover the portion of the costs not funded by federal and provincial grants. You will recall that the three levels of government each funded one-third of the wastewater project. An additional distribution from the Trust to the Summer Village in the amount of \$45,000 was made in 2022. It will be used to offset taxes by \$9,000 per year for the next five years commencing in 2023. Every property will benefit from a small portion of this offset.

The remaining funds in the Trust were used to fund an inventory of wastewater consumables purchased to facilitate any repairs or new installations.

The summary of the Trust is as follows:

- Original Trust Amount	\$1,149,600
- Distributions:	
o Summer Village construction	\$ 350,000
o Pump Purchases (207)	\$ 639,398
o Non-Developed lots (28)	\$ 86,520
o Developed lots without pumps (13)	\$ 40,170
o Summer Village tax offset	\$ 45,000
o Inventory	\$ 2000
o Trustee retainers and expenses	\$ 0

Income from investment interest and expenses such as taxes and legal fees are not included in this summary. Prior to 2018, each lot was allocated an equal portion of the net revenue from the prior year. The total amount of this distribution from 2011 to 2018 was \$105,666 or \$424/lot. Expenses for the Trust included legal fees, auditor's fees and income taxes. The windup of the Trust will be reviewed at our Annual Information Meeting in July. The Summer Village is not involved in the windup of the Trust. If you would like more information, please contact a Councillor. (Every Councillor is also a Trustee.)

As background information for our newer residents, our former Mayor, Norman Hamblin, bequeathed the Summer Village of Grandview the sum of \$1,149,600 for the reduction of taxes.

Initially, the after-tax interest was evenly divided between every lot in the Summer Village as a credit on the tax roll. When the wastewater project was approved, the villagers were surveyed as to whether they would support winding up the trust to help finance the infrastructure. Nearly all residents expressed their approval, and none were opposed. The Trustees decided to fund the Summer Village's share of the mainline costs and also to purchase the pump packages for each lot. The Trustees made certain that each lot got an equal share of the benefit.

We are forever grateful for the generosity of Mayor Owen Hamblin, who cared greatly for our community and our lake.

## **2. Wastewater System**

The Summer Village now has a full-time maintenance operator who is responsible for the operation and maintenance of the Summer Village's wastewater system. He also is available for maintenance and repairs of the on-lot systems, which are owned by you, the residents. Charges for this work will be based on actual costs, i.e., the actual time taken and the actual cost for materials. The operator is familiar with the design of the system and is recommended for any repair or maintenance issues. As the Summer Village will not be making a profit on these charges, they are sure to be lower than the charges of a private business.

We will again be offering filter cleaning in 2023 and will follow the process set up in 2022. For 2023, there will be a flat rate of \$126 per job (\$120 plus GST), which will include cleaning of the filter and a check on the operation of the system. As we improve the efficiency of this process, we hope to achieve further cost reductions.

To maximize efficiency and minimize administrative costs, cleanings will be scheduled when the operator is not busy with other jobs, so advance notice to residents is not practical. Residents will not be involved in scheduling, but notice will be provided on the website.

Last year, we found that the majority of filters were moderately fouled. However, the process revealed a few issues that required attention, including some leaking check valves. You should consider having your filter cleaned every three or four years or more frequently if your property is highly used. We will be updating this recommendation as we get more information. Application and payment details are included on the attached request form.

Our wastewater system is now in its third year of operation. On the whole, the project has been very successful. Our capital costs have been kept within budget, and our operating costs are the lowest of any municipality around Pigeon Lake. For these economies to continue, you need to understand the basic operation of your system and arrange for some routine maintenance. The system is not designed to handle insoluble or toxic material. Be careful what you put into it. Get your filter cleaned every one to four years (depending on your usage). And, if you have not already done so, have heat tape installed in your pump chamber to prevent freezing of your piping, and remember to plug it in during the cold months. This \$50 investment is cheap insurance to keep your system functioning smoothly through the winter. (Call Don if you need assistance.)

If you have any questions on wastewater operations, you are encouraged to attend a Meet and Greet session held at the Gazebo on long weekends or to contact a Councillor. Reminder: If you see a problem with the wastewater system, call the office (780-586-2494) or Don Davidson (403-860-1050). If you have a question or suspect a problem on your system, you are encouraged to call Don first to avoid call-out charges from the Summer Village.

## **3. Land Use Bylaw Update**

Our Land Use Bylaw, which controls all development within our Summer Village, was last updated in 2014. Because of changes to provincial legislation and increases in overall development within the Summer Village and throughout Pigeon Lake, the bylaw will be rewritten this year. By early summer, it should be ready for presentation at an Open House for comment and input. The final draft will be

presented at a Public Hearing, tentatively scheduled in August or September. After that, final adjustments will be made and the Bylaw will have final reading.

The Land Use Bylaw guides development within the Grandview and shapes the future for our Summer Village. All residents are encouraged to participate in this project by thinking about what you want and don't want in our community. Your feedback will be requested in forthcoming mail-outs this year. We are not anticipating a complete redo of the Bylaw but an update of those sections deemed necessary. The current Land Use Bylaw can be found on the Grandview website ([www.grandview.ca](http://www.grandview.ca)).

#### **4. Range Road 12 Update**

The 2002 road cost-sharing agreement between the County of Wetaskiwin and the Summer Villages of Norris Beach, Crystal Springs, Poplar Bay, and Grandview has now passed its termination date and will not be renewed. This agreement provided for cost sharing of access roads to the lake. In Grandview's case, the most critical road was Range Road 12 (the Lakedell road). Attempts to renew this agreement have failed, and the County has advised its intention to maintain this road to County standards. There is the possibility that the road could soon return to gravel. Your Council is very concerned about this possibility since it would have serious social and environmental impacts on our community and the lake. We fully appreciate the problems with the current road conditions, especially the first section to the Lakedell Transfer Section, but a solution only can be found with collaboration with our neighboring communities. After examining a variety of options for a hard-surface road to our Summer Village on the basis of fairness, affordability, safety, durability, and environmental impact, we have developed a "straw dog" model that we feel strikes a good balance between these needs. Grandview has made presentations to the Councils of Crystal Springs, Poplar Bay, and the County of Wetaskiwin. We are hopeful that we will be able to arrive at a satisfactory solution to this issue. More details will be provided as this project advances. A copy of the presentation made to the Wetaskiwin County Council is posted on our website.

#### **5. Solid Waste Collection Update**

Please download the waste collection schedule from the website. Weekly collection and recycle pickup will start May 1<sup>st</sup>.

#### **6. Renewal of RV permits and Business Licences**

To address existing and potential problems, Grandview introduced policies last year for the placing of RVs on residential lots and the requirement of a business licence for anyone engaged in short-term rentals of a residential property. The details of these policies can be found on our website.

If you obtained an RV permit last year, you are reminded that there is a discount for early renewal (before May 1) and a penalty for noncompliance. Be sure you understand the requirements if you have more than one RV on your lot.

If you are currently using or planning to use your property for short-term rentals, you will require a business licence. Your Council's position on short-term rentals is that they may exist but renters must be aware of and comply with the same rules that other residents observe in maintaining the quiet character of our Summer Village.

#### **7. Environmental Reserves**

Grandview has many Environmental Reserves throughout our municipality to help preserve and maintain a healthy watershed. These Reserves may not be used for disposal of material or rubbish, nor are they to be cleared for any reason including the storage of personal effects. We would request that residents neighboring these reserves remove any materials they may have placed outside their property lines. We will continue to remove fallen trees and replant spruce trees as an ongoing maintenance program. Your help is appreciated.

## **8. Boat Lifts and Docks**

Our process for permitting the placement of docks and lifts in front of municipal land and for the storage of equipment on municipal land is working quite well. We remind all parties involved that stored equipment must be registered and approved in advance with the Summer Village Office and that the owner's lot number must be clearly displayed the equipment, both when it is in the water and when stored on shore. This can be done simply with a waterproof marker. As all spaces are needed by residents, Grandview does not provide permission to non-residents either directly or through requests from residents on their behalf.

## **9. Community Engagement**

Your Council tries to keep all residents up to date on what is happening in the Summer Village and also on things that impact us. The most important venue for information sharing is our Annual Information Meeting, which will be held in Hamblin Park on July 15<sup>th</sup> at 10 am. Be sure to mark that date in your calendar. All residents are encouraged to attend this meeting to get important information on your Summer Village. On long weekends throughout the years, we hold Meet and Greet sessions at the park. These are for the purpose of meeting your neighbors and asking questions of your Council. We also publish newsletters periodically to provide current updates.

## **10. Intermunicipal Development Plan**

We are currently in the final stages of preparing the Intermunicipal Development Plan with the surrounding municipalities. This statutory plan is an agreement governing the type of development activities allowed within the plan's area. Grandview's biggest concern was for the exclusion of Confined Feeding Operations within the Pigeon Lake watershed. We are now satisfied that this issue has been addressed by the County, which now has that provision in its Municipal Development Plan. When the plan has been agreed to by all participating municipal Councils, it will be finalized at a Public Hearing. This municipal planning document is of utmost importance in protecting our lake and watershed from improper development.

## **11. Encroachments**

We continue to strive toward removing the many encroachments that exist throughout the Summer Village but want to handle this issue in a realistic and sensitive manner. The policy on encroachments, found on the website, contains the details on how encroachments will be dealt with. Basically, any development (structure) built on municipal property cannot be rebuilt or repaired unless the encroachment is first rectified. Further, when a property is sold, it will not be given a compliance certificate if it has any moveable encroachments (improperly placed buildings not on a permanent foundation or fences). Your consideration is appreciated.

## **12. Municipal Addresses and Emergency Response**

Giving the correct municipal address is critical for the timely response of emergency personnel. The street name, either Lakeshore Drive or Buskmose Drive, must be given, not just the lot number in Grandview. Please also ensure that your address number is clearly posted on your lot.

Best wishes from your Council,  
Don, Hugh, and Mike  
March 9, 2023

# Summer Village of Grandview

## Request for Filter Cleaning, Summer 2023

I am requesting that the Summer Village arrange for my wastewater filter to be cleaned this summer. The cost is \$126 (including GST).

Name \_\_\_\_\_

Email address \_\_\_\_\_

Grandview Address (number) \_\_\_\_\_  Lakeshore Drive  Buskmose Drive

### Form of submission (check one)

- I am mailing or delivering this completed form to the Summer Village Office at PO Box 100, 605 2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB T0C 1X0
- I am emailing a scanned copy of this completed form to [information@svofficepl.com](mailto:information@svofficepl.com) with the Subject line "Filter Cleaning for Lot ###."

### Form of payment (check one)

- I am mailing or delivering my cheque for \$126 to the Summer Village Office (PO Box 100, 605 2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB T0C 1X0)
- I am paying through the on-line bill payment option offered by my financial institution (using Summer Village of Grandview Taxes as the recipient and the Roll Number from my Grandview tax notice as the account number).
- I am using the options available at <https://grandview.ca/payment-options> to pay by credit card or debit.

### Terms and Conditions

- To minimize administrative costs, no invoice or other paperwork will be issued for this work.
- By making this request, I grant permission for Summer Village of Grandview personnel to enter my property for the purpose of completing this work.
- I understand that the work will be done when it best fits the operator's schedule and that residents do not need to be there.
- The prescribed fee covers cleaning of the filter and inspection of the system. If additional service work is required, further consent will be sought before the additional work is undertaken.
- My signature below affirms that I agree with the above terms and conditions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date