



## Summer Village of Grandview

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### Spring 2022 Newsletter

Greetings to Grandview residents. We hope everyone had a pleasant and safe winter. Here are some important updates on what is happening in our summer village.

#### 1. Solid Waste

The contact for solid waste services is expiring and a new contract has been negotiated. We are pleased to announce that due to the successful negotiations by Administration, we have achieved improvements in service at a lower cost. We will now have new garbage bins (Totes) and recycling pickup. All old totes owned by the Contractor will be picked up and exchanged for new ones. Only the new totes will be acceptable for use with the new service.

The current solid waste bylaw stipulates that only those lots with a “dwelling” are entitled to receive a tote. Since a dwelling is specifically defined in the bylaw to exclude RVs, under this bylaw, those lots would not now be receiving garbage pickup. Also, some lots have somehow obtained two totes. The bylaw has been changed so that now each lot with a dwelling or with an RV used as a dwelling is entitled to have garbage pickup with one tote per lot. If a lot owner decides two totes are required, a second one can be requested with an annual charge for the extra service.

Recycling service is being introduced on a trial basis this summer with blue-bag pickup every two weeks. We want to determine how well this system works before deciding about winter service, which would face the challenges of interactions between blue bags and snow plows. Animal interaction is also a concern. The system will be re-evaluated for next year. Your feedback after the service has been established is most welcome.

The new bins are slated for delivery sometime this summer depending on delivery from the manufacturer. To facilitate the swap, please make sure your old bin is available for retrieval in a readily accessible location by the road. Details will be posted on our website ([www.grandview.ca](http://www.grandview.ca)).

Our annual large item pickup is scheduled for Saturday, July 16. On that day, please place your unwanted items by the road before 7 a.m. To review what is acceptable, watch for details posted on the Grandview website.

#### 2. RV Policy

Last year we introduced an RV Policy to gain control of the proliferation of trailers that were appearing in our Summer Village and to make the provision of services more equitable across our municipality. To be consistent with our new Solid Waste Bylaw, several changes have been made to this policy.

As before, no Development Permit is required for a single RV on a lot or an RV on a lot for less than 14 days in a calendar year. However, a second or third one does. And whether an RV requires a permit or not, it needs to comply with setback requirements and wastewater disposal requirements. Yearly permits must be renewed prior to May 1<sup>st</sup> in order to avoid an administration charge. The fee before May 1 is \$120; after May 1, it's \$150. Notices or invoices will not be sent in advance.

### **3. Provincial Police Force**

The Province has suggested replacing the RCMP with a Provincial Police force. Your Council has evaluated this program and agrees with the position taken by AB Municipalities in not supporting this costly and needless venture. A position paper has been prepared and will be posted on the Grandview website ([www.grandview.ca](http://www.grandview.ca)).

### **4. Village Security**

On the morning of March 5, there were many break-ins to garages and cars in Grandview. Fortunately, the damage was limited to a broken window, some door jambs being broken, and a limited amount of petty theft. But such an intrusion on personal property is a serious matter. If any residents have security cameras with views of the road, please check for pictures of early morning traffic. The break-ins occurred at approximately 4:30 to 5 a.m. on March 5. Please advise the office if you have any information.

This matter again raises the question of how we can improve the security in our Summer Village. It is important that we all remain vigilant of suspicious activity and raise the alarm if necessary. If anyone is interested in organizing a neighborhood watch program, please advise a member of Council. In case of an emergency, call 911. To report non-emergency events, the Wetaskiwin RCMP phone number is 780-312-7267.

### **5. Emergency Service Charges**

Residents are reminded that the annual fee the Summer Village pays for fire protection supports only the maintenance of the fire department. If the volunteer fire department is called out to respond to an emergency, a 911 call, or a false alarm, the home owner will be charged for this service. Also, if there is a delay of 15 minutes or more for an ambulance, the fire department is automatically dispatched. Calls for a stroke or cardiac arrest also initiate a fire department response. You may want to check your insurance policy to see if these charges are covered.

### **6. Confined Feedlot Intervention**

A notice of application for a confined feeding operation was published by the Natural Resources Conservation Board (NRBC) on March 10, 2022. This proposed operation for 4000 cattle is located in the western part of our watershed. The existence of confined feeding operations is contrary to the objectives in the Pigeon Lake Management Plan, which has been endorsed by all 12 Pigeon Lake municipalities and the four Chiefs of the Maskwacis Cree Nation.

Regulation of confined feeding operations is done by the Natural Resources Conservation Board under a very specific set of rules. The primary concern for our lake and watershed is the significant increase and enduring load of phosphorus resulting from the high amount of produced manure that will be spread in the western end of the watershed. It is felt this will

negate the positive work that has been done collectively by the residents of the watershed, including our wastewater system, in reducing the phosphorus load to the lake.

The Summer Village has prepared a *Statement of Concern* that will be sent to the NRCB. It will also be posted on the Grandview website ([www.grandview.ca](http://www.grandview.ca)). You may wish to also send in a statement of concern as an affected person to prevent the insidious effect this project will have on water quality, property values, and the environment. Please visit [www.nrcb.ca](http://www.nrcb.ca) for details of the application and how to submit a statement of concern. Submissions must be received prior to April 7<sup>th</sup>.

## **7. Proposed Development at Village West**

A major development has been proposed at Village West behind the fire station. The proposal includes 270 RV lots as well as other development. This development will result in the clearing of a majority of the forest in this area. Grandview shares the concerns of other municipalities that such a major development is contrary to the watershed management plan and will have a negative impact on the area of south Pigeon Lake. Traffic congestion and lake access have been identified as significant problems in addition to the environmental impact of such a major development.

The Summer Village has made a submission to the developer addressing our concerns. This is also posted on our website. The details on the development can be found at [www.villagewestpigeonlake.com](http://www.villagewestpigeonlake.com). The Area Structure Plan (ASP) found under “Other Resources” is the important document detailing the proposed development.

## **8. Boat Mooring Policy**

Under the new provincial rules, the owner of a waterfront or semi-waterfront property can put a dock and/or boat hoist in front of the property without requiring approval as long as it complies with Alberta Environment and Parks (AEP) requirements of length, width, setbacks, and construction materials. To see the requirements, search for *Mooring Disturbance Standard Alberta*.

Anyone else wishing to place a dock and or lift in front of lakefront property owned by another person or by the Summer Village must get both the owner’s written permission and a Temporary Field Authorization from AEP.

Last year, the Summer Village initiated a new process for granting permissions to residents wishing to place equipment in front of Summer Village property, and the Summer Village Office was able to accommodate all requests that came in from residents, although some non-residents were disappointed. Permission from the Village is good for five years if a TFA is obtained. New requests will be accepted, but space is now extremely limited. Sharing of docks is encouraged in order to accommodate the maximum number of residents.

To get an application form, visit the Summer Village website at [www.grandview.ca](http://www.grandview.ca), search for *Policies*, and open the *Boat Mooring and Equipment Storage Policy*. (This policy also includes an application form for equipment storage discussed in a later paragraph.)

Once you receive written permission from the Summer Village to place equipment in the lake, attach a copy of your approved form to an application to Alberta Environment and Parks for a Temporary Field Authorization. (You can get a TFA Application online by searching for *Application for Dock Authorization Alberta*.) When you receive your approved TFA from AEP, forward it to the Village Office to complete the process.

Residents will be given priority over non-residents, and residents in full compliance will be given priority over noncompliant ones. The Summer Village will be enforcing policies related to activity on Summer Village lands. In-lake activity will be enforced by AEP.

The Village will be continuing its policy of permitting storage of docks and boat lifts on Village property during the winter months as space permits. If you have filled out an application form and received permission to store equipment on municipal property, you cannot block access to lake. Also, pier sections must be stacked on lifts so as to minimize the space occupied. Our municipal property is used for many purposes, and continuation of this privilege will be contingent upon users' compliance with the rules.

## **9. Hamblin Trust Distribution**

According to the plan that was previously outlined to Grandview residents, the Hamblin Trust is being wound up after the final distributions are made. You will recall that the Trust's initial value was \$1.149 million, which was to be used to reduce the taxes of the residents of Grandview. With the support from the vast majority of residents and with no opposition, the Trustees obtained a Court Order that allowed the Trust to be used for financing our wastewater system. A sum of \$350,000 was allocated to the Summer Village to help finance Grandview's costs of the wastewater line, and the remainder was allocated to help residents purchase pumps for developed lots. To honor Owen Hamblin's wishes that his legacy be used for the benefit of all Grandview residents, the Trustees arranged for owners of undeveloped lots to receive an equal benefit after five years through a credit to their tax roll.

To date, the contribution has been made to the Summer Village, 206 pumps valued at \$3090 each have been purchased and distributed, and the tax rolls of 28 non-wastewater producing properties have been credited an equal amount, which will be used to offset future taxes. The decision will be made later this year on 14 wastewater producing properties whose owners have chosen not to install a pump. After all lots have received their equal allocation, there will also be approximately \$45,000 remaining. This amount will be used to offset Summer Village operating expenses by \$9,000 per year for the next 5 years. It is our intention to have the distributions made and the Trust wrapped up by the end of this year. We will be providing further details at our Annual Information Meeting in July.

## **10. Wastewater Update**

We continue to be pleased with the success of our wastewater system, which is operating according to plan. Over the winter, there were only a few minor freezing problems, which were attributed to installation issues and lack of heat tape. An evaluation was done of the cleaning of filters to guide the residents as to when they should have them serviced. While there is some variation in the appearance of filters after being in service for 3 years, it appears that servicing should be done on about three-year intervals. We examined the possibility of getting a bulk deal with our system operator on behalf of our residents. Unfortunately THS will no longer be providing service to the Pigeon Lake area and will not be able to do the filter cleaning. We are presently evaluating other options for this work. Details will be posted on our website.

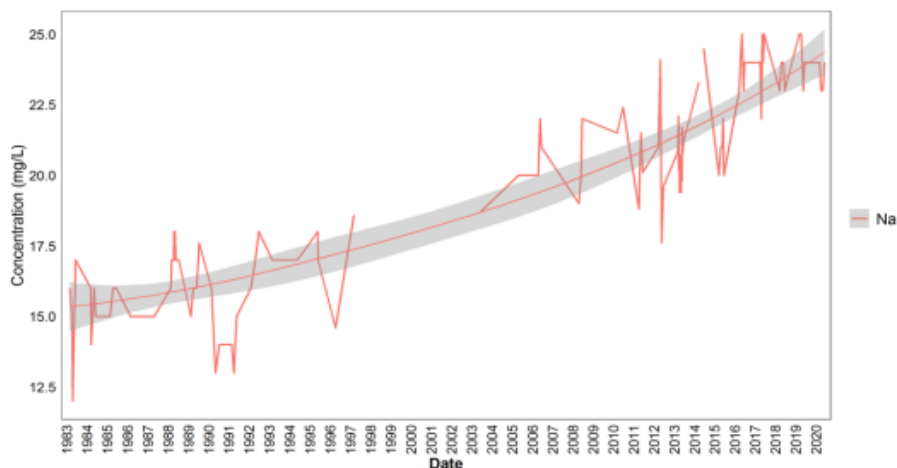
The protection against freezing is an important aspect of our wastewater system, especially during prolonged cold spells. Installation of heat tape is recommended, especially in those tanks that are not used during the winter. Damage will occur if pipes freeze. (This will not happen in deep tanks used for basement plumbing.) For deep tanks, a secondary alarm system with an

exterior klaxon is recommended. If a leak occurs in these tanks, sewer will back up into the basement if appropriate action is not taken!

As we announced previously, it is important that we all keep watch over our neighbors' properties and know what to do if an alarm is heard. This is especially important in the spring. If you hear an alarm, call Don Davidson (403-860-1050), who can help do an initial assessment of what is required.

## 11. Spring Freshet

A *freshet* is an overland flow of water caused by the spring thaw or a heavy rainfall. This year was unusual. With the abundance of snow, and some early warm weather, ditches were flowing as early as January 10<sup>th</sup> and again in mid-March. A considerable amount of water went to the lake. This situation can cause dangerous lake conditions because it creates rotten ice. The frequent flowing of water then followed by cold weather has created havoc with our drainage system by causing some culverts to freeze. The freshet also introduces contaminants to the lake. Other than nutrients, the other concern is the amount of road salt that finds its way to the lake. Over the past 25 years, the salinity of Pigeon Lake has experienced an increase of almost 50% (indicated by sodium). It shows that we all must be careful about what we put on our land as it eventually will get to our lake!



Keeping our drainage system free from obstacles is important to prevent flooding of the road and properties. We will be looking at the regulations concerning pumping water to the ditches during the winter and of obstacles being placed in ditches which impede the flow of water.

## 12. Grandview Roads

Grandview's road maintenance policy is to plow the roads whenever 3 inches of snow has accumulated. We do not use salt. Salt causes significant damage to roads as can be seen on Range Road 12, but more important is the insidious effect it has on lakes as described above. To protect the seal on the road, we do not plow down to bare pavement. This practice is also to accommodate our many residents who use snow machines on our roads to access the lake.

Unfortunately, this year's frequent warm spells have caused a buildup of ice on the roads. During the warm weather, ruts easily form and then freeze to solid ice. Because of the variability in the amount of sun reaching the roads, some sections clear immediately while others remain as solid ice. Our summer village does not have a grader but hires a snowplow. A plow would only

have a minimal effect on removing slush. We ask that residents be patient during spring until our roads are back to normal.

### **13. Municipal Taxes**

Your council works very hard to keep taxes at a minimum through careful spending and economical designing of services. We have not had a tax increase in the past 10 years. We also have our reserves in an enviable position and are ready for the expected expense of repairing our bridge. Grandview installed the wastewater system without incurring debt or raising taxes, thanks in part to the Hamblin Trust. However, the support we receive from the provincial government is diminishing.

The Municipal Sustainability Initiative is being reduced, and more and more costs are being downloaded to municipalities. Perhaps the most significant is the RCMP funding model. Unfortunately the summer village budget for 2022 has been increased and there will be an increase in your taxes. You can help keep taxes down by respecting the community rules and helping out to keep costs down

### **14. Environmental Reserves**

It has been over 10 years since we established the environmental reserve beside the Grandview Creek. This area, which was seriously damaged by cattle grazing near the creek, is now a protected area with a significant number of trees planted and the creek restored to a natural state. Fish have even been seen spawning in the clear water.

Throughout our Summer Village, we also have many environmental reserves, which were converted from municipal reserves in order to protect the vanishing natural areas around the lake. These reserves are not to be used for storing personal property or for disposal of tree branches, beer cans, or other garbage. We will be working on keeping these reserves clean and tidy this year, and residents can help by removing any sheds or encroachments that may have happened over the years. Helping out in this way is another way for residents to keep our taxes low by reducing enforcement costs.

We will also be offering our tree planting program again this May. If you would like one or two small spruce trees planted in your yard, please email the Summer Village office and advise how many you would like. All you have to do is to clearly stake the location.

### **15. Upcoming Community Gatherings**

We are hoping that the worst dangers of COVID are behind us and we can once again have a Canada Day celebration in Hamblin Park on July 1<sup>st</sup>. Please watch the Grandview website for notifications. Also mark the date of July 16 on your calendar for our Annual Information Meeting in Hamblin Park at 10 am. It is important to participate in this important meeting to get updates on village activities and to provide your input on how the Summer Village is managed.

We will also be having our regular Meet and Greet gatherings at the Gazebo in Hamblin Park on long weekends. Watch for notifications on sandwich boards and on the website.

We look forward to seeing you all at the lake this summer.

Don, Hugh, and Mike