VILLAGE OF SPRING LAKE
PROVINCE OF ALBERTA
SEPTEMBER 7, 2021
SPECIAL COUNCIL MEETING
VILLAGE OF SPRING LAKE
AT 7:30 P.M.

PRESENT

Mayor:	Jason Shewchuk
Deputy Mayor:	Melanie Sera
Councillors:	Bonnie Hall Adam MacCormack John Roznicki
Chief Administrative Officer:	Emily House

There were 12 members of the public present.

1. *CALL TO ORDER*

Mayor Shewchuk called the September 7, 2021 Special Council Meeting to order at 7:00 p.m.

2. *ADOPTION OF AGENDA*

2.1 Special Council Meeting Agenda – September 7, 2021

Motion 2021-144 MOVED BY Deputy Mayor Sera that Village Council adopt the September 7, 2021 Special Council Meeting Agenda as presented.

CARRIED

3. *PUBLIC HEARING*

3.1 Public Hearing – Bylaw No. 390 Municipal Development Plan and Bylaw No. 391 Land Use Bylaw

Introductions were made and Mayor Shewchuk explained the process in which the Public could address Council.

Mayor Shewchuk declared the September 7, 2021 Public Hearing for the Municipal Development Plan Bylaw No. 390 Municipal Development Plan and Bylaw No. 391 Land Use Bylaw open at 7:04 p.m.

Emily House, CAO, announced that the purpose of the hearing is for the Council of the Village of Spring Lake to hear testimony and take action relating to the proposed new Municipal Development Plan and Land Use Bylaw.

Mayor Shewchuk stated that everyone present will be given an opportunity to be heard and that Council will only consider matters raised at the Hearing. He then proceeded to explain the ground rules of the hearing and the order of speaking that will occur.

CAO, Emily House, introduced the Municipal Development Plan Bylaw No 390 and Land Use Bylaw No. 391 and stated that the first reading of the bylaw occurred on August 10, 2021 and that the Public Hearing was advertised by mailing a notice to property owners within the Village of Spring Lake along with a posting being made on the Village of Spring Lake's website.

Mayor Shewchuk asked Council if there were any questions or points of clarification to ask the CAO. There were none.

Brad ~~Brand~~ MacDonald, from Municipal Planning Services proceeded to present a report on the propose Municipal Development Plan and Land Use Bylaw.

Mayor Shewchuk asked Council if they had any questions or points of clarification they wish to ask of Mr. MacDonald.

Mayor Shewchuk asked CAO, Emily House if there were any written submissions that were received. Ms. House indicated there was one and proceeded to read it into the record.

Mayor Shewchuk opened the floor to receive comments from the Public.

The following members of the public addressed Council:

- Rainbow Williams
- Rene Morrissette
- Jackie Morrissette
- Jennifer Siegel
- Tony Siegel
- Danielle White
- Ragen Enge

Council did not have any questions or points of clarification for the members of the public that addressed Council.

Mayor Shewchuk asked for any person who feels they have not had the opportunity to be fairly heard to come forward.

Comments that Council heard during the presentations from the Public are as follows:

MDP and LUB General Comments

- What incentivization programs are included in the MDP or LUB to promote/encourage further subdivision in the Village?

LUB 8.18 – Lakeside Lots; Map 20.2 – Lakeside Lots

- Who is the Development Officer, and how is this person different than the Development Authority?
- How will the Development Authority use 'its discretion' when determining if an accessory building is to be developed in the front or rear yard of a lot subject the regulations that apply to lakeside lots identified on Map 20.2?
- Will existing accessory buildings that do not comply with the current Land Use Bylaw be 'grandfathered', or will be there required to be removed?

LUB - 8.13 – Fences, Walls, and Hedges; 8.18 – Lakeside Lots

- Comment from Administration: Should the maximum height of a fence within the lakeside yard of a lakeside lot remain at 1.22 m (4.0 ft) and allow for the use of a variance provision, or should the maximum height be increased to a maximum of 1.8 m (6.0 ft)?

LUB - 8.16 – Home Occupations; 8.31 – Signs

- Home-based businesses should be allowed to place a sign by the road, particularly in instances where the home cannot be seen from the road.
- Noted that there are inconsistencies with the size/area/type of signs that may be allowed in the Village, between existing Land Use Bylaw and the draft Land Use Bylaw that was given first reading by Council.

LUB 8.17 – Keeping of Animals

- The keeping of chickens should not be allowed in the Village.

MDP and LUB General

- The Village should explore creating a community garden space.

MDP

- Why is the large, undeveloped parcel of land immediately northeast of the lake (west of Lakeside Drive) identified as both Community & Environment Area (south half) and Residential Development Area (north half)? The Land Use Bylaw identifies it as within the Urban Reserve District.

LUB Map 20.1 – Land Use District Map

- Mapping changes noted by Administration to reflect current Village landownership

Mayor Shewchuk September 7, 2021 Public Hearing for the Municipal Development Plan Bylaw No. 390 Municipal Development Plan and Bylaw No. 391 Land Use Bylaw closed at 8:05 p.m.

Mayor Shewchuk reconvened the Special Council Meeting at 8:06 p.m.

Motion 2021-145 MOVED BY Councillor Roznicki to direct Municipal Planning Services to provide a report to Council regarding comments heard at the Municipal Development Plan Bylaw No. 390 Municipal Development Plan and Bylaw No. 391 Land Use Bylaw Public Hearing.

CARRIED

8. ADJOURNMENT

Motion 2021-146 MOVED BY Deputy Mayor Sera that the September 7, 2021 Special Council Meeting be adjourned at 8:08 p.m.

CARRIED

Jason

Mayor

Administrator