

**SUMMER VILLAGE OF WHITE SANDS
COUNCIL MEETING AGENDA
March 20, 2024 @ 9:30
Location: Municipal Office
#10, 19447 HWY 12, Stettler County and Zoom**

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**Public Welcome to observe the meeting in person or through streaming on our YouTube Channel
If you wish to speak to council as a delegation, contact the Village Office at 403-740-1572**

Next Regular Council Meeting Dates: April 17, 2024

**MINUTES OF THE REGULAR MEETING
SUMMER VILLAGE OF WHITE SANDS
COUNCIL**

**held on February 21, 2024
Municipal Office #10, 19447 Hwy 12,
County of Stettler and electronically
Streaming on YouTube.**

Present: Mayor Lorne Thurston
Councillor Bob Huff (Zoom)
Councillor Ed Waugh (Zoom)
CAO, Melissa Beebe
Administrative Assistant, Erin Weinzierl

Absent:

Public: (1)

1. Call to Order:

Mayor Thurston calls the Council Meeting to order at 9:30 AM

2. Adoption of Agenda

12.3 Human Resources – Personnel – FOIP Section 18 & 19, (Individual or Public Safety)

Motion 24:02:01 Moved by Councillor Huff to approve the agenda as ammended.

MOTION CARRIED

3. Adoption of Previous Minutes:

3.1. Regular Council Meeting Minutes of January 17, 2024

Motion 24:02:02 Moved by Councillor Waugh to adopt the minutes from the Regular Council Meeting of January 17, 2024, as presented.

MOTION CARRIED

4. Public Hearing: None

5. Delegation/Presentation: None

6. Bylaws & Policies:

6.1. Policy XI Council Remuneration Policy

Motion 24:02:03 Moved by Councilor Waugh approve Policy XI Council Remuneration as amended.

MOTION CARRIED

6.2. Revised Policy VIII Employee Safety

Motion 24:02:04 Moved by Councilor Huff to approve Policy VIII Employee Safety as amended.

MOTION CARRIED

7. Business

7.1. Municipal Office Building Engineered Proposal Site Plan

Motion 24:01:05 Moved by Councilor Waugh to approve Location 2 for the Municipal Office placement site plan based on the geotechnical and engineer’s report and moving the dumpsters to Location 1.

MOTION CARRIED

Motion 24:01:06 Moved by Councilor Huff to have administration consult with Aptus Engineers to create a plan to place the office building in an area on Location 2 back towards the hill, without exceeding 10% grade as recommended by the engineering firm that was based on their email sent on January 30, 2024, and the foundation for the office building will be on screw piles.

Councilor Waugh requests a recorded vote.

MOTION CARRIED with two votes

Mayor Thurston and Council Huff for
Councilor Waugh against.

Motion 24:01:07 Moved by Councilor Waugh to plan to have the building placed on a basement rather than screw piles.

Councilor Waugh requests a recorded vote.

MOTION DEFEATED

Councilor Waugh for

Mayor Thurston and Councilor Huff against

7.2. Appointment of ARB Officials 2024

Motion 24:02:08 Moved by Mayor Thurston to appoint the ARB Officials for 2024 as listed:

- ARB Chairman - Raymond Ralph
- Certified ARB Clerk - Gerryl Amorin
- Certified Panelists - Darlene Chartrand
- Sheryl Exley
- Tina Groszko
- Stewart Hennig
- Richard Knowles
- Denis Meier
- Raymond Ralph

MOTION CARRIED

7.3. Shoreline Management Plan Quote – CPP

Motion 24:02:09 Moved by Mayor Thurston to approve the Shoreline Management Plan Quote by CPP Environmental/Municipal Planning Services as the 2024 Capital Budget Project up to the \$40,000 covered under

MSI Grant.

MOTION CARRIED

7.4. Short Term Rentals

Motion 24:02:10 Moved by Mayor Thurston to direct administration to ask for community feedback on short term rentals through a survey, shared on the mailing list, social media, and the website, and bring back the finding to the next council meeting on March 20, 2024.

MOTION CARRIED

1 Public withdrew at 11:35 AM.

7.5. Storm Water Management Plan Draft – Aptus

Motion 24:02:11 Moved by Councilor Waugh to accept the Draft SVWS Stormwater Master Plan with the additional review by the engineer for another pond located near Buffalo Road across from the bulk water station, adjacent to the private property

MOTION CARRIED

8. Council Reports:

8.1. Councilor Huff

- Waste Management - had a full day planning session on Jan 19, 2024.
 - Will be about \$76/person, but will not be approved until the regular meeting.
 - 174 residents (StatsCan) for full-time residents.
 - Part-time residents they will use the formula.

8.2. Councilor Waugh

- Nothing to report

8.3. Mayor Thurston

- Admin will register Public Works in a chain saw safety program so that they can do tree clean up in the community since we have having trouble find
- Collect household batteries box is falling apart at the garbage bins. Need a new box for battery collection. Public Works will need to go through the box and make sure the ends are taped and they are to take them to the Eco center at the Town of Stettler Transfer Site
- Naloxone is at the AED in syringe form and Epi pen that was purchased before is gone.
- Hall Society asked about their renovation budget and was told it will be discussed in our budget discussion and a decision will be made then.
- Attended LGFF webinar
 - Summer Village is \$60,000 base amount, no needs-based funding,
 - 6,000 population for all summer villages in Alberta
 - March 1st another webinar after the provincial budget is passed.

Motion 24:02:12 Moved by Mayor Thurston to accept the Council Reports as presented.

MOTION CARRIED

9. CAO Reports

9.1. Written Report

9.2. Action List

Motion 24:02:13 Moved by Councilor Waugh to support administration that road maintenance gravel is for municipal use only.

MOTION CARRIED

Motion 24:02:14 Moved by Mayor Thurston to accept the CAO reports as presented.

MOTION CARRIED

10. Financial Reports:

- 10.1. Council Revenue and Expenditures as of January 31, 2023**
- 10.2. Capital Revenue and Expenditures as of January 31, 2023**
- 10.3. Council Cheque Listing as of January 31, 2023**

Motion 24:02:15 Moved by Councillor Huff to accept all financial reports as presented.

MOTION CARRIED

11. Correspondence

- 11.1. Annual Local Government Meeting – Clearview Public Schools**
- 11.2. FCM Conference**
- 11.3. David Thompson Health Advisory Council Meeting**
- 11.4. Summer Village of Rochon Sands Letter Regarding Sewer**

Motion 24:02:14 Motion Moved by Mayor Thurston to accept the correspondence as information.

MOTION CARRIED

12. In-Camera Session: - Personnel – Land – Legal – Other

- 12.1. Legal – Carriage Road – FOIP Section 18 & 19, (Individual or Public Safety)**
- 12.2. Legal – Animal Control Legal Incident – FOIP Section 18 & 19, (Individual or Public Safety), 20 (Law Enforcement)**
- 12.3. Human Resources – Personnel – FOIP Section 18 & 19, (Individual or Public Safety)**

Motion 24:02:15 Motion Moved by Mayor Thurston to move into camera for Legal – Carriage Road – FOIP Section 18 & 19, (Individual or Public Safety), Legal – Animal Control Legal Incident – FOIP Section 18 & 19, (Individual or Public Safety), 20 (Law Enforcement), and Human Resources – Personnel – FOIP Section 18 & 19, (Individual or Public Safety) at 12:30 am.

MOTION CARRIED

Motion 24:02:16 Motion Moved by Councilor Huff to move out of camera for Legal – Carriage Road – FOIP Section 18 & 19, (Individual or Public Safety), Legal – Animal Control Legal Incident – FOIP Section 18 & 19, (Individual or Public Safety), 20 (Law Enforcement), and Human Resources – Personnel – FOIP Section 18 & 19, (Individual or Public Safety) at 1:26 am.

MOTION CARRIED

13. Adjournment

Motion 24:02:17 Moved by Mayor Thurston to adjourns the meeting at 1:27pm.

MOTION CARRIED

Next Regular Council Meeting Date: March 20, 2024.

Public welcome to attend or stream/watch the video of the meeting on our YouTube channel.

Mayor

Chief Administrative Officer

Delegate presentation to White Sands Council meeting on March 20, 2024.

Topic: Short Term Rentals

Name and address of Delegate:

Cheryl VanDusen,

[REDACTED]
[REDACTED]
[REDACTED]

Owner of 3 Aspen Ridge close, 4 Aspen Ridge Close and 14 Municipal Road

Information and Benefits of my Short Term Rental:

1. My cabin has been a short term rental since August of 2018 with no problems or complaints.
2. Most guests are families with young children.
3. The cabin is next door to my house, so monitoring is very easy.
4. As hosts are rated by their guests on the platform, there is no way a short term rental could become unsightly or poor reviews would force the host out of the market.
5. Permanent WS sands residents often rent it for their families during holidays.
6. Three guests have now purchased properties in WS after staying at my cabin, helping with the real estate sales in the village.
7. Workers that built the shop stayed at my rental.
8. My short term rental was considered for the council offices until the new building could be built.
9. When the store was running, my guests were excellent customers.
10. None of my immediate neighbours on my cul-de-sac have any issues with my rental.

Questions for the board:

1. Have any formal complaints been registered against either short term rental in WS?
2. How are complaints of any kind verified for validity? Ie. The reference to air bnb guests leaving nails after a pallet fire is unfounded.
3. Comparisons to other places like New York, Banff, and Canmore were referenced. These locations have little similarities to our small village. Has there been comparisons made to other communities on Buffalo Lake? Or other small lakes like Pigeon Lake? Gull lake?

Suggestions moving forward:

1. Best option: Do nothing at this point. These rentals have not been problematic. There is no problem to solve so no solution is necessary.
2. Second option: Grandfather in the two existing short term rentals. Put in place a monitoring system for new short term rentals. I.e. A link to registration of the cabin, rules governing new short term rentals such as you have to be a permanent resident etc. I am happy to help with ideas here.

SUMMER VILLAGE OF WHITE SANDS

Prepared by: Administration **Number:** X
Adopted by: White Sands Council **Date:** 2019 09 06
Amended: December 8, 2021 **Resolution#** 21:12:217
Amended: February 9, 2022 **Resolution#** 22:01:034

Title: **Snow Removal for Property Access**

Purpose: To provide guidelines to outline the levels of service that the Summer Village of White Sands may provide regarding roadway snow removal.

Policy Statement: Plowing of public roads is done as needed to ensure access for emergency vehicles and safe passage for other vehicles. The municipality maintains municipal snow plowing for smaller snow events but will be dependent on contracting out plowing services during large snow events.

The municipality does not have a guaranteed removal time but do provide the following levels of service as required:

Priority Level 1: Main roads: Buffalo Road, Jennifer Drive and Municipal Road
Priority Level 2: Transfer Site, Hall, Front Street and School Bus Routes
Priority Level 3: Lake View Avenue, 1st to 4th Street, Aimee Avenue, Destini Drive and Mackenzie Way.
Priority Level 4 all other roads and cul-de-sacs including boat launch road loop.
Priority Level 5 Boat launch Parking area and emergency lake access opening, Lake View Avenue Parking areas and windrow removal of Beach accesses.
Priority Level 6 Jacks Pond Parking area and Gazebo Hill Parking area.

Please refrain from pushing snow from driveway across the municipal roadways once the roads have been plowed as any large snow deposits on the roadway can create hazards.

Plowing services do not include:

- Clearing driveways (including natural caused drifting snow drifts), sidewalks, walkways, paths or beach accesses
- Guaranteeing plowing by a particular time.
- A guarantee of complete ridge removal. (Staff will endeavor to not create a ridge during road clearing on all residential driveways that are no higher than six inches (6"), but they are given discretion as to whether

any hazards are present, what the equipment can handle, and the priority level given to this service.

- Non-Permanent residents need to provide 72 hours' notice to the Municipal Office, during regular municipal operating hours for municipal plowed windrow or ridge removal for access to property.

The Summer Village of
White Sands
 Snow Removal Priority Levels
 see Policy X





Request For Decision

Agenda Item:

7.1

Issue:

Short Term Rentals Agenda item and their council discussion. Council motioned (24:02:10) to have a survey created by administration to have feedback from the community.

General:

February 21, 2024, Short Term Rental concerns were presented to council at the regular council meeting.

It was decided to get feedback from the residents through a survey and one was sent out. The survey was sent out to the public on February 27, 2024, and closed on March 12, 2024 @ 2:30 pm.

Notification of Survey:

- Email List
- Newsletter
- Facebook Page
- What's Up at White Sands page
- Website

A report was created after the survey closed and feedback results are attached.

Administration contacted ASVA to pose the question on how other summer villages in Alberta deal with short term rentals. See attached.

Review:

- There was a total of 181 residents who responded to the survey
 - § 65.2% responded as part time residents
 - § 34.8% responded as permanent residents.
- Out of 181 responses 57.5% answered they did NOT have issues with Short Term Rentals, while 42.5% answered that they did.
- Out of 174 responses 71.3% felt that the Community Standards Bylaw 196-23 was sufficient, while 28.7% voted no.
- Out of 175 responses, 50.3% said "Yes" to increase bylaw enforcement, while 49.7% voted "No".
- Questions 9 and 10 were open-ended questions when the respondent can comment on each question.
 - § Question 9 had 69 responses that touched on budget, questioning of complaints, suggestions, speaking to the community, taxes, Bylaw

enforcement/RCMP, bylaws, putting the responsibility on the property owner, no need of change/no problems, survey, residents can cause the issues, have no short term rentals.

§ Question 10 had 91 responses that touched on short term rentals have a positive and negative impact on the community, new concepts/new bylaw, responsibility on the property owner/no action needed by council right now or not at all, suggestions for regulating short term rentals, raising concerns, current issues are not from short term rentals, enforcement/current bylaws, waste of time/lack of evidence of the issue, comments to council, and added information/misc..

- Administration reached out to other municipalities about how they deal with short term rentals. Six summer villages in Alberta replied to our inquiry through the ASVA and they have amended (or in the process of amending) their land use bylaws to allow but have conditions such as apply through a development permit, certain criteria and rules, business licensing.

Recommendation

Administration recommends tabling to the next meeting on April 17, 2024, to allow council to review.

Alternatives:

1. Council may take the findings presented as information.
2. Council may motion to amend the land use bylaw to include the use of short term rentals with conditions.
3. Council may motion to amend the land use bylaw to not allow the use of short term rentals.

Author:

Erin Weinzierl – Admin. Assistant
Melissa Beebe – CAO

Results from the Short Term Feedback Survey

Why was a survey created?:

On the February 21, 2024, Regular Council Meeting, Council placed the concerns of having short term rentals in the Summer Village of White Sands and discussed the agenda item. Council motioned to have a survey created by administration to have feedback from the community.

How the Survey was Shared:

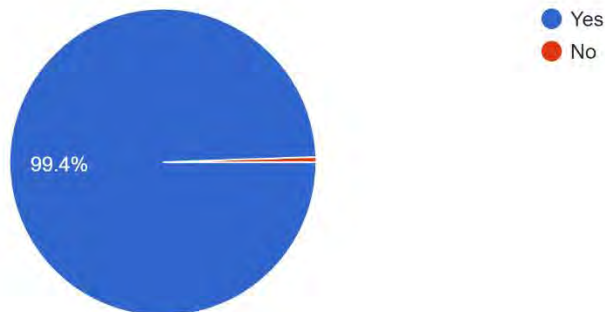
The survey was sent out to the public on February 27, 2024, and closed on March 12, 2024 @ 2:30 pm. It was shared through the newsletter list (emails), Facebook (our page and What's up at White Sands group), and published on the home page of the website. Periodically, we bumped the post up on the Facebook Group and "pinned" the post to the top of the municipal Facebook page to be seen easily.

Survey Question Results:

The survey had 181 people respond.

1. Are you a resident of the Summer Village of White Sands?

181 responses

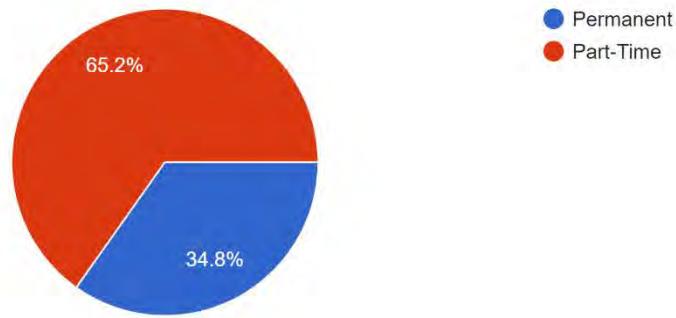


Out of 181 responses for Question 1

- 180 voted yes
- 1 voted no

2. If you answered "Yes" in Question 1, are you permanent or part-time resident?

181 responses

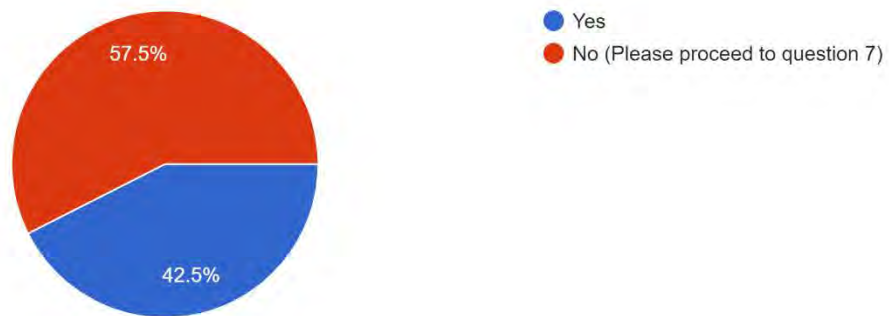


Out of 181 responses for Question 2

- 118 voted Part-Time
- 63 voted Permanent

3. Do you feel short term accommodation rentals are an issue now or will be in the future in the Summer Village?

181 responses

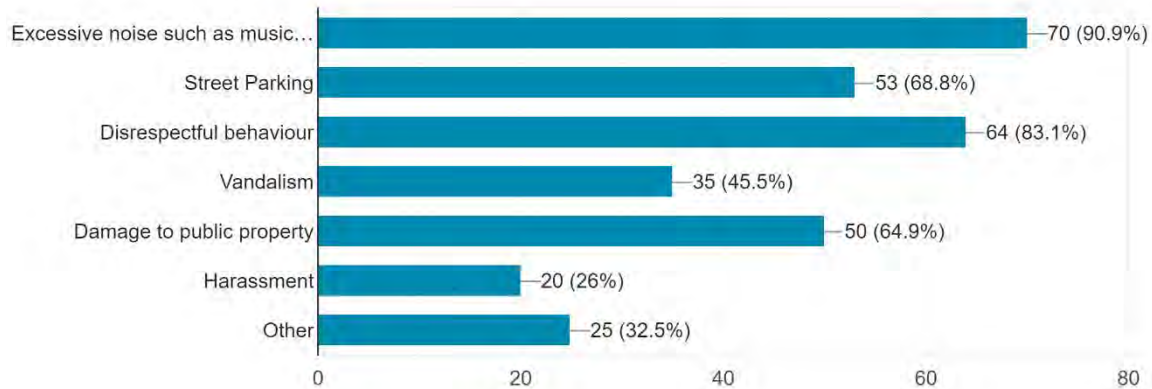


Out of 181 responses:

- 104 voted No
- 77 voted Yes

4. If you answered "Yes" in Question 3, please check off all the concerns you believe are related to short term accommodation rentals.

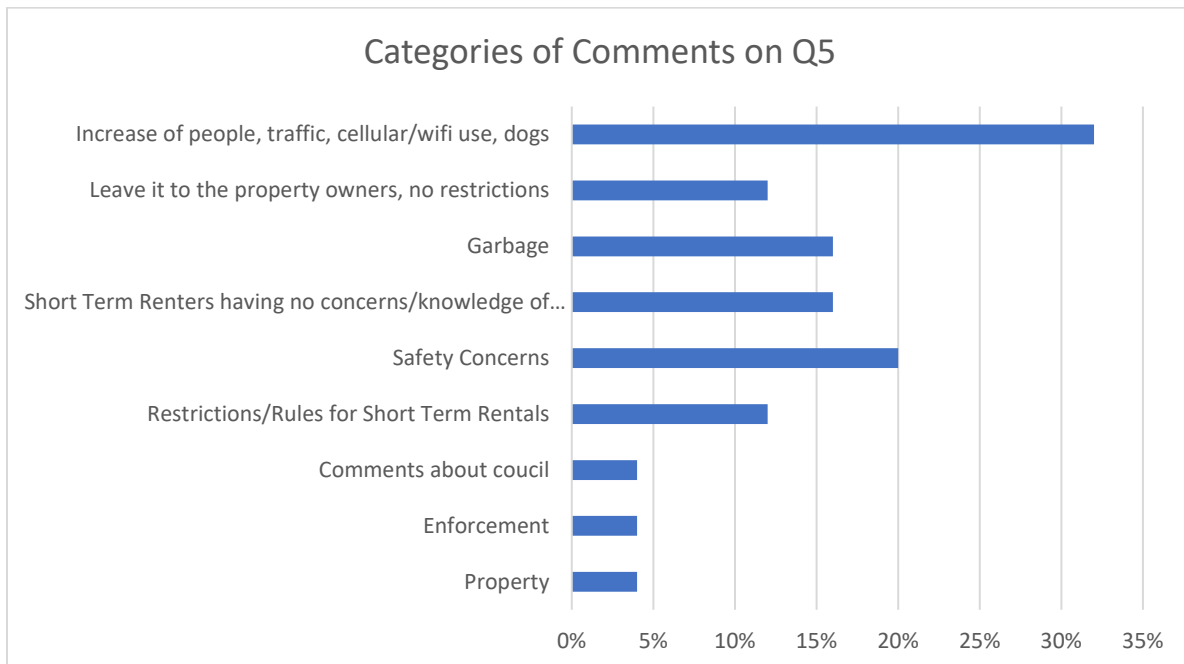
77 responses



Respondents who voted "Yes" on Question 3, were to continue on to the following questions while if they had voted "No" they were to skip to Question 7. Questions 4 -6 refer back to if the respondents believed there is a problem, what are their concerns, an open-ended question to add other concerns that was not listed in Question 4, and if they believed a business license bylaw for short term rentals should be implemented.

5. If you chose "Other" in Question 4, please list your additional concerns below.

28 responses



The following 28 responses have been broken into categories:

Increase of people, traffic, cellular/wifi use, and dogs: 8/25 – 32%

- “Bringing in excessive amount of people to rent, plus dogs running freely on beach.”
- “Traffic and increase amount of people”
- “Small cabins or larger ones, jam packed with to many folks ,also no one on site to control.”
- “Dogs on the loose, feces not picked up.”
- “More dogs off leash.”
- “Traffic, wifi use.”
- “I believe all the above in question 4 are applicable. Short rentals appear to attract multiple families renting one home. This can definitely contribute to more noise , traffic etc.”
- “Extra vehicle traffic, road ware, speeding, parking, noise, etc”

Leave it to the property owners, no restrictions: 3/25 – 12%

- “Their property, their choice. If renters perform any concerns outlined in number 4, fine the property owner.”
- “There could be some concerns, but I am supportive of allowing short term rentals without adding extra regulations.”
- “The curent bylaws cover the Resposibility of an Owner of Property for all conditions in question ‘4’ . Subletting Owner's Property, for any reason Will be the Owner's Responsibility to "Police" the Sublet/Tennet. Violation of any bylaw. The Counsel/CAO has the resposibiliy is to inforce the Current Bylaws.”

Garbage: 4/25 – 16%

- “Garbage left on beach and in the lake, broken trees on reserve used for firewood.”
- “Garbage at the beach and dumpsters.”
- “Garbage/litter; Reduction in property values”
- “Glass bottles on beach and in the lake, witnessed this happening”

Short Term Renters having no concern/knowledge of Bylaws: 4/25 – 16%

- “Short term renters will not have the care and concern that we have for our village”
- “Lack of accountability for actions, as it is not their home, not their neighbours.”
- “Investors purchase just for the intent of profit ; not with the intent of being part of the community.”
- “Non-understanding and /or following of summer village rules/bylaws/etc.”

Safety Concerns: 5/25 – 20%

- “Do not feel safe with constant stream of strangers across the street. Barking and aggressive unattended dogs.”
- “Abundance of strangers in the community. It’s of major concern to the parents of minors.”
- “Theft, has already occurred on my lot”

- “Trespassing and Theft”
- “Inappropriate use of quads, excessive speed, following laws and courtesy.”

Restrictions/rules for short term rentals: 3/25 – 12%

- Solution is to Limit each resident to two properties max. Having one for your family overflow is ok.
- Fire insurance coverage by property owner
- Enforcement / involvement of the property owner is a priority . If absentee owner , in my experience in Calgary , increased likelihood of problems that make life unpleasant for surrounding homes . I do not believe the property owner needs to live at lake , however not out of the country or province ..

Comments about council: 1/25 – 4%

- This is a very leading/biased questionnaire. The issue would for me would be the council trying to take control of something that should be the control of the property owner.

Enforcement: 1/25 – 4%

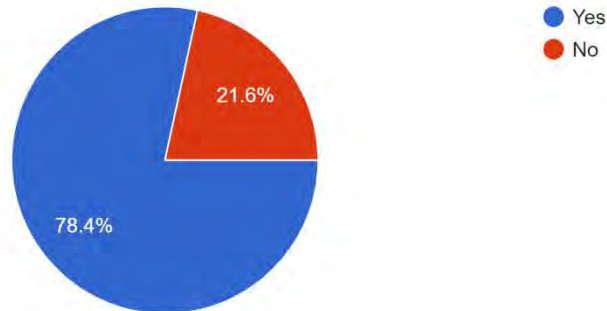
- “Enforcement / involvement of the property owner is a priority . If absentee owner , in my experience in Calgary , increased likelihood of problems that make life unpleasant for surrounding homes . I do not believe the property owner needs to live at lake , however not out of the country or province ..”

Property: 1/25 – 4%

- “Would this affect our property value?”

6. If you said "Yes" to Question 3, should there be a licensing bylaw for short term rental accommodation properties?

88 responses

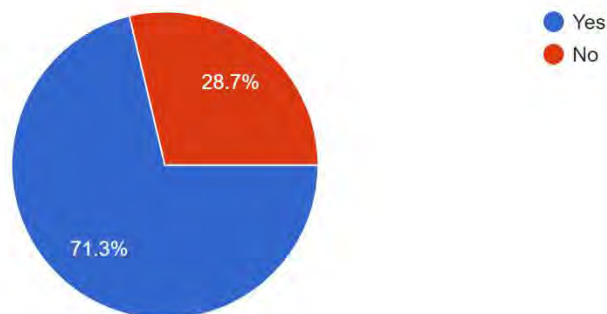


Out of 88 responses

- 69 voted "Yes"
- 19 voted "Non"

7. The current Community Standards Bylaw 196-23 prohibits certain activities in order to prevent and compel the abatement of noise, nuisances, uns...at arise with short term accommodation rentals?

174 responses



Out of 174 responses

- 124 voted "Yes"
- 50 voted "No"

For Questions 8 and 9 we provided some information about how the municipality currently deals with bylaw complaints and what it would look like if we were to move to have a bylaw officer. The information given was:

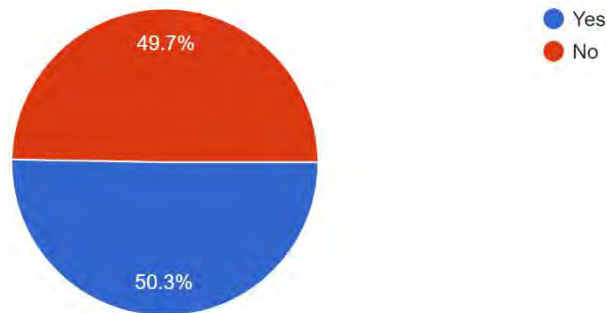
“Municipal Bylaw Enforcement is dealt with through written complaints. The contracted Enforcement officer investigates the bylaw complaint based on a \$120.00/hourly rate. Depending on the type of bylaw complaint, it can range from 2-3 hours, including: follow-up and travel time.

In 2023 the municipality paid out \$1,000.00, 2022 was \$0, 2021 was \$500.00, for Bylaw Enforcement. Tickets issued may require a court appearance which would include legal fee costs on top of enforcement costs.

A \$50,000 budget allocation if the municipality is proactive and increased enforcement hours from complaint based to a weekly visual scheduled presence.”

8. Are you in favour of having the municipality be more proactive with enforcement in the Summer Village as part of their budgeting process?

175 responses

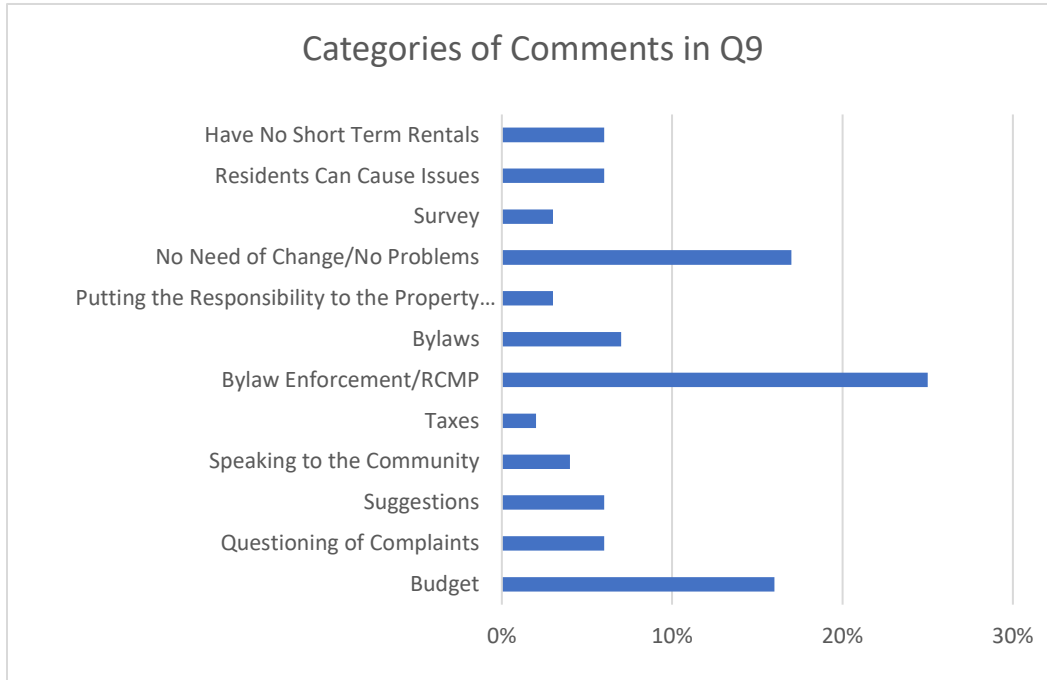


Out of 175 responses

- 87 voted “Yes”
- 88 voted “No”

9. If you answered "No" to Question 8, please provide additional suggestions for councils' consideration.

69 responses



Budget: 11/69 – 16%

- “Council needs to look at ways to cut costs not more ways to spend money”
- “Not if you think you need to budget \$50,000 for bylaw enforcement”
- “So you want to budget \$50k when you spent \$1500 makes no sense”
- “Why the huge jump to \$50 000 from \$1500 in the last three years. Seems like our money could be better spent.”
- “Budget \$50k for bylaw enforcement when all you have spent in 3 years is 1500 ludicrous”
- “Budgeting \$50,000 for costs that have an aggregate value of \$3,000+ over the last three years seems overly excessive. I’m not sure what the reason for the question is. Is this related to anticipated enforcement costs based on shoet term rentals? How will the costs be allocated if the call is for a short term rental complaint. This seems to be predicting a problem that may not ever exist. Do we actually have a problem with short term rentals? These questions don’t provide any fact based evidence that it does.”
- “Raising the budget to \$50 000 seeing the last three years used \$1500 seems extreme.”
- “We don't feel that spending \$50,000 when clearly there has not been any major concerns for the last 3 years is justified. If anything add CCTV around hall, garbage areas and waterfill station.”

- “Less money towards enforcement as \$50 000 is out of line with the last three years of spending.”
- “I don't have any issues with noise. I would think that money would better used toward upgrading the hall or other community improvements.”
- “It doesn't seem like the requirement is there given how little was paid out in the last 3 years.”

Questioning of Complaints: 4/69 – 6%

- “Are the 2023 complaints just for short term rentals? It doesn't seem necessary for that large of a budget when only \$1000 was paid out in 2023. This can be a consideration in the future if the complaints increase significantly.”
- “I'm not sure if there is a specific area of concern that this survey is looking to resolve? If we have bylaws they need to be enforced to be taken seriously, but I'm not sure to what extent that is happening or needed? We seem to focus on what is an issue to a few? Has there been an issue with short term rentals? Is it any different than what happens at other properties?”
- “How many serious complaints are there?”
- “We're torn with this as we hear of property going missing so we recognize the need for more enforcement, but hesitate to agree as we have questions on how that 50K would be spent. Is it as simple as hiring a security firm to patrol or is there actual bylaw enforcement that may have the ability to enforce fines for minor infractions? How often would the community be visited? Would this affect our taxes in any way?”

Suggestions: 4/69 – 6%

- “More community involvement, "property buddies" (watching out for neighbors properties), what's app group to join to report and get information on suspicious behavior or significant issues where information can be shared amongst owners”
- “I believe there should be an internal methodology/approach for logging complaints, and after “X” number of complaints are received THEN someone can investigate.”
- “More signage.”
- “I feel this money could be allocated for cleaner safer beach coast lines, updated play structures, dock storage facility to make year round living have a nicer and tidied appearance.”

Speaking to the community: 3/69 – 4%

- “I believe there should be an internal methodology/approach for logging complaints, and after “X” number of complaints are received THEN someone can investigate.”
- “I think it's a good thing to periodically remind all residents of the bylaws. However, I would like to see the residents of White Sands try to work together to build a community built on mutual respect instead of focusing on implementing more rules and policing. For example, if people are using quads or golf carts RESPONSIBLY within the summer village, I don't feel they

should be penalized. However, if people are abusing that privilege then they should receive a warning and then be held accountable should there be more infractions. Enforcing more rules on ALL of us is going to have the opposite effect (creating resentment and a decreased sense of community). “

- “I think that this nice village is over regulated and destroying the freedom for families with children.”

Taxes: 2/60 – 2%

- “Taxes are high enough”
- “The fact there have been so few complaints in the past few years and there have been short term rentals in the village for that same length of time shows there is not a problem. Don’t waste out tax money on this item, there are much better uses for those funds. A few squeaky wheels who happen to complain loudly should not be the reason the entire village has to deal with lesser services as the budget is used up else where.”

Bylaw Enforcement/RCMP: 17/69 – 25%

- “If we deal with each complaint on a individual basis, as it does not seem to be an issue at the present moment, and this is a recreational community that does not need serious enforcement.”
- “It seems to me that it would be a lot less expensive to call by-law enforcement as we require them. How do we intend to pay \$50,000....increase taxes?”
- “Council should have the authority to investigate any lawbreakers and give a warning. They should be able to approach the lawbreakers, and if the lawbreakers continue to break the law, Council should be able to issue a fine. This summer village is for families to vacation at and if we police to heavily, families will move out and the village will fall apart. It has been going well for many years, so our recommendation is to not stir up people when all they want is to spend vacation time with family and friends. The permanent residence continue to be a resource for the village. They watch-over summer residence properties, they report if there are any issues, they contact the neighbors if there are issues, they help keep the village clean, they volunteer and much more. The village is unique because it is mostly a vacation village and it should remain that way.”
- “Have police only come out when called. The police come out on a Wednesday afternoon when it is quiet. Don't waste the rate payers money on Wednesdays.”
- “The golf cart situation has gotten ridiculous in the last few years. Multiple young children crammed in a cart with one of them in charge, driving around repeatedly. It's shocking that serious crashes haven't happened yet. Unleashed, wondering dogs onto private property is another annoying issue. Not all dogs are friendly, especially when their own space is being invaded. Enforcement of bylaws are needed.”
- “Use the contracted officer and see how much is spent over the next 5 years. You can budget 2k for next year based on the last 3, but 50k seems excessive for 3 years history of costs.”

- “Rather than a weekly visit I would suggest a as needed contract based on resident complaints as council sees fit.”
- “Instead of focusing on short term rental bylaws and throwing money at a \$50,000 weekly visual budget, this money would be much better spent enforcing the issues that include permanent residents ie. personal belongings cluttering/being left on the beaches, an over abundance of docks taking over beach spaces (docks should be public and more of them), the cleaning up, maintenance and updating of beach spaces (grooming equipment, etc) and playgrounds/recreational areas.”
- “RCMP is the legal support. Not the responsibility village.”
- “Having a bylaw officer out every week is excessive. I would suggest it remain as complaint based and educate residents on how to make a complaint.”
- “Share the new bylaw with residents first hopefully most will comply Keep bylaw enforcement to a minimum and only use as needed Minimum dollars spent is better”
- “We don’t need a weekly visual reminder which would end up just costing the village more money. If there is a complaint, then it should be dealt with but I don’t feel we need to allocate extra funds to pay for Bylaw officers. This is a summer village and is supposed to be fun, extra Bylaw officers walking around will only reduce the welcoming feeling for current and new residents.”
- “We don’t need a bylaw officer policing us”
- “RCMP can deal with issues that just communicating with the people can’t.”
- “Currently the ByLaws are enforced on a reactive situation which in my view is working and keeping the spend down. Unless there is substantive evidence that it is not working, I am not in favor of moving the spend from current 2023 of \$1000 to anything close to \$50,000 suggested. White Sands is a laid back community where neighbors generally have respect for each other and I would not support over indexing on the ByLaw enforcement costs. This to me would push us close to a "Police State" situation which nobody wants.”
- “I don’t like the wording of question #8. It depends on council’s decision. I think if you do decide to move forward with allowing short-term rentals, then you absolutely have to budget the \$50,000 to deal with problems. If not, I think we can continue addressing any issues as they arise.”
- “A \$50,000 the allotment should be more than enough to cover the cost of investigating a bylaw complaint of this nature. Deciding if the complaint is valid and not vindictive is the challenge. Neighbour's aren't always "friendly" .”

Bylaws: 5/69 – 7%

- “Bylaw 196-23 and Land Use Bylaw 186-22 are generally adequate subject to specific issues being identified.”
- “The bylaw is absolutely inappropriate as it goes way too far. Under this bylaw innocent people cannot compost vegetative material, children cannot express fun by joyfully screaming while playing in the water, residents can’t have a small fire pit in own yard, drive off road vehicles on public lands, etc. It’s far too controlling and takes away too many rights. It needs to be rewritten in a more fair and democratic way. I definitely do NOT support

enforcing, let alone increasing enforcement of this overreaching bylaw that serves only the small minority of White Sands.”

- “I believe the rules/bylaws currently in place in White Sands are more than sufficient to address all concerns including the one-off occasional issues that arise. In fact, even though they were just adopted this past September; I suggest that the bylaws do need to be reviewed and revised once again; however, with a more community based focus rather than with the punitive overreaching language that currently exists. More and/or a stronger enforcement of existing rules is not conducive to building a stronger more vibrant community. We do not need more "policing" in White Sands we need more community looking out for each other. Social pressure is far more effective and humane than enforcement. We are better than this. Do we really need laws like the following? (i) Failure to cut grass to 15 cm? Do we want manicured lawns or more natural lake setting? Think this through a bit . . . (vii) & (ix) directly contradict each other. And leave nature alone! Section 2 - 5. This whole noise bylaw borders on the ridiculous! So kids can't yell or scream in pleasure at the beach??? Sorry that just does not happen. 21. Entering a premise with only notice but not permission . . . no legal in Canada or any other democratic country. In Canada I believe the police need a warrant issued by a judge. 27 and 28. Really? We have these two as bylaws? I have travelled extensively throughout the world and to my knowledge only two countries in the world have such a bizarre "law" spitting bylaw . . .Singapore and China. Enough said.”
- “Maybe we need to just relax and enjoy the lake. Less bylaws, less enforcement, and don't Think short term rentals are a negative - if anything they'd be positive.”
- “Less enforcement, less rules,”

Putting the Responsibility to the property owner: 2/69 – 3%

- “No, pass on all additional costs onto property owners. Less involvement from municipality”
- “The host of any rental property should be responsible for their renters.”

No Need of Change/No problems: 12/69 – 17%

- “Things are good no need to mess with anything”
- “I think we are ok - not sure what enforcement you mean.”
- “I don't feel there is a necessary problem And the RCMP are available when needed”
- “I do not believe it is a problem at the present.”
- “Why mess with something that's working fine”
- “It will not add to our enjoyment of the Summer Village to have vigorous enforcement, it will make everything more petty and annoying. I don't think we have problems, and property owners are generally diligent and happy citizens. Someone looking for infractions will always be able to point out some technicality to generate infraction revenue and that is super annoying to people just seeking quiet enjoyment.”
- “Leave it as it is
- “Nothing is wrong or has happened so leave it alone”

- “Only enforce when needed. why pay more than necessary, maybe look into security services available, that could help with the problem.”
- “I think by complaint is fine. If all we've historically spent is around \$1000 why spend 50x that. Not something I want my property taxes going towards. I could perhaps understand having a scheduled visual presence on long weekends but I see no need for every week, especially in the winter. \$50,000/52 weeks/\$120/h is 8 hours every week of the year. Every week seems excessive, especially for a summer village where population outside of May to September is quite low.”
- “It works fine the way it is.”
- “I feel this is not required at the moment and is not a good use of the community's funds.”

Survey: 2/69 – 3%

- “Your survey is very unclear. You bring up unsightly properties - are we talking about short term rentals or other issues? Be clear.”
- “The assumptions in 7 that these things would happen at an air bnb are biased.”

Residents can cause issues: 4/69 – 6%

- “Many regular cabin owners (or their children) are loud and obnoxious so haven't seen this as an issue in our area!”
- “The short term rentals are not drawing the problems that I witness. Most of the problems arise from children of the weekenders around the village I find. Problems range from the irresponsible usage and operation of quads/side by sides & vandalism. I believe the onus should be put on their parents rather than potentially penalizing everyone. This is a slippery slope.”
- “I have not experienced any challenges with short term rentals located near me or while at the beach and public areas. I have had more negative experiences with summer residents who believe they have more rights to access than others. Since Covid there have been way less late night parties during summer. With fire bans starting earlier and lasting longer less people seem to stay up late as well.”
- “For the most part people(visitors, residents, summer residents) are cordial. If a particular property becomes a nuisance, further investigation may be required. However, part time occupant owners vs full time owners have the same rights & responsibility. Some owners like to over step boundaries by thinking they are above others because they permanently live at their property. However, it is a summer village and we all pay the same tax. If I can rent my home to provide for my family, I should be allowed too.”

Have No Short Term Rentals: 4/69 – 6%

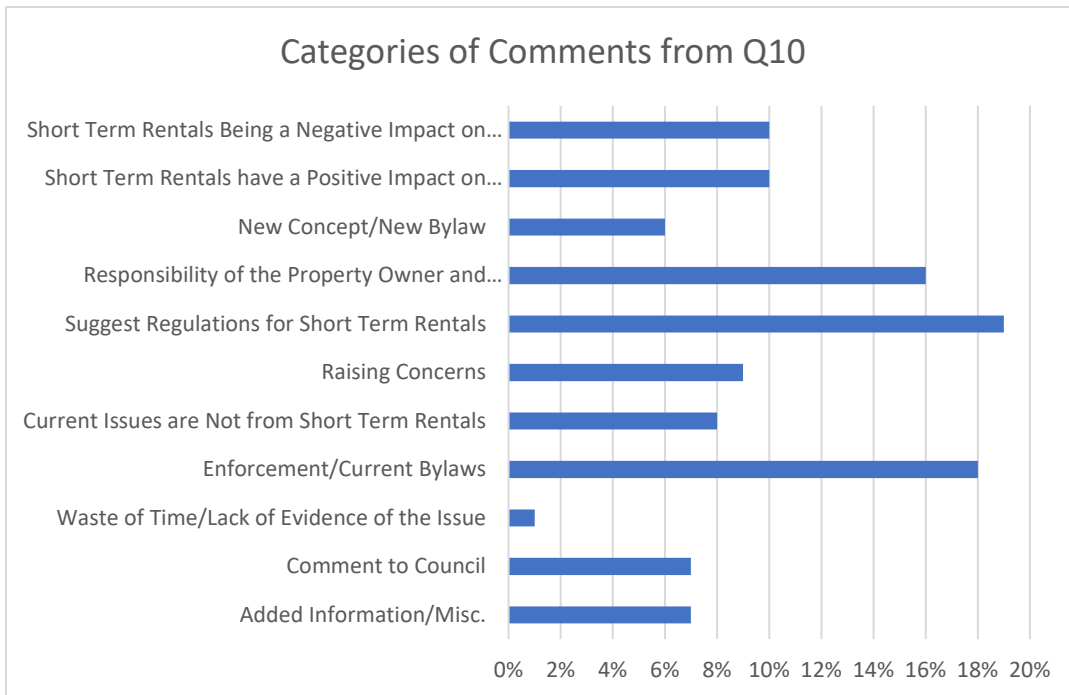
- “Have no rentals”
- “No rentals should be allowed in the village.. it will lead to larger problems.. yet to be seen.”
- “See my answer to question five. That bylaw has been established in our community /resort in Arizona . Investors were gobbling up properties to create abnb s and rentals which is not

the objective of our resort or community . I believe this is true for Whitesands as well. In addition; they use amenities to extent that they aren't truly paying for."

- "Short rental should not be allowed at all. "

10. Please provide any further comments regarding short term accommodation rentals, you feel were not addressed in this survey.

91 responses



Short Term Rentals Being a Negative Impact on the Community: 9/91 - 10%

- "Its not fair for those of us that own property to have neighbors renting their homes out to whom ever through the summer. Most people are ok but there's always the few that are there to party, loud music, dogs, plus plus people staying, vehicles parked all along the road."
- "Not sure if we have a bylaw regarding STR that would require a license. However, our preference is not to have STR properties at all. In the long term, this could lead to a lack of 'community' spirit and involvement."
- "The population at White Sands has already exploded in the last number of years. Adding even more short term people will add to already existing concerns and issues. Peace and quiet are needed please."

- “Since short term renters do not have any investment in our community, they are far less likely to be respectful of other people and property, as has been our experience with the property across the street from us. The property seems to have been purchased primarily as a short term rental without any concern for the community, leaving us and our neighbours to deal with the concerns mentioned above, while the property owners make a profit.”
- “Allowing short term rentals in itself should not happen in the village. BC has banned air bnb (or greatly controlled it for a reason) in certain areas. It became a massive problem.”
- “It is one thing to know your neighbours and quite another to NOT know your neighbours. I am 100% against this. Especially when the neighbours beside us are planning to do just this. It will never be o.k. or acceptable in my mind.”
- “I know a few people who live with STR and they despise the unit for all of the noise and unwanted people that come with it. Weekends can be non stop parties until the police are called. Sometimes they don’t show up at all making for a long night. Condo boards don’t enforce the bylaws because it costs time and money.”
- “This is a quiet community where we should know our neighbours. Short term rentals are for profit, invest in something else. The whole community should not have consequences due to someone else’s profitability”
- “I feel that allowing short-term rentals will invite more problems for the community. Property owners who choose to rent their properties will (most likely) not be around to monitor their guests and those guests may not share the same values as other property owners. (i.e. not being very considerate of others if they’re paying to use the property for a week of vacation. We already see some of this “entitlement” on long weekends.) Instead of inviting more problems and then having to be proactive in “policing” everybody, I would like to propose that we keep the summer village as family friendly as possible, which is why we bought our cabin to begin with. Before I make up my mind I wish you would share more information. What are the benefits to the summer village? Have other communities tried this? What effect did it have on community members and property values? We already have Bar W RV park to deal with right now. Perhaps we could hold off on a decision until we see how that will affect our community this season? Can we put this to a vote? If council decides to go through with this could there be a “trial” period for a season or two? That would allow council to study the impact on the village and then decide accordingly if it should be continued. Thank you for providing the opportunity to share our thoughts.”

Short Term Rentals have a Positive Impact on the Community: 9/91- 10%

- “Short term rentals allow new people the ability to explore and fall in love with the beauty of this village of White Sands. We should be supporting visitors not scaring them away.”
- “There has never been an issue with short-term rentals. The village is set up for families and some families rent so they can spend their vacations here. We believe the rentals should be left in place.”
- “Short term rentals are more of a benefit to the area than they are a negative.”

- “In general, having short term rentals can be very positive for the community for a number of reasons. When we have guests or special occasions it is nice to have options to rent. For people vacationing who might want to try out the neighbourhood before making a purchase it is a good option, so short term rentals can help keep real estate values high. I think it is good option to have available.”
- “We like the option of friends being to rent something close by and spend time with us. Disrespectful behavior can happen from residents, guests or residents, non-residents visiting the beach or short term rentals. Focusing on short term rental restrictions does not accomplish anything.”
- “We stayed at the ‘Cute Cabin at the Lake’. The hosts were amazing and we loved the area so much we bought a lot.”
- “Short term rentals are needed in our village . Folks need options for family visiting for example . Existing units should be allowed to continue . Enforcement with “:teeth “ is important , or there is no point paying for the service .”
- “Short term rentals are a good thing”
- “I live beside one of the short term rentals and I personally have never had a problem with any of the renters. I have know friends who have rented a couple of the locations out at white sands and they have been very respectful of the community and the rental house.”

New Concept/New Bylaw: 5/91 – 6%

- “This is all still fairly new territory, but many have figured out good ways to manage/handle this. We should be investigating what has worked well in other similar situations and follow suit.”
- “This is something that can be avoided easily now , not when it is a big problem.”
- “I feel that the community standards bylaw 196-23 mostly applies to residents of SVWS. I feel there should be a separate bylaw for rentals. As previously stated, short term rentals brings multiple families into one dwelling who are all using facilities paid by our taxes. These rentals are also businesses and whilst I have no idea what a week or two rental would cost, the owner of that property is paying regular property taxes. There are rules regarding an RV permit in addition to property taxes so maybe there should be a different property tax rate for a rental. I think it’s also important to ensure that the properties being used as rentals have sufficient proof of insurance. Insurance for rental properties is different from regular home owner insurance. Long term renters require tenants insurance I believe, and I feel that there should be something in addition to short term rentals, which bring many more people who don’t reside in the area, maybe not familiar with the bylaws etc. Is this an area that should be of concern? The idea of too many RV’s on one parcel was a huge issue a couple of years ago leading to the RV permit in addition to property taxes. These issues were largely due to residents not wanting the SVWS to look like a trailer park I believe. What is different with rentals? The idea that any homeowner could in fact choose to rent out their homes could lead to a summer village filled with rentals. I feel that short term rentals should have a separate tax, a separate bylaw and proof of rental house insurance.”

- “We believe this is the right move to control this issue”
- “Current short term rentals should be grandfathered in.”

Responsibility of the Property Owner and Renter /No Action Needed By Council Right Now or Not At All: 15/91 – 16%

- “Up to the people doing the rentals to ensure the renters are responsible people”
- “Landlords are not addressing their issues until after the fact.”
- “I don't think the summer village needs to be in the middle of short term rentals.”
- “From my understanding, short term rentals are heavily vetted. I have no issues here”
- “Owner must post rules re boats, quads, dogs, noise etc.”
- “The renter should be fully responsible for the actions of the people they rent to”
- “I feel bylaws can be introduced When rentals become a problem.”
- “No need to regulate or ban short term rentals. Just leave it alone.”
- “Enforcing a bylaw to prohibit short-term rentals may have negative consequences for both homeowners and the community. Such restrictions limit property owners' ability to leverage their assets for additional income, potentially impacting their financial well-being. Moreover, it could stifle economic growth by reducing the influx of tourists who contribute to local businesses and services.”
- “Prohibiting short-term rentals may also hinder the tourism sector, as visitors often prefer the flexibility and unique experiences offered by vacation rentals. This restriction could lead to a decline in the overall appeal of the community, affecting property values and the local real estate market.”
- “Furthermore, a ban on short-term rentals might infringe on property rights, limiting homeowners' control over how they utilize their own residences. Striking a balance through reasonable regulations, rather than an outright prohibition, could address concerns while preserving the benefits that short-term rentals bring to both homeowners and the community at large.”
- “Just let people do short term rentals. I can't see any negatives and as a landowner it would help me justify investing more money into building a beautiful cabin if I can rent it out occasionally.”
- “There's no need for the council to get involved, because I'd only rent to people who will be respectful of my property and neighbours. All the short term rental apps use feedback to weed out the bad apples, ie people who abuse properties or are loud and obnoxious.”
- “I believe when people own a property they should have a free choice of what to do with it as long as it does not break laws.”
- “Currently I do not feel the short-term accommodation is posing any issues with the community, and for some (not myself) I can see it being a nice way to supplement the high cost of living, which has gotten much higher in the past 5 years. Thanks for seeking the feedback of residents. I hope that it is taken into account without bias'.”

Suggest Regulations for Short Term Rentals: 17/91 – 19%

- “There should be a minimum stay of a week so we don’t have partying for a weekend.”
- “This is something that can be avoided easily now , not when it is a big problem.”
- “Possibly there should be a permit taken out or a license which can be revoked if there’s any problems”
- “It would be helpful to all involved to set up a extensive guideline for STR’s in regards to number of occupants, amenities available from the Village, responsibilities and consequences of infractions regardless if the STR is private or through a service. This should be well advertised through emails, website etc. this may solve many issues if there is an awareness of responsibility on the part of the renter, ‘ rentee’ and citizens of the Village. Enforcement should be the last resort and education and awareness with clear specific guidelines are usually the most effective”
- “CRA May require municipalities to have something on record.”
- “Adequate bylaws can make short term rentals viable. They should hold the owner accountable for violations and repeated incidents can result in a short term “licence” to be revoked. Owner who don’t respect their neighbours will be quickly weeded out. Respectful owners should be allowed to continue.”
- “I feel that if a permit is submitted to council, a fee is paid, and applicants are approved, the owners of properties in white sands should have the option to rent their property short term. Vrbo and AirB&B is the way of the world now... and it isn’t going away. We need to proceed smart, not try to push the inevitable away.”
- “As long as the short term rental is licensed and provides adequate insurance coverage and screening of tenants, I have no problem with them. I feel the majority of people are families and responsible individuals and should be allowed to enjoy our village. Perhaps this is their stepping stone to becoming future full-time residents.”
- “If RV’s have to pay a residential fee, then absolutely short term rentals should have to pay a business fee.”
- “Ideally there would be NO short term rentals unless the rental property is your primary residence, a secondary suite on that property, or an accessory dwelling unit on that property as per BC guidelines. Recognize the loss of community that short term rentals create. **Maintain White Sands for those that own property here and are utilizing their property** Do not allow absentee owners to profit from the unpleasant experiences of owners that are present at White Sands. If short term rentals are going to be authorized then council must ensure there are actions behind words. Bylaws that are not enforced (any of the WS bylaws) only encourages poor behavior by those that would misuse the area.”
- “Make the owners of the short term rentals accountable for their guests. Maybe they would have to get a license from the village to operate and then implement a 3 strikes, you’re out policy. If they get 3 complaints, their license is revoked.”
- “A property owner who chooses to rent their property already has the responsibility for ensuring the people who rent understand the expectations of the community. They have to have the proper insurance to rent out their property and it is the responsibility of the property owner to ensure renters comply with proper standards of behavior. It should be part of their rental agreement. Passing this responsibility off to the municipality/summer

village is illogical and counterproductive. It also seems to be prejudice to assume that someone renting is going to conduct themselves improperly. There are already laws in place in the province of Alberta for most of the suggested problems in question 4. Why would we want to utilize our village resources further on this topic? If you see an unfamiliar face, introduce yourself and welcome the visitors to our community. Nothing stops bad behavior quicker than reason, kindness and inclusion.”

- “I love the fact we have short term rentals where my family and friends can stay. I’ve used it several times. The current properties should be exempt from any bylaw changes.”
- “As long as it is respectfully done , without complaints. They will be allowed to run successfully. Licence owner’s , if there is a problem and they don’t comply then they won’t get a license next go around .Also pay a fee for a license, they can contribute towards the maintenance of ongoing repairs, garbage disposal and upgrades. The infrastructure will be utilized more by a rental property . Maybe an insurance policy to cover damage by renters also in place. Just a few thoughts.”
- “I am in favour of short term rentals being allowed and without a bunch of restrictions on number of people, duration, number of weeks etc. Of course just like all residents and their guests the community standards bylaw would apply to any occupier of a property.”
- “I am all for short term rentals as long as the guests are forced to follow the current bylaws, noise, street parking etc. Given the constantly increasing costs to own a property in White Sands (property tax, utilities, septic removal etc) short term rentals provide some revenue to offset those costs. I am not in favor of the AirBNB free for all where a part time resident may actually never be at the property and it is constantly being rented. I recommend allowing short term rentals but to a max number of days per year. 50 days per year for example seems reasonable. I would also recommend any rental agreement includes a security deposit that only gets refunded if the identified bylaws are not violated. Include a maximum number of renters per property based on the house capacity and not allow additional guests in tents or trailers on that property. I believe by putting controls like this in place, rentals should be allowed.”
- “Short term rental of responsible owners which ensure community standards are met should continue, but pay a business tax, register with the village and the number of units evenly distributed (not clustered on a particular street) with limits on the total number of rentals allowed (10% of dwellings within the village)”

Raising Concerns: 8/91 – 9%

- “I have way more concern about the large rental property at Bar W, for possible transient and crime issues.”
- “Concern of those that have already purchased with the understanding they can have short term rentals. Impact would have on them”
- “Not just short term rental issue but full time owners, I see a need for a ban on feeding wildlife in the Village of Whitesands!”
- “I am not aware of problems caused by short term accommodation rentals. I am more concerned about unlicensed and underage drivers zipping around on golf carts.”

- “Don't want our village to turn into another 'campsite”
- “The problems I have are with the weekend/seasonal families regarding the garbage bins and leaving junk sitting around the shed, and the un-chaperoned children that run wild (ie taking items from the shed and breaking glass at the gazebo, spinning donuts in golf carts on empty lots both examples observed by credible witnesses) but those issues are not being addressed by this survey.”
- “I feel we may have more than enough problems with short term renters at bar w resort, we don't need anymore problems within our own community. It doesn't make any sense that our tax dollars to maintain our facilities should be used and potentially abused by not rate payers. Keep air b&b out and no grandfathering, consistency of bylaws is necessary.”
- “Given the high inflation rate right now, some families maybe using the short term rental as a way to offset the highbcistsbtonamintain a second property. We should nitnde discouraging this as it will result in families needing to sell their property and frankly there are not alot of buyers. Times are right now, don't make iuf harder for people.”

Current Issues are Not from Short Term Rentals: 7/91 – 8%

- “The Mayor knows it was not short term renters that had the pallet fire at Jack's Pond he brought up in the council meeting why would he even mention such a flat out fabricated story”
- “Similar to above I don't think vacation rentals are the issue, but rather a lack of community and communication. We can get focused on compliance and penalties directed at groups that some take exception to (in this case short term rentals and in the past RV's on lots). I think we need to consider what we value and encourage rather than who we go after. I appreciate this is easier said than done and council works very hard for our community.”
- “The information provided in the last council meeting were very false. The pallet fire and 'nail' problem was blamed on air bnb guest. It was residents who did this NOT air bnb guests. Who vets validity of these comments ? Why reference areas of the world like New York and Canmore? They are not even relevant and help to develop bias where there should be none. There have been no issues to date with these properties. It is very premature to put any policy in place.”
- “The problems that people are reporting are not created by short term rentals and I would seriously suggest that more thorough investigation of facts are done before the false opinions are spread to sway new by-laws and restrictions.”
- “As long as they are aware of, and follow, the rules (noise, parking, speeding, trash..) I don't currently see an issue with it.”
- “I don't think these rentals are a concern.”
- “I am not against short term accommodations but feel we must be adequately prepared .”

Enforcement/Current Bylaws: 16/91 – 18%

- “Enforcement by complaints is not always the best option as people are afraid to do written complaints due to bullying by neighbours. Enforcement catching them in the act and proceeding directly to fines and court action is much safer for residents in community”
- “Enforcement issues are acceptable on a complaint basis until such time as specific issues are identified.”
- “For question #7 I am not sure if the current by-law is enough. Do we use it often/ ever? I think setting a short term of 28 days may be too long. Can we make it 10 to 14 days if we instate a new by-law?”
- “Any body renting don't know our bylaws and won't care about the bylaws. There are many residences here that don't know or care about our bylaws.”
- “Allowing short term renters will likely mean a need for more enforcement. I suspect the campground on former paradise shores will also require more enforcement related to parking issues (we have limited public parking) so folks who want to use the beach and boat launch will park on the roads and in front of properties. Not sure we can handle the increased budget for that and short term rentals at the same time.”
- “Repeat offenders for noise complaints, etc.”
- “For \$120/hour, we should be able to get immediate access to the by-law officer; not simply via written complaint. Does the current bylaw adequately deal with possible issues that arise with short term accommodation rentals? Yes; however, having to submit a written complaint would make the concern a moot point, as the renters may change daily/weekly.”
- “The bylaws would be sufficient if people filed written complaints, but most won't given that they would like to be able to co-exist with their neighbours on the long term. Some short terms renters would likely be excellent, but there will also always be the ones that are not (same as anywhere).”
- “The Community Standards bylaw encompasses ALL residents, not just short term rentals and should be more actively pursued for all incidents of disruption to ensure our community remains a good place for all.”
- “Any enforcement cost should definitely be paid by homeowner.”
- “To be honest, I believe we have bigger issues with visiting guests that come out to rate payers properties that do not follow simple rules around Off road vehicles, dogs off leashes, and walking on private docks, where the owners are not helping guide those guests appropriately. Those guests feel like the rules don't apply to them because they are with a resident more so than any short term renter that I have ever encountered.”
- “To make informed decisions about my summer community budgeting for proactive enforcement, I need data on what the complaints have been about, what the investigatiive findings were, i.e. was the complaint valid, number of complaints, source of complaints, etc. What percentage of the problems relate to short term rentals, what percentage of problems relate to part time residents, For example for 2023 what is the breakdown of those costs - how many complaints, how many stem from short term rentals?”
- “I am not aware of the effectiveness of our by law enforcement process. In my direct experience ,bylaw enforcement has been ineffective to resolve neighbourhood issues.”

- We don't currently see any issues with properties being rented out, for the most part we know who our neighbors are, and have been unaffected. Having said that we've all heard horror stories about bad renters it takes just one bad apple to spoil it for everyone. We obviously need more enforcement, when it comes to thefts, break-ins etc. but we do have concerns with the 50K as mentioned above.
- "I am not aware of any short term rentals having occurred in residences near my place however there have certainly been instances when other residents or their guests have been drunk, noisy, set off fireworks, trespassed, and threatened me and my wife. I would like to see a bigger police presence on long weekends."
- "It will be interesting as to how any bylaw instances increase or become evident as a result of the permission for short term rentals. We feel as though there is greater need for bylaw enforcement regardless of short term rentals. We would like to see bylaw officers as well as RCMP presence in the village increased and evident every weekend from July to Sept."

Waste of Time/Lack of Evidence of the Issue: 1/91 – 1%

- "This feels like a current waste of time. Please provide fact based evidence of issues related to short term rentals before we spend anymore time on changing bylaws, you haven't described a problem only that they exist."

Comment to Council: 6/91 – 7%

- "I would like to be able to access the results of these surveys provided to our tax paying residents rather than council being the only ones privy to them. The allocation of funds last year & shutting down construction of our new hall is a travesty. You want to increase rules and the burden of enforcement on your tax payers while providing zero means of reimbursing these rising costs or providing any new infrastructure for the community to enjoy. When is the next election?"
- "Does this really matter you don't listen to the people anyway"
- "To my knowledge there was only 1 incident 3 years ago, and it was dealt with appropriately. Calling this a survey to address short-term accommodation rentals is both deceptive and manipulative. It's about getting approval to enforce authoritarianism!"
- "I feel this survey is very biased and poorly written. It is obviously meant to instigate a stronger law enforcement mentality in our community. As a dedicated active member of this community I find this offensive and wonder where this tone is coming from??? Perhaps that is the more important question? Where does this rule based totalitarian mentality originate. Not from the majority of residents."
- "The community has definitely noticed a marked change in the atmosphere over the past 6 to 8 months. What has changed to allow and encourage this authoritarian behavior? Overzealous staff perhaps? The hornets nest is definitely stirred . . . be prepared for the strong community response/backlash."

- “Short term rentals should not be a concern by counsel or CEO . Too much interference. There is much more important things that counsel and the CEO should be working on. Why was the new office not approved by the residents of Whitesands. This was not on the list given out last summer for new projects. No transparency.”

Added Information/Misc.: 6/91 – 7%

- “None come to mind.”
- “We live in a condo. Our board recently reviewed and updated the condo bylaws. The number one concern for the board and for our lawyer was short term rentals. It states in our new bylaws that no short term rentals are allowed. The approval of the bylaws required agreement by 70% of owners. That 70% threshold was easily met.”
- “I do not have a problem with owning two properties so that family or extended family can visit. That’s a different scenario controlled by a bylaw stating you are a resident that does not rent your first property but your second property is for friends and family and not publicly advertised as a rental or abnb.”
- “Rentals or not, we need to be able to build homes smaller than 744sqft. A 500sqft home is a lot nicer than a 1977 rusted out winnebago. Thank you”
- “PS Any updates on Bar W? I see that they have a grand opening scheduled for the May long weekend. Where can we access more information about this new development?”
- “What are we Really asking? (1) Should Counsel make a new bylaw to curb the associated cost of Property Owners renting out their Property , to offset an increase of Bylaw complaints? Or, (2) Counsel to derive Additional Income for the Village, as a result of the Property Owner Earning rental Income from their Property? Short Term Rental trend. Owning a Vacation Property in this context, has become a Business in resent years. A means to recover the Capital cost of the Property, and to then generate Income from the Property. This Model is definitely a challenge for Municipalitys by it’s nature. The Property Owner is for the most part "Absent" by Definition. Your Definition of "28 days or less" is redundant. Given a Summer season typically from May to October. A Property, given an average 14 day short term rental period, results in 14, two week renter/sublet events per property. This has the potential of 14 Bylaw complaints. A further complication is that The Property Owner, simply lets Friends , Business contacts. or Family Members utilize the Property for free, for a 14 day period, no income is produced. The result is the same, 14 potential Bylaw complaints per season. Who is responsible as a result of a Complaint? The Owner of the Property of course. It's in Your bylaws. The Owner of the Property is responsible. There is no defence for the Property Owner , Absent or Not. Now if Council wish to Catalogue, Permit, or Licence these events, (new Income)That's a whole new kettle of fish. This will become a full time job and cost to the rate payer, the Net Economic benefits to the Village will be negligible . The potential Bylaw complaints potential will remain the same. GDL”

Alberta Municipality regarding Short Term Rentals

Summer Village

Bylaw

Horshoe Bay

land Use Bylaw

Burnstick Lake

land Use Bylaw

Birch Cove

Half Moon Bay

land Use Bylaw

Val Quentin

land Use Bylaw

Jarvis Bay

land Use Bylaw

Description**Location**

prohibits Bed & Breakfasts and short term rentals

St Paul

Had "Tourist Homes" and need a dev. Permit and good for 2 years and may reapply, only allowed 1 rental unit per parcel, limit how many people can be in the unit, property owner gives the municipality of at least 1 person and phone # during the stay, min length of stay is 30 days , etc

Vincent Lake

The direction of Council is to allow for Air B&Bs but limit the use to ones where the landowners are on-site (though impossible to enforce).

Lac La Nonne

seen as a business and requires a business license to operate, need a variance from the MPC, restrict in the calendar when they are allowed (not allowed in high season, allowed off season)


Sylvan Lake

re-writing their LUB, but no concerns

Lac Ste. Anne

allowed under certain conditions: Dev permit approval annually

Sylvan Lake

	Request For Decision
	Agenda Item: 7.2
<p>Issue: Storage of Docks and Lifts on Village MR</p>	
<p>General: Due to the decrease of the water level at the lake, residents found it challenging last year to put their docks and lifts out close to the shore. With the lack of moisture this winter, this issue may still be a problem for 2024.</p>	
<p>Review:</p> <ul style="list-style-type: none"> • See attached letter • Bylaws that affect the above issue: <ul style="list-style-type: none"> ○ Land Use Bylaw 186-22 ○ Community Standards Bylaw 196-23 ○ Use of Public Lands Bylaw 198-23 	
<p>Recommendation Administration has no recommendations</p>	
<p>Alternatives:</p>	
<p>Author: Lorne Thurston - Mayor</p>	

Dear Admin and Council,

Re: Storage of docks and lifts on Village MR

I had an enquiry from a rate payer regarding the fact that the lake levels are so low that he feels there is no use putting his dock in this year. Normally he would not be able to store his dock and lift on the shore over the summer.

Last year was already challenging with the lake level being so low that folks were not able to store their boats close to shore. This year is anticipated to be worse.

According to our Land Use Bylaw and our Community Standards Bylaw, trailers, RVs, docks, boats etc. are not permitted to be stored on Village MR or ER. Historically, since the Village was formed in 1980, docks and lifts have been stored along the lakeshore. This has been an accepted practice as long as they are not left on shore over the summer months. They are normally stored well off the beach to prevent winter ice heaves from damaging the equipment. They have been allowed to remain along the shore because of the potential environmental damage that would likely be inflicted if they were all pulled off every year. We have two kilometers of beach and many docks are not close to a beach access so would have to be dragged along the beach until they reached an access.

Mother Nature has presented us with a problem. I recommend that we include a paragraph in the Bylaws that would indicate that registered docks and lifts are permitted to be stored on lakeshore MR during winter months and during those summer months where lake levels are so low that a boat would not be able to be operated close to shore. If equipment is stored on Village MR outside of these parameters, i.e. during summer months where the lake level is sufficient to support a boat close to shore, the owner will be required to remove it or the Village will remove it and costs will be charged back to the owner.

Thank you for your consideration on this matter.

Sincerely,

The Old Gray Mayor
Lorne



March 1, 2024

RE: Genesis Annual General Meeting

ATTN: Genesis Subscriber

Please note that this is the official notice of the AGM for Genesis Reciprocal Insurance Exchange. The meeting will take place in person **April 8, 2024, from 3:00 p.m. – 5:00 p.m. at the River Cree Resort & Casino in Enoch during RMA’s RiskPro symposium.**

Please find the proxy document attached. The proxy allows for a member to choose an individual other than an elected or administrative official to vote on their behalf. An option exists to defer the proxy vote to Genesis’ Principal Attorney. The agenda package will be sent out at minimum 7 days prior to the AGM.

For any questions regarding this meeting please contact Kelsie Leonhardt at kelsie@rmainsurance.com or 780-720-4894 or Miranda Andersen at miranda@rmaalberta.com or 780-288-5645.

Sincerely,

A handwritten signature in black ink, appearing to read "Duane Gladden".

Duane Gladden
Genesis Principal Attorney



**ANNUAL GENERAL MEETING OF
THE GENESIS RECIPROCAL INSURANCE EXCHANGE
PROXY**

The Undersigned Subscriber to the Genesis Reciprocal Insurance Exchange ("Genesis") hereby appoints: (choose one)

OR

Duane Gladden, Executive Director and CEO of the RMA and Genesis Principal Attorney

to act as proxy at the Annual General Meeting of Genesis to be held on Monday April 8, 2024.

My proxy shall have full authority to vote on behalf of the Undersigned.

Dated _____, 2024.

Subscribing Member

Signing Officer

***Note that no proxy is required if a member is represented at the meeting by its most senior elected or most senior administrative personnel.**

CAO Report

February 15 to March 14, 2024

- February 23 attended the Buffalo Lake IDP meeting at Stettler County Office. Draft minutes attached to the package.
- February 28 attended municipal affairs tax rate bylaw webinar.
- February 29, Talked with Christine Bolton, Alberta Environment, in regards to Docks and Mooring, the Shoreline Management Plan and information on the Rec Lease applications in relation to the plan and investigated the Contact person for the water diversion license department.
- March 4-7 conducted summer student interviews. Depending on council budget deliberations, the Administration has determined there are two strong candidates out of the prospective resumes received and interviewed. Final determination will be completed based on council budget determination.
- March 6, teams meeting with Aptus Engineering to discuss the renewal of the water diversion licenses approval no 00345896 that expires on April 11, 2024, for surface water collecting in low areas for the following license to include everything in: W1/2 27 & S1/2 28-40-20-W4M. March 7, 2024 the renewal application was submitted online through the new DDRAS system on by Aptus Engineering for the municipality. This will allow the municipality to continue with diversion until such time as the Storm Water Management Plan Projects are completed as part of the future capital budgets.
- Catalis/Muniware demonstration meeting for permitting software applications seemed promising and would be useful for streamlining and tracking of applications for Docks and Mooring, RV permits, Development Permits, as part of additions for Muniware applications. Awaiting pricing and will continue to assess as part of streamline processes for consideration in the 2025 budgeting year.
- On March 11 I attended the County of Stettler South Shore Traffic Study Technical Briefing Meeting through zoom. This South Shore Traffic Study final document was emailed out to council on February 28th and is listed on the agenda as 11.4. County Council reviewed the report in a Committee of the Whole meeting and being presented at their next regular council meeting.
- March 14 met with Craig, Anjah, John, and me to discuss the two resolutions that were made by the BLIDP committee, to review options, actions, and distribution of workload.
- The administration continued to work on the 2024 budget which is attached in the agenda package. Continuing to work on Capital Budget to be presented at the April Meeting for full approval of the three-year operating budget and a five-year capital budget, based on discussions of the 2024 Draft budget package attached.
- Administration created the Short-Term Rental Survey as directed by Council with a closing date of March 12, 2024. Results are attached in the package for council review.

CAO Report

February 15 to March 14, 2024

-
- Public works have been monitoring drainage issues as the weather warms up. The problem areas that are being monitored and pumping are the following:
 - Buffalo Road/Irmas Way
 - Jennifer Drive/Brennans Holler
 - Ranch Road/ Jennifer Drive
 - Craigs Cove/Ranch Road
 - Front Street Municipal Shop
 - Pheasant Terrace
 - Lakeside Court
- In the process of reviewing Fees for Service bylaw as part administrative revenue review.
- Newsletter was completed and sent out on March 7, 2024. The newsletter was to bring awareness to the residents of the existing.

Motion #	Motion	Status	Completed Date	Notes
23:09:14	Moved by Mayor Thurston to have administration provide a request letter to County of Stettler for an ICC meeting to discuss the Red Willow Lagoon funding options involving Summer Village participating in repair, maintenance, and upkeep in the lagoon to allow White Sands Access for Sewage Dumping from the municipality.	Pending		
24:01:11	Moved by Councilor Waugh to directed administration to create a community grant policy with guidelines and a budget number in relation to the 2024 budget approvals.	Ongoing		
24:02:06	Moved by Councilor Huff to have administration consult with Aptus Engineers to create a plan to place the office building in an area on Location 2 back towards the hill, without exceeding 10% grade as recommended by the engineering firm that was based on their email sent on January 30, 2024, and the foundation for the office building will be on screw piles.	Ongoing		
24:02:10	Moved by Mayor Thurston to direct administration to ask for community feedback on short term rentals through a survey, shared on the mailing list, social media, and the website, and bring back the finding to the next council meeting on March 20, 2024.	Done		



SUMMER VILLAGE OF WHITE SANDS

For the Period Ending February 29, 2024

For the month of

General Ledger	Description	2024 Budget	2024 Actual	2024 % Variance
*	General Administration	(5,500.00)	(100.00)	1.82
*	Protective Services	(1,900.00)	0.00	0.00
*	Transportation	(300.00)	0.00	0.00
*	Water	0.00	0.00	0.00
*	Planning & Development	(35,000.00)	(1,115.00)	3.19
*	Recreation & Parks	(6,100.00)	0.00	0.00
*	Taxes & Penalties	(850,470.56)	(191.32)	0.02
*	Other Revenue	(300.00)	0.00	0.00
**	TOTAL REVENUE	(899,570.56)	(1,406.32)	0.16
*	Council & Legislative	17,695.00	2,897.22	16.37
*	General Administration	167,995.00	29,384.98	17.49
*	Policing	12,245.00	(9,183.75)	(75.00)
*	Fire Fighting & Preventive	43,330.00	0.00	0.00
*	Disaster Services	8,900.00	0.00	0.00
*	Bylaw Enforcement	2,000.00	608.00	30.40
*	Transportation	146,700.00	16,672.84	11.37
*	Water Department	3,700.00	106.76	2.89
*	Landfill & Recycling	31,643.72	230.00	0.73
*	Planning & Development	30,500.00	350.38	1.15
*	Park & Recreation	71,200.00	11,552.17	16.22
*	Culture	10,200.00	961.99	9.43
*	Contingency	0.00	0.00	0.00
*	Requistitions	353,674.00	0.00	0.00
**	TOTAL EXPENSES	899,782.72	53,580.59	5.95
***	(SURPLUS)/DEFICIT-Before Amort	212.16	52,174.27	24,591.94

*** End of Report ***



SUMMER VILLAGE OF WHITE SANDS

For the Period Ending February 29, 2024

For the Month of

General Ledger	Description	2024 YTD Budget	2024 YTD Actual	2024 YTD \$ Variance
Capital Revenue				
5-31-00-00-00-840	Common Services - Provincial Grant	(13,750.00)	0.00	(13,750.00)
5-32-00-00-00-840	Trans - Provincial Grant	(35,000.00)	0.00	(35,000.00)
5-37-00-00-01-840	Drainage - Provincial Grant	(3,333.33)	0.00	(3,333.33)
5-72-00-00-00-830	Parks & Rec - Federal Grant	(3,333.33)	0.00	(3,333.33)
5-72-00-00-00-840	Parks & Rec - Provincial Grant	(8,333.33)	0.00	(8,333.33)
5-74-00-00-00-840	Culture - Provincial Grant	(16,666.67)	0.00	(16,666.67)
*	TOTAL CAPITAL REVENUE	(80,416.66)	0.00	(80,416.66)
Capital Expenditure				
6-31-00-00-10-610	Common Services - Shop Multiplex	8,333.33	0.00	8,333.33
6-31-00-00-31-630	Common Services - Tractor/Mower	5,416.67	0.00	5,416.67
6-32-00-00-10-610	Trans - Boat Launch	18,333.33	0.00	18,333.33
6-32-00-00-13-610	Trans - Road Widening	16,666.67	0.00	16,666.67
6-37-00-00-10-610	Drainage - Project 1	3,333.33	0.00	3,333.33
6-72-00-00-22-620	Parks & Rec - Tennis Court	3,333.33	0.00	3,333.33
6-72-00-00-23-620	Parks & Rec - Parking Areas/Trails	8,333.33	0.00	8,333.33
6-74-00-00-20-620	Culture - Community Hall	16,666.67	0.00	16,666.67
*	TOTAL CAPITAL EXPENDITURE	80,416.66	0.00	80,416.66
**	SURPLUS/(DEFICIT)	0.00	0.00	0.00

*** End of Report ***



SUMMER VILLAGE OF WHITE SANDS

Cheque Listing For Council

2024-Mar-5
1:25:20PM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
202470025	2024-02-02	HOOGЕ, AARON M				
202470026	2024-02-02	WEINZIERL, ERIN L				
202470027	2024-02-02	BEEBE, MELISSA				
202470028	2024-02-02	LAYBOURNE, DUSTIN				
202470041	2024-02-06	HUFF, ROBERT T				
202470042	2024-02-06	THURSTON, LORNE D				
202470043	2024-02-16	HOOGЕ, AARON M				
202470044	2024-02-16	WEINZIERL, ERIN L				
202470045	2024-02-16	BEEBE, MELISSA				
202470046	2024-02-16	LAYBOURNE, DUSTIN				
202470047	2024-02-13	641619 ALBERTA LTD.	21	PAYMENT DEC 2023	1,407.00	1,407.00
202470048	2024-02-13	CHAPMAN RIEBEEK LLP	2402010	PAYMENT LEGAL FEES FOR DOG TICKET	205.28	205.28
202470049	2024-02-13	COUNTY OF STETTLER #6	COS010132	PAYMENT BOAT LAUNCHER REPAIRS COST-SI	10,300.74	10,300.74
202470050	2024-02-13	FIVE STAR VENTURES LTD.	34414	PAYMENT JAN	539.47	539.47
202470051	2024-02-13	HOOGЕ, AARON	6	PAYMENT CAR WASH AND DESK CHAIR	45.16	45.16
202470052	2024-02-13	IVEY, JAMES	1	PAYMENT FOUNDATION REPORT 50% SEC. DE	7,229.25	7,229.25
202470053	2024-02-13	LAYBOURNE, DUSTIN	2	PAYMENT FEB CELL ALLOWANCE AND DESK F	200.00	200.00
202470054	2024-02-13	LONGHURST CONSULTING	7637 7744 7767	PAYMENT IT SUPPORT PRINTER, DATTO, MS IT SUPPORT	196.88 1,088.13 131.25	1,416.26
202470055	2024-02-13	MARYLOU&MURRAY MANSON, CANADIAN ENVIRO TL	9	PAYMENT MARCH	1,680.00	1,680.00
202470056	2024-02-13	NORTH STAR TRUCKING LTD.	324950	PAYMENT GRAVEL	869.92	869.92
202470057	2024-02-13	RIP N SHRED	234608	PAYMENT JAN	21.00	21.00
202470058	2024-02-13	STETTLER BUILDING SUPPLIES LTD.	AL5255	PAYMENT KEYS CUT AND MARKER	51.04	51.04
202470059	2024-02-13	STETTLER HOME HARDWARE	135886 136028 136070	PAYMENT WATER WATER WATER	3.75 7.50 22.91	34.16
202470060	2024-02-13	STETTLER WASTE MANAGEMENT AUTHORITY	SWM0003839	PAYMENT Q2	7,035.93	7,035.93
202470061	2024-02-13	SUMMER VILLAGE OF ROCHON SANDS	20231231	PAYMENT SHARED UTILITIES AT ROCHON	1,496.12	1,496.12
202470062	2024-02-13	ACCESS GAS SERVICES	202401-3683	PAYMENT JAN	718.56	718.56
202470063	2024-02-13	ALBERTA BLUE CROSS	19815049	PAYMENT FEBRUARY BENEFITS	599.92	599.92

SUMMER VILLAGE OF WHITE SANDS



Cheque Listing For Council

2024-Mar-5
1:25:20PM

Cheque			Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date	Vendor Name				
202470064	2024-02-13	TD CANADA TRUST	166	PAYMENT ZOOM YEARLY SUB	225.65	225.65
202470065	2024-02-13	TELUS	9	PAYMENT JAN	252.95	252.95
202470066	2024-02-13	UNITED FARMERS OF ALBERTA	115217626	PAYMENT JAN	1,295.42	1,295.42
202470067	2024-02-13	FIVE STAR VENTURES LTD.	33963 34246 34339 34393	PAYMENT JAN JAN JAN JAN	63.00 52.50 63.00 63.00	241.50
202470068	2024-02-13	UPTOWN OFFICE SUPPLY LTD.	2012	PAYMENT TONER AND BINDERS	80.67	80.67
202470069	2024-02-26	HOOGE, AARON M				
202470070	2024-02-26	WEINZIERL, ERIN L				
202470071	2024-02-26	BEEBE, MELISSA				
202470072	2024-02-26	LAYBOURNE, DUSTIN				
202470075	2024-02-28	BEEBE, MELISSA	13 14	PAYMENT RRSP EMPLOYER CONTRIBUTION RRSP 2023 EMPLOYEE CONTRIBUTI	3,300.00 3,300.00	6,600.00
202470076	2024-02-28	CHAPMAN RIEBEEK LLP	2402092	PAYMENT DOG BYLAW	433.13	433.13
202470077	2024-02-28	CONTACT SAFETY SERVICE LTD.	14716	PAYMENT SERVICE FIRE EXTINGUISHERS	305.55	305.55
202470078	2024-02-28	KATHY'S PRINTING SERVICE INC	6680	PAYMENT ALUMINUM SIGNS FOR SHOP	48.30	48.30
202470079	2024-02-28	MR T'S SEPTIC SERVICE	1909	PAYMENT FEB	168.00	168.00
202470080	2024-02-28	THURSTON, LORNE	62	PAYMENT MAP TUBE, TRAVEL, MEETNGS	220.58	220.58
202470081	2024-02-28	WEINZIERL, ERIN	11	PAYMENT MONTHLY ALLOWANCE AND DRIVIN	138.88	138.88
202470082	2024-02-28	CANADIAN REVENUE AGENCY	59 60 61 62	PAYMENT M202401 B202403 M202402 B202404	5.81 2,745.42 5.81 2,824.89	5,581.93
202470083	2024-02-28	JOHN DEERE FINANCIAL	13	PAYMENT MAINTENANCE ON TRACTOR	1,111.30	1,111.30

Total 71,097.05

*** End of Report ***

**SUMMER VILLAGE OF WHITE SANDS
BANK RECONCILIATION
for the period of January 31, 2024**

Net Balance at End of Previous Month	\$	715,495.81
ADD: General Receipts		31,390.53
Interest Earned		0.00
Investments Matured		<u>0.00</u>
SUBTOTAL		746,886.34
LESS: General Disbursements		60,466.78
Investments		0.00
Returned Cheques		0.00
Bank and Credit Card Fees		<u>42.24</u>
SUBTOTAL		<u>60,509.02</u>
NET BALANCE AT END OF CURRENT MONTH - GENERAL	\$	<u><u>686,377.32</u></u>
Balance at End of Month - Bank		729,706.51
ADD: Outstanding Deposits		0.00
LESS: Outstanding Cheques		<u>43,329.19</u>
NET BALANCE AT END OF CURRENT MONTH - GENERAL	\$	<u><u>686,377.32</u></u>
INVESTMENTS:		
TD Canada Trust Investment GIC Maturing May 24, 2024 @ 3.9%		300,000.00
TD Canada Trust Investment GIC Maturing March 1, 2024 @ 4.8%		<u>300,000.00</u>
SUBTOTAL		<u>600,000.00</u>
TOTAL CASH ON HAND AND ON DEPOSIT	\$	1,286,377.32
RESTRICTED GRANT FUNDS:		
Unearned MSI Grants		411,432.04
Unearned CCBC Grants		<u>80,807.15</u>
SUBTOTAL		<u>492,239.19</u>
TOTAL OPERATING FUNDS	\$	794,138.13

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**SUMMER VILLAGE OF WHITE SANDS
BANK RECONCILIATION
for the period of February 29, 2024**

Net Balance at End of Previous Month	\$	686,377.32
ADD: General Receipts		23,261.05
Interest Earned		0.00
Investments Matured		<u>0.00</u>
SUBTOTAL		709,638.37
LESS: General Disbursements		64,491.01
Investments		0.00
Returned Cheques		0.00
Bank and Credit Card Fees		<u>69.52</u>
SUBTOTAL		<u>64,560.53</u>
NET BALANCE AT END OF CURRENT MONTH - GENERAL	\$	<u>645,077.84</u>
Balance at End of Month - Bank		683,921.16
ADD: Outstanding Deposits		300.00
LESS: Outstanding Cheques		<u>39,143.32</u>
NET BALANCE AT END OF CURRENT MONTH - GENERAL	\$	<u>645,077.84</u>
INVESTMENTS:		
TD Canada Trust Investment GIC Maturing May 24, 2024 @ 3.9%		300,000.00
TD Canada Trust Investment GIC Maturing March 1, 2024 @ 4.8%		<u>300,000.00</u>
SUBTOTAL		<u>600,000.00</u>
TOTAL CASH ON HAND AND ON DEPOSIT	\$	1,245,077.84
RESTRICTED GRANT FUNDS:		
Unearned MSI Grants		411,432.04
Unearned CCBC Grants		<u>80,807.15</u>
SUBTOTAL		<u>492,239.19</u>
TOTAL OPERATING FUNDS	\$	752,838.65

MAYOR

CHIEF ADMINISTRATIVE OFFICER



The Summer Village of White Sands
2024 Draft Operating Budget March 20, 2024

Budget Overview:

The Summer Village of White Sands saw the following changes during the 2023 year:

- 3rd quarter transition saw a municipal separation of the shared CAO Contract with the Summer Village of Rochon Sands.
- Temporary White Sands municipal office relocated to rental office in Stettler and resolution of council to move forward with a MSI grant application for a RTM Municipal Office build
- Assessments have increased in 2023 at approximately 4.5% per year based on inflation, and new community development growth.
- Municipal Policing Requisition Payment, Year three (3) term of five (5) years, increased from \$14,753 to \$16,010 in 2024.
- Cost of Living (2.9%) increase on the County of Stettler Cost Sharing Road-Use Agreement
- LED Lighting upgrade for Multiplex Hall and Public Works shop in 2023
- Boat Launch repair was completed in fall of 2023, at a cost of \$20,000, that was a cost shared repair of 50% with the County. Thanks to the County the repair was completed by there public works staff.
- Several operational policies and bylaws were created and upgraded to reflect the operational needs of the community.
- New mower purchase from grants in 2023

As of January 31, 2024, the TD bank account contained \$1,286,377.32 which contains the following: \$492,239.19 of restricted grant funding. The Summer Village has \$600,000 invested in two (2) GICs at 4.0% and 4.5%, and in 2024 worked on putting operational funds into a high interest savings account.

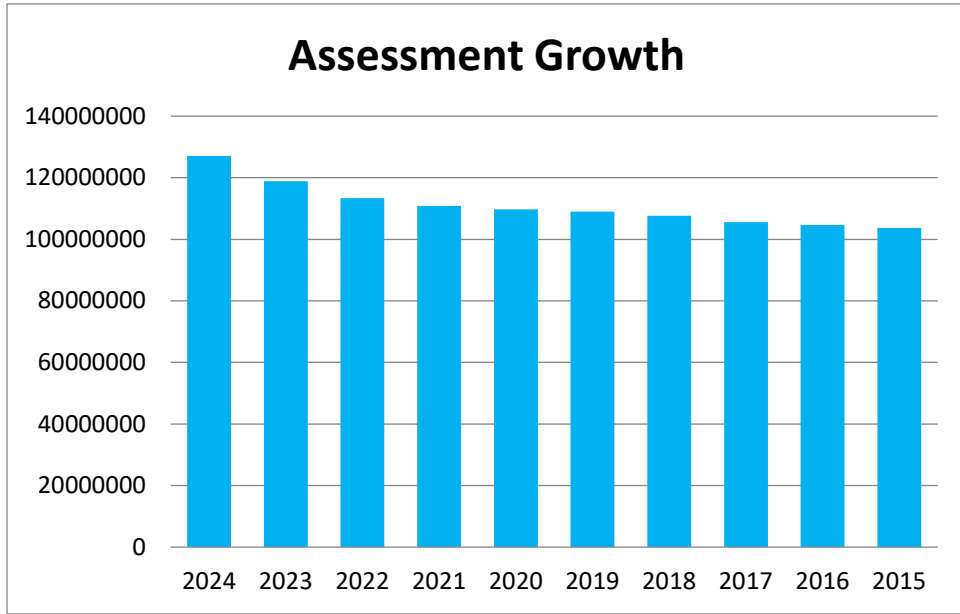
Non-Payment of Taxes

As of January 1, 2024, outstanding taxes were \$676.72. Which was an improve from the January 1, 2023, outstanding taxes of \$ 9,485.31. As of March 13, 2024, the outstanding taxes is only \$676.72.

This is considered an excellent amount as the collection rate is about 99.9% of total taxes levied, and penalties from the 2023 tax levy.

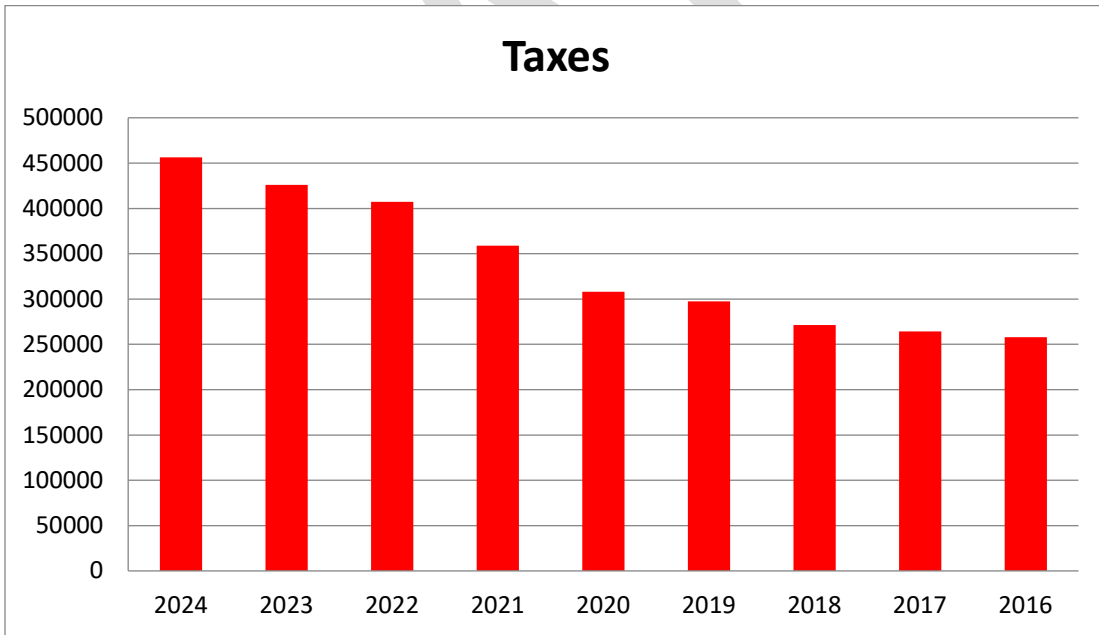
Assessments:

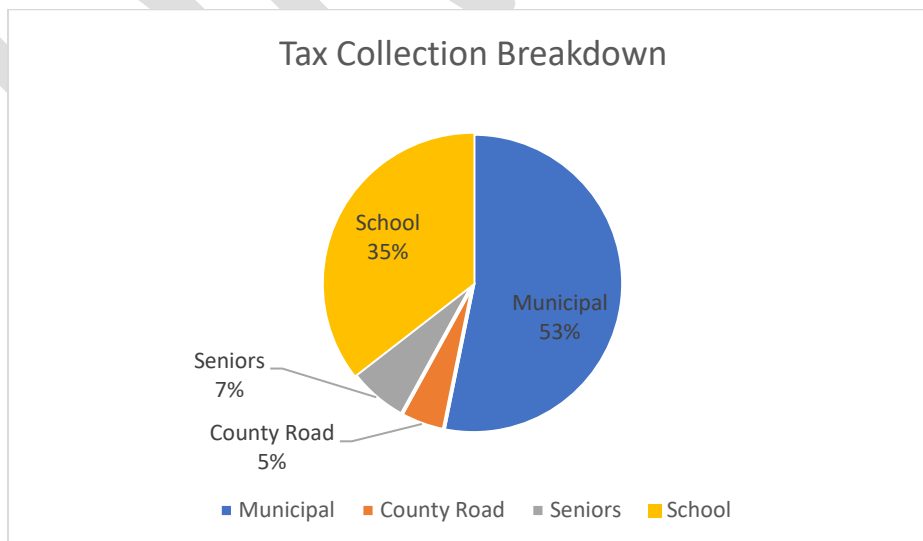
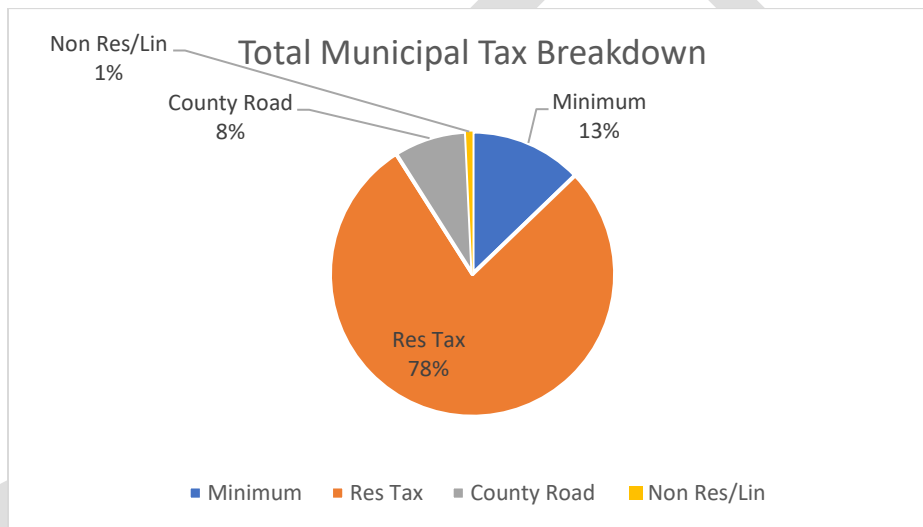
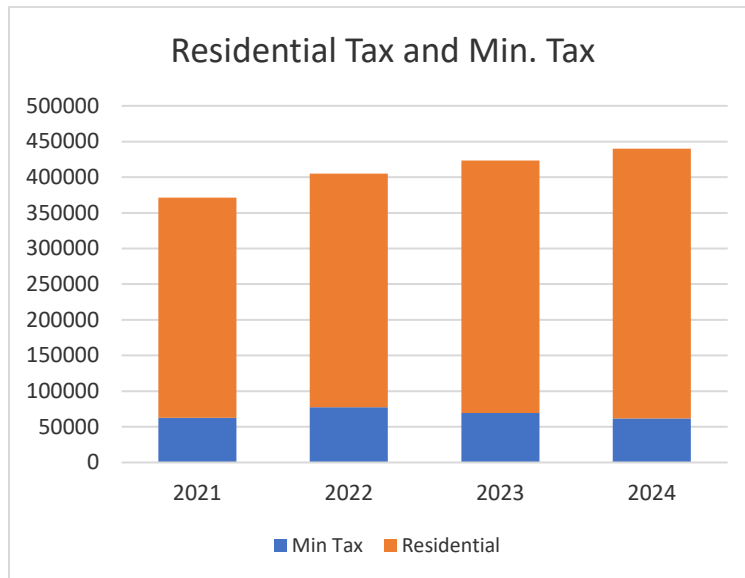
There were (13) sixteen Development Permits issued in 2023. The Assessment Growth in 2023 from new developments was \$2,625,750. This includes the (2) Subdivision applications. See the attached graph showing the assessment growth of the community over the years.

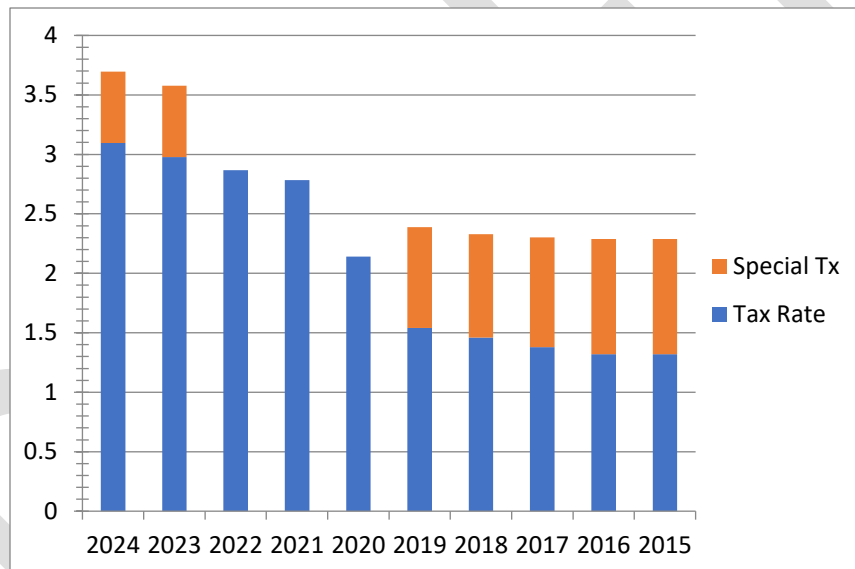
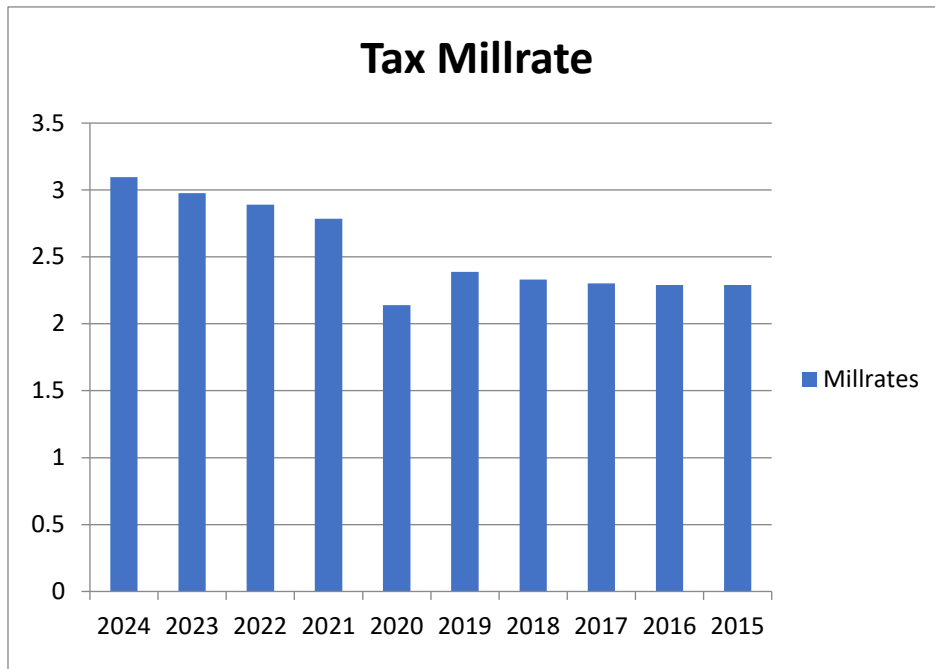


Residential Tax Rates:

Council has control of the amount of taxes collected in the tax year to address current and anticipated expenses. The Summer Village has limited Non-Residential and Linear Assessments to realize tax revenues. The bulk of taxation is residential and vacant residential property.





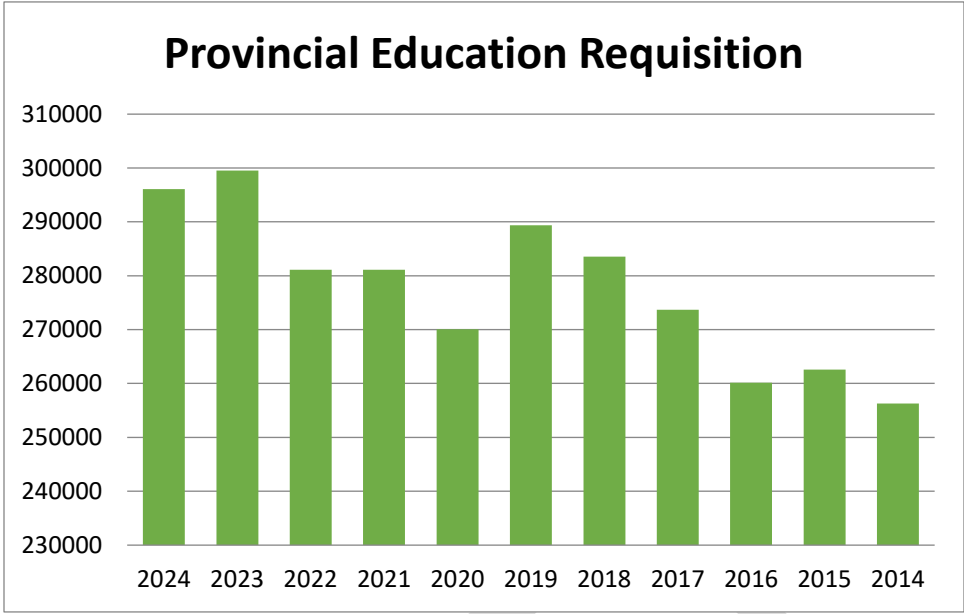


Franchise Fees:

Council has historically decided not to implement franchise fees for APEX or ATCO Electric as additional revenues for the Summer Village as both remain at 0% fees.

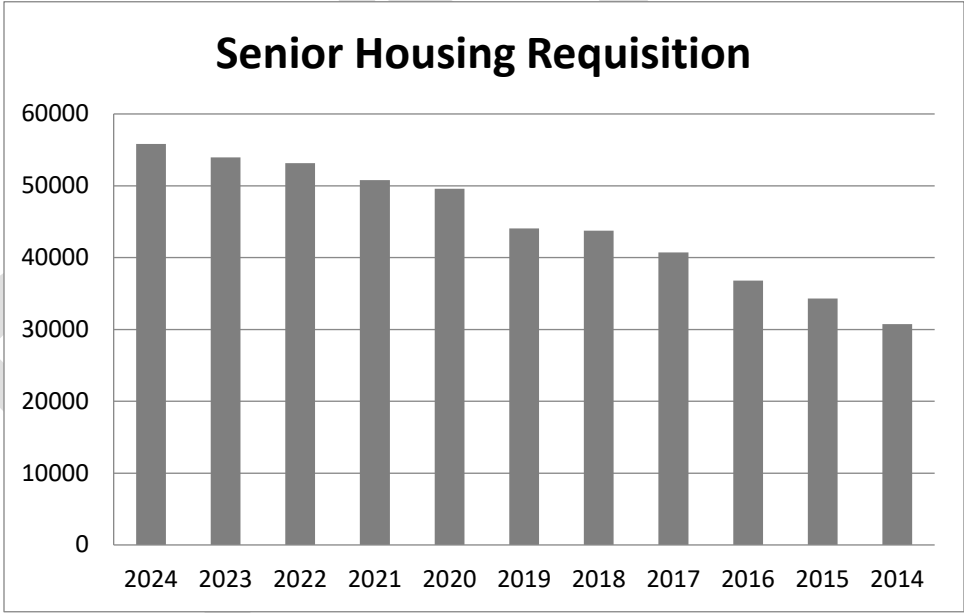
School Tax Requisitions:

For 2024-25, The provincial education property tax rates were frozen at the same rates as last year. While rates will be frozen, strong growth in property values and increased development mean that education property tax revenue is expected to grow by \$229 million in 2024-25. See attached chart.



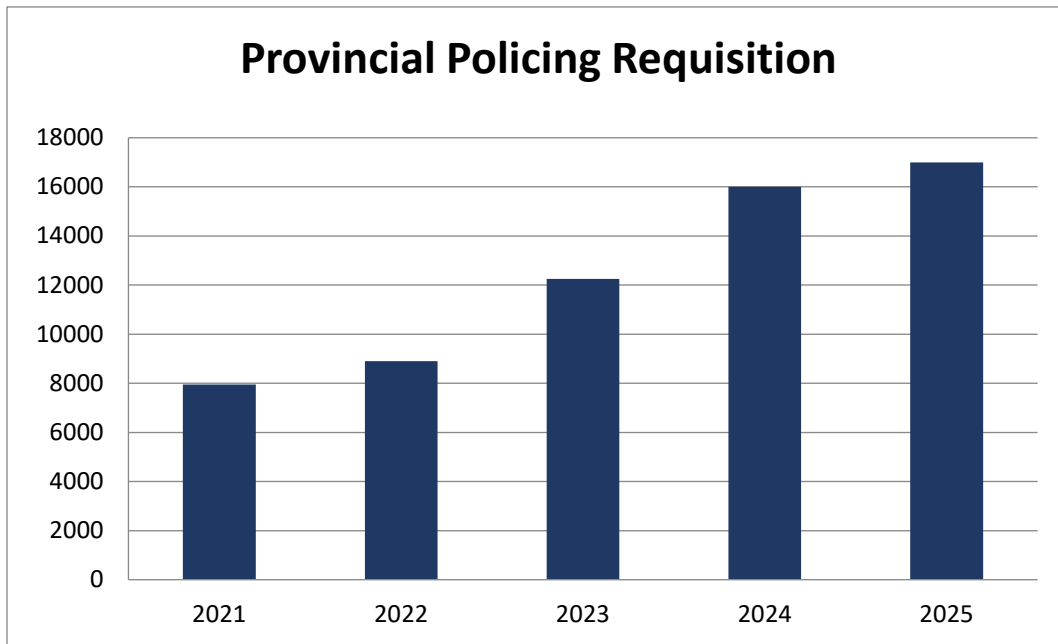
Seniors Requisitions:

The Stettler Housing Authority was \$53,963 in 2023, with an increase in 2024 to \$55,839.



Provincial Policing:

The third requisition submitted in 2023 was \$14,753 and will increase to \$16, 010 for 2024 and expected to be slight increase or stay the same for 2025. The complete breakdown graph below shows the next two budget cycles of the five-year term for provincial policing requisitions.



Staffing:

The municipality has moved to establish a consistent continuity in the staffing level and needs of the community. Public Works/Parks Maintenance has now moved to 1 full-time year-round Maintenance Foreman and one permanent part-time to work towards reducing outsourcing contractor services. Due to Health and Safety regulation changes the municipality is working towards providing a safer work environment with consistent implementation of workload and needs of the community. The municipality is working towards creating a consistent succession plan to be able to retain staffing moving forward. The municipality maintains 11 kms of roadway and ditches, must maintain drainage, signage, trees, beach area, garbage, municipal public properties, etc.

The Municipality has applied for the annual Canada Summer Student Grants for the municipality to hire at least (1) summer student to work part-time in the office and part-time to help with grass cutting, outhouse maintenance, garbage, beach clean up. This grant helps offset approximately a third of the wages for the summer staff.

Expenses:

2024 Operating Budget reflects the increased costs in salaries, and overall operating expenses, such as:

- 2022 Inflation saw the Cost of Living was 6.8% going into 2023 at approximately 5.9%, Energy increased by 23%, Transportation costs increased by 14.0% plus the new April 1, 2023, Carbon Tax.
- 2024 inflation saw the cost of living at approximately 4%, cost for services has seen a 4.21% increase over 2023 purchasing options, Carbon Tax (increases April 1st which will increase 3 cents per litre of gas for a total of 17.00 cents per litre.), Alberta Fuel Tax reinstated another 13 Cents per litre which will create a 16 cent per litre increase for the year.
- Insurance went up an additional 5%.
- Equipment repairs will be up based on service inflation as mentioned above and due to the age and previous lack of maintenance schedule for the lawn mowers, tractor, and village pick-up truck and attachments there will be additional costs to repairs.

- Municipal Policing Requisition, Year 4 increase out of five years.

Administration:

The Operating Budget reflects the true costs of operating a standalone municipal office, equipment and staffing, inflationary increases are accounted for in all categories. Municipal Office staff consist of a permanent full-time CAO and a permanent part-time Administrative Clerk. The draft budget for 2024 includes the summer grant funding for additional support for administration to help with the office transition and move once the municipal office RTM is in place within the community.

Insurance:

Insurance premiums are expected to increase with the industry predicting higher premiums.

Roads and Streets:

All other categories have been maintained with slight increases such as fuel and equipment repairs based on inflation. Older Equipment is starting to demand higher maintenance costs for operations. Applying dust suppression may not be required this year depending on weather conditions and can be monitored by public works staff on an as needed basis.

County of Stettler Road Cost Sharing Agreement Requisition

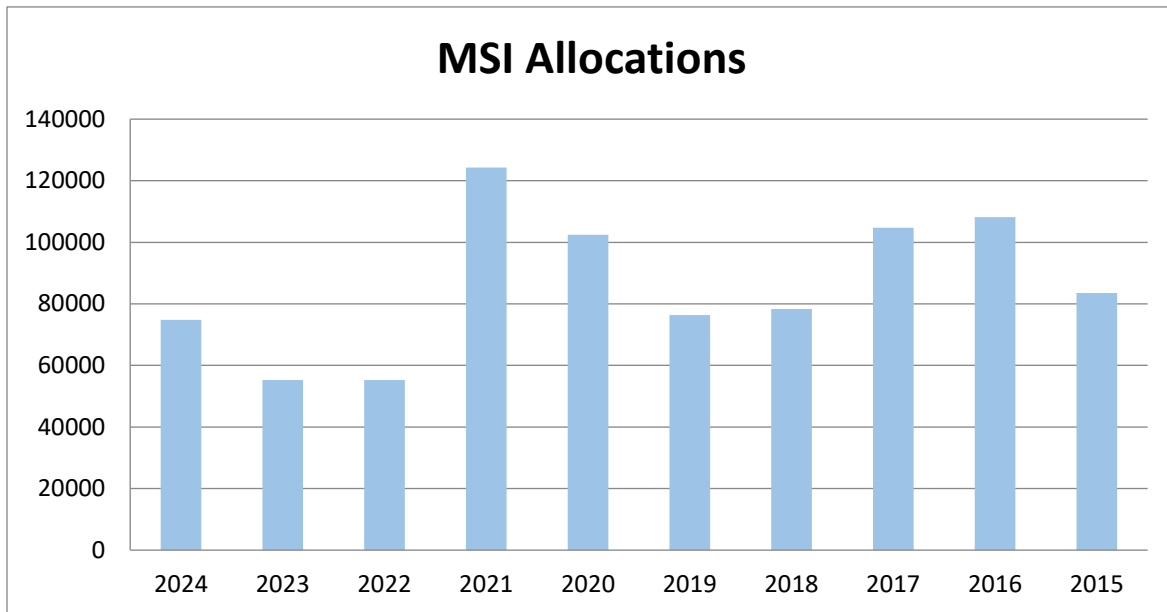
The County of Stettler Road Cost Sharing Agreement is a three-year contract that requires the Summer Village shall pay forty thousand (\$40,000) dollars, inclusive of any applicable GST, to the County in the first year of this agreement (2023). Thereafter, the cost be increased by a percent equal to the annual Consumer Price Index as reported by Statistics Canada, or 2%, whichever is great on an annual basis during the term of the agreement.

Water and Wastewater:

SMRWSC costs are increasing, due mainly to the County of Stettler closure of the Red Willow Lagoon to the Summer Villages, the increased costs of fuel, and the longer septic hauling to the Bashaw Lagoons. There will also be an increase in requisitions as the regional water line is extended into the Summer Village of Rochon Sands bucket-fill once completed will have the municipality requiring using grant funding to cover off the 2024 debenture amount. There will be two more projects that the municipality will need to consider under the grant funding moving forward.

MSI Grant Funding:

The MSI Capital grant funding has been replaced with the Local Government Fiscal Framework (LGFF). The funding allocations for 2024 is \$74,000 and 2025 is \$77,000, slight increase from the \$55,000 for 2023. The municipality has MSI Capital grant funding that it has received and not fully spent in the bank account. The Summer Village spent the allocated 2007 to 2018 MSI Funding amount of \$297,000 on approved eligible capital projects by the December 2023 deadline. The 2024-2028 capital project plan once Council approves will cover the next MSI spending deadline for funding received from 2019-2023.



Recreation and Culture:

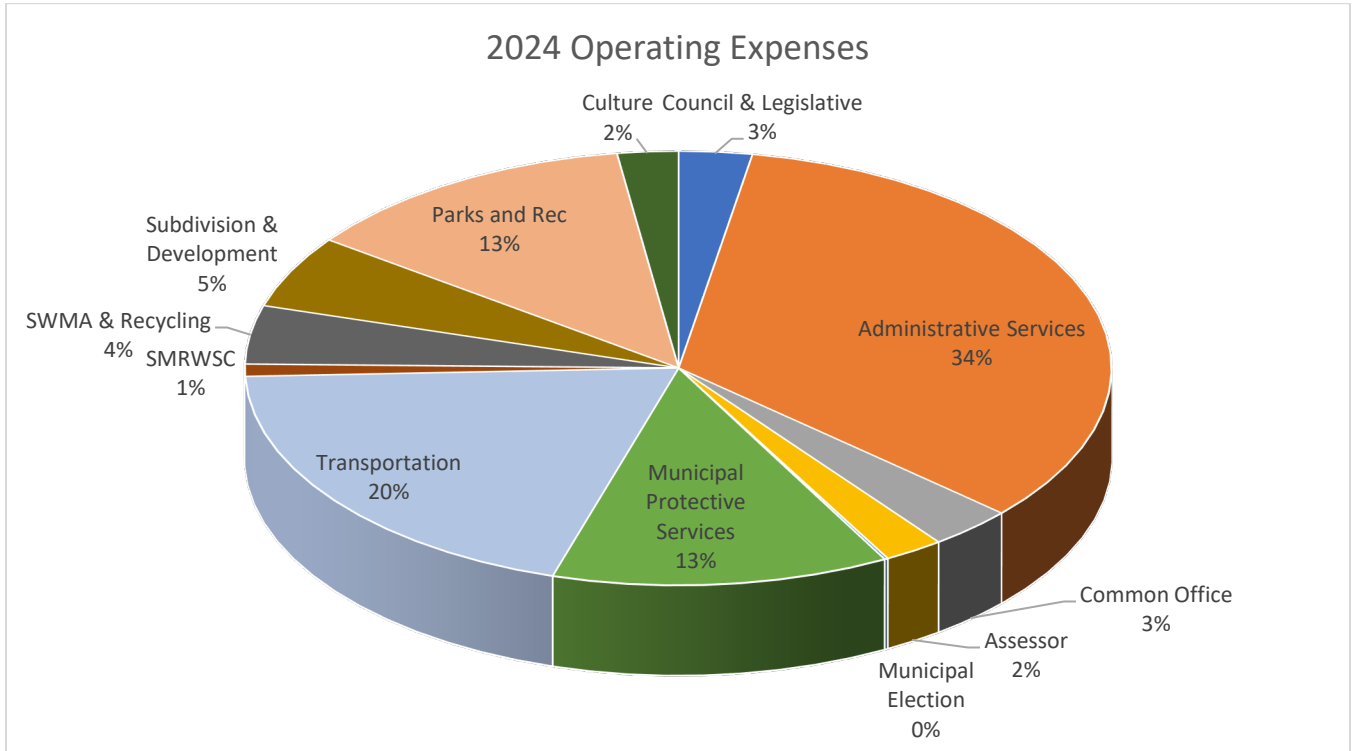
All costs are predicted to remain stable for 2023.

Requisitions:

- Requisitions are monies collected on behalf of other organizations or levels of government by the Summer Village and are costs calculated as expenses as part of the municipal budget for the following:
 - **Alberta School Foundation (Provincial AFD)** is a separate rate on the tax notice, AFD is not part of the municipal tax rate.
 - **Stettler Housing Authority (Seniors)** is a separate rate on the tax notice based on the Equalized Assessment, is not part of the municipal tax rate.
 - **County of Stettler Waste Management Authority** has increased annually the requisitions in 2022 was \$16,796, 2023 was \$20,500 and for 2024 will increase to \$21,660, which is part of the Municipal Tax Rate.
 - **The County of Stettler Road Cost Sharing Agreement** is a separate rate on the tax notice and was started in 2023 at \$40,000 which showed as a flat rate per property of \$99.20. 2024 will see an increase based on cost of living at an estimated amount of \$41,400, which would show an approximate flat rate of \$102 per property.
 - **Municipal Shared Service agreements, and Contracted Services** are part of the municipal tax rate, which are as follows:
 - Fire Service Agreements
 - Stettler Regional Waste Management
 - Stettler Regional Emergency Management Agency (SREMA)
 - Stettler County Recreation Fund
 - Parkland Library Annual Requisition

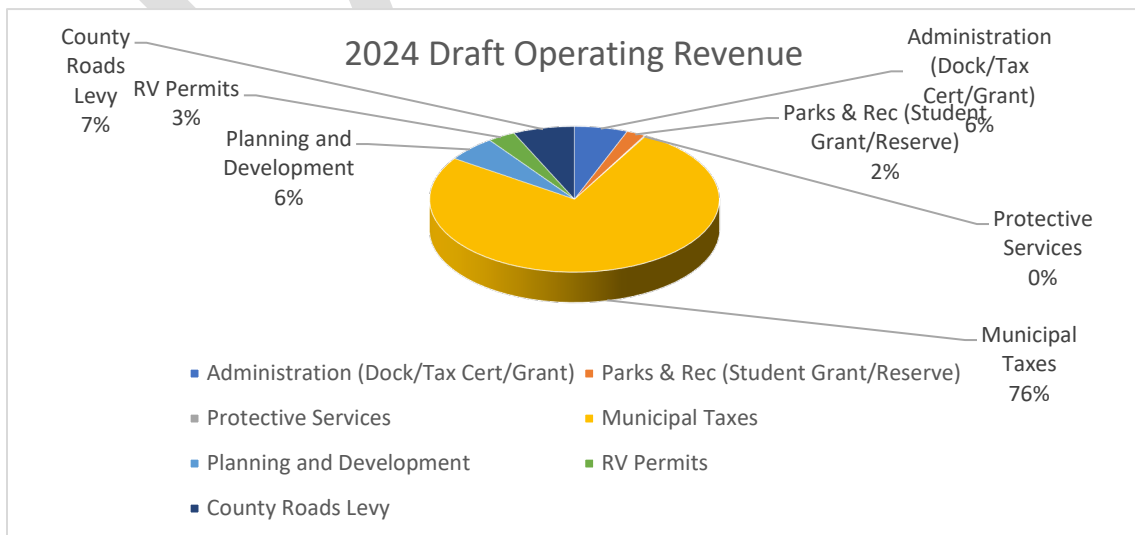
- Shirley McClellan Water Commission (SMRWSC), Water Line
- Parkland Regional Subdivision Development Appeal Board Agency
- Capital Regional Assessment Review (CRASC) Board Agency
- Parkland Community Planning and Development Agency (PCPS)
- Assessment Services Agreement – MPC2009
- Planning and Development – Gray-Core

• Operations Pie Charts:



Overall:

Deficit operating budgets are not allowed to be passed by Council. The council has recognized surplus budgets in the past years and kept a contingency reserve for emergency purposes.



(2024 Operating Budget Spreadsheet)-Attached for review

Council Discussion and Considerations of Requests that affect the Operating Budget

1. Community Hall Renovation Funding	\$4000.00	Operating Reserve
2. Municipal Office Temporary Rental	\$12,000.00	Operating Reserve
3. V-blade Cutting Edge Replacement	\$1800.00	Equipment Repairs (budget)
4. New Outboard Motor for boat	\$8,200.00	MSI Grant/ Operating Reserve
5. Address Signage for Buffalo Estates (21)	\$3,000.00	Operating Reserves
6. Basketball Hoop Installation	Trans/Park	Equipment Rental/Staff
7. Relocation of Dumpsters	Trans/Park	Equipment Rental/Staff
8. Tree Removal	Trans/Park	Training/Staff/Equipment Rental

Council Discussion and Considerations of Requests that affect the Capital Budget

1. New Outboard Motor for boat (move to 2025)	\$8,200.00	MSI Grant/ Operating Reserve
2. Shoreline Management Plan	40,000.00	MSI/LGFF Grant (Approved)
3. Gravel Sander for Truck	13,000.00	MSI/LGFF Grant
4. Utility Terrain Vehicle (UTV) (New)	25,000.00	MSI/LGFF Grant
4. Utility Terrain Vehicle (UTV) (Used)	10,000.00	MSI/LGFF Grant
5. Water Debenture (Phase 6 and 7)	13,000.00	MSI/LGFF Grant

Administration is recommending that Council consider a 4% municipal mill rate increase with a minimum flat tax increase from \$750 to \$900 for undeveloped lots, which would provide a balanced draft budget as presented.

A 4% Municipal Mill Rate Increase over 2023 based on 2023 Assessment value, which has seen growth through Development and inflation, would be a municipal tax rate increase for 2024 based on amounts as follows:

Assessment	2023 Tax Rate	2024 Tx Rate 4% Increase	Difference	Over 12 months
50,000.00	148.84	154.79	5.95	\$0.50
100,000.00	297.68	309.59	11.91	\$0.99
200,000.00	595.36	619.17	23.81	\$1.98
300,000.00	893.04	928.76	35.72	\$2.98
400,000.00	1,190.72	1,238.35	47.63	\$3.97
500,000.00	1,488.40	1,547.94	59.54	\$4.96
600,000.00	1,786.08	1,857.52	71.44	\$5.95
700,000.00	2,023.10	2,167.11	144.01	\$12.00
800,000.00	2,381.44	2,476.70	95.26	\$7.94
900,000.00	2,679.12	2,786.28	107.16	\$8.93
1,000,000.00	2,976.80	3,095.87	119.07	\$9.92



SUMMER VILLAGE OF WHITE SANDS

Budget 2024 based on 2023 Actual
For 2024 Budget Planning and Calculation

based on
4% increase
Min Tx 900

General Ledger	Description	2023 Budget	2023 Actual	2024 Budget	2024 Budget
Administration Rev					
1-12-01-00-00-300	Admin - Sales to Other Governments	0.00	0.00	0.00	0.00
1-12-01-00-00-520	Admin - Lot Sale Fees	(100.00)	0.00	0.00	0.00
1-12-01-00-00-590	Admin - Other Revenue	(500.00)	(245.00)	(250.00)	(250.00)
1-12-01-00-00-840	Admin - Provincial Grant	0.00	(18,740.00)	(18,740.00)	(18,740.00)
1-12-01-00-01-490	Admin - Tax Information/Certificates	(1,100.00)	(875.00)	(875.00)	(910.00)
1-12-01-00-01-520	Admin - Dock Permits	(3,500.00)	(3,400.00)	(3,400.00)	(3,400.00)
1-12-01-00-01-590	Admin - Interest	(300.00)	(9.76)	(10.00)	(10.00)
1-12-99-91-00-920	Admin - Drawn from Op Reserve	0.00	0.00	(11,200.00)	(11,200.00) to fund rental
1-12-02-00-00-840	Office - Prov Grant (Project)	0.00	0.00	0.00	0.00
*	TOTAL Administration Rev	(5,500.00)	(23,269.76)	(34,475.00)	(34,510.00)
Protective Services Rev					
1-23-99-91-00-920	Fire - Drawn fr. Op Reserve	0.00	0.00	0.00	0.00
1-25-00-00-00-560	Ambulance - Other Revenue	(900.00)	(824.00)	(825.00)	(825.00)
1-25-00-00-00-840	Ambulance - Provincial Grant	0.00	0.00	0.00	0.00
1-25-99-92-00-940	Ambulance - Drawn from Capital	0.00	0.00	0.00	0.00
1-26-00-00-00-530	Bylaw - Fines	(1,000.00)	0.00	0.00	0.00
1-23-00-00-00-590	Fire - Other Revenue	0.00	0.00	0.00	0.00
*	TOTAL Protective Services Rev	(1,900.00)	(824.00)	(825.00)	(825.00)
Common Services Rev					
1-31-99-91-00-920	Common Services - Drawn from Op. Reserve	0.00	0.00	0.00	0.00
1-32-00-00-00-550	Trans - Returns on Investments	(300.00)	0.00	0.00	0.00
1-32-00-00-00-830	Trans - Federal Grant	0.00	0.00	0.00	0.00
1-32-00-00-00-840	Trans - Provincial Grants	0.00	0.00	0.00	0.00
1-32-00-00-01-840	Trans - Road Grants	0.00	0.00	0.00	0.00
1-32-99-91-00-920	Trans - Drawn from Operating Reserve	0.00	(27,632.41)	0.00	0.00
1-32-99-92-00-940	Trans - Drawn from Capital	0.00	0.00	0.00	0.00
1-32-99-94-00-990	Trans - Contributed from Surplus	0.00	0.00	0.00	0.00
1-41-00-00-00-840	Water - Provincial Grant	0.00	0.00	0.00	0.00
*	TOTAL Common Services Rev	(300.00)	(27,632.41)	0.00	0.00
Planning&Development Rev					
1-61-00-00-00-520	Planning & Dev - Planning Permits	(2,300.00)	(1,750.00)	(1,820.00)	(1,820.00)
1-61-00-00-00-530	Inactive - Planning & Dev - Deposit	0.00	0.00	0.00	0.00
1-61-00-00-00-840	Planning & Dev - Provincial Grant	0.00	0.00	0.00	0.00
1-61-00-00-01-520	Planning & Dev - Building Permits	(6,000.00)	(5,923.17)	(6,160.00)	(6,160.00)
1-61-00-00-02-520	Planning & Dev - RV Permit	(20,000.00)	(19,200.00)	(19,200.00)	(19,200.00)
1-61-00-00-03-520	Planning & Dev - Subdivision Application	(2,000.00)	0.00	0.00	0.00
1-61-00-00-05-520	Planning & Dev - PGE Permits	(4,700.00)	(5,190.00)	(5,400.00)	(5,400.00)
1-61-99-91-00-920	Planning & Dev - Drawn from Op Reserve	0.00	0.00	0.00	0.00
*	TOTAL Planning&Development Rev	(35,000.00)	(32,063.17)	(32,580.00)	(32,580.00)
Parks & Recreation Rev					
1-72-00-00-00-590	Recreation - Recycling Revenue	(100.00)	0.00	0.00	0.00
1-72-00-00-00-840	Parks - Provincial Grant	0.00	0.00	0.00	0.00
1-72-99-91-00-920	Recreation - Drawn from Operating Reserv	0.00	0.00	(6,000.00)	(6,000.00) to fund Hal
1-72-99-92-00-940	Parks & Rec - Drawn fr. Capital	0.00	0.00	0.00	0.00
1-72-00-00-00-830	Parks - Federal Grant	(6,000.00)	(6,300.00)	(6,300.00)	(6,300.00)
*	TOTAL Parks & Recreation Rev	(6,100.00)	(6,300.00)	(12,300.00)	(12,300.00)

Excess Collection of Req Rev

1-97-00-00-990	Excess Collection of Requisitions	(200.00)	5,810.92	(5,840.00)	(5,840.00)	over requis
1-97-00-00-01-990	Under Collection of Requisitions	(100.00)	29.97	0.00	0.00	
*	TOTAL Excess Collection of Req	(300.00)	5,840.89	(5,840.00)	(5,840.00)	

Taxes Rev

1-99-01-00-01-111	Taxes - Municipal	(426,962.00)	(426,094.28)	(443,706.00)	(484,057.00)	rounded fig
1-99-01-00-01-120	Taxes - Municipal - Road Cost Sharing Ag	(40,000.00)	(39,977.60)	(40,038.00)	(40,038.00)	rounded fig
1-99-01-00-02-111	Taxes - School - Residential	(299,711.14)	(299,418.48)	(297,466.47)	(297,470.00)	rounded fig
1-99-01-00-03-111	Taxes - School - Non-Residential	(2,289.64)	(2,244.93)	(2,244.93)	(2,250.00)	rounded fig
1-99-01-00-05-111	Taxes - Senior Housing	(53,963.00)	(54,334.92)	(55,839.00)	(55,840.00)	rounded fig
1-99-01-00-06-111	Taxes - DIP	(44.78)	(45.98)	(45.98)	(50.00)	rounded fig
*	TOTAL Taxes Rev	(822,970.56)	(822,116.19)	(839,340.38)	(879,705.00)	

Other Revenue

1-99-02-00-01-510	Penalties & Cost on Taxes	(2,500.00)	(4,950.95)	(4,800.00)	(4,800.00)	
1-99-02-00-02-550	Return on Investments	(22,000.00)	(1,260.15)	(4,000.00)	(4,000.00)	changed to
1-99-02-00-04-740	Unconditional Provincial Grant	(3,000.00)	0.00	0.00	0.00	
*	TOTAL Other Revenue	(27,500.00)	(6,211.10)	(8,800.00)	(8,800.00)	

**P	TOTAL REVENUE	(899,570.56)	(912,575.74)	-934,160.38	-974,560.00	
				-934,160.38	-974,560.00	

Council&Legislative Exp

2-11-00-00-00-151	Council - Honoraria	14,000.00	10,525.00	11,000.00	11,000.00	
2-11-00-00-00-152	Council - Advertising	0.00	0.00	0.00	0.00	
2-11-00-00-00-210	Council - Training	1,000.00	682.38	710.00	710.00	
2-11-00-00-00-211	Council - Travel & Subsistence	2,000.00	3,828.43	4,000.00	4,000.00	
2-11-00-00-00-274	Council - Insurance	400.00	337.33	350.00	350.00	
2-11-00-00-00-510	Council - Other Goods	175.00	538.71	550.00	550.00	
2-11-00-00-01-211	Council - Council Meeting	120.00	265.02	275.00	275.00	
*	TOTAL Council&Legislative Exp	17,695.00	16,176.87	16,885.00	16,885.00	

Administrative Services

2-12-00-00-00-200	Admin - Contracted Services	10,000.00	6,603.73	6,000.00	6,000.00	Acct Assis
2-12-00-00-01-200	Admin - Contracted Services Subvision	0.00	0.00	0.00	0.00	
2-12-01-00-00-111	Admin - Salary	57,000.00	82,139.21	97,240.00	97,240.00	
2-12-01-00-00-112	Admin - Wages	25,000.00	23,604.52	37,800.00	37,800.00	
2-12-01-00-00-130	Admin - Benefits	6,000.00	4,933.79	5,198.00	5,198.00	
2-12-01-00-00-131	Admin - WCB	0.00	755.40	3,145.00	3,145.00	
2-12-01-00-00-132	Admin - RSP	0.00	0.00	9,900.00	9,900.00	
2-12-01-00-00-210	Admin - Training	2,000.00	284.76	800.00	800.00	
2-12-01-00-00-211	Admin - Travel & Subsistence	2,500.00	1,526.27	1,600.00	1,600.00	
2-12-01-00-00-214	Admin - Association Memberships	1,500.00	2,300.46	2,300.00	2,300.00	
2-12-01-00-00-225	Admin - Land Titles	50.00	40.00	50.00	50.00	
2-12-01-00-00-227	Admin - Web Site Maintenance	500.00	288.00	300.00	300.00	
2-12-01-00-00-231	Admin - Accounting & Audit	13,000.00	11,336.26	11,800.00	11,800.00	
2-12-01-00-00-232	Admin - Legal Fees	10,000.00	17,865.65	10,000.00	10,000.00	
2-12-01-00-00-239	Admin - Computer Maintenance	4,000.00	3,053.59	3,500.00	3,500.00	
2-12-01-00-00-260	Admin - Rentals	4,000.00	7,416.30	7,700.00	7,700.00	
2-12-01-00-00-274	Admin - Insurance & Bond	5,325.00	5,002.02	5,200.00	5,200.00	
2-12-01-00-00-511	Admin - IT Support	2,500.00	3,231.36	3,230.00	3,230.00	
2-12-01-00-00-518	Admin - Promo	500.00	1,012.18	500.00	500.00	
2-12-01-00-00-582	Admin - Power	1,320.00	1,683.02	1,800.00	1,800.00	
2-12-01-00-00-731	Admin - Contr. to Other Government	0.00	0.00	0.00	0.00	
2-12-01-00-00-810	Admin - Bank Charges & Interest	600.00	739.27	750.00	750.00	
2-12-01-00-00-920	Admin - Uncollectable Accounts	0.00	0.00	0.00	0.00	
2-12-01-00-00-991	Admin - Cash Over/Short	0.00	74.02	0.00	0.00	
2-12-01-00-00-581	Admin - Natural Gas	0.00	1,045.79	1,100.00	1,100.00	
2-12-01-00-00-732	Admin - Promo	0.00	0.00	0.00	0.00	
2-12-01-00-01-520	Admin - Dock Permits Supplies	300.00	0.00	0.00	0.00	
*	TOTAL Administrative Services	146,095.00	174,935.60	209,913.00	209,913.00	

Common Office Exp

2-12-02-00-00-221	March 20, 2024 Office Advertising Regular Council Meeting Agenda	600.00	147.31	150.00	150.00	Page 64 of 90
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2-12-02-00-00-222	Office - Telephone	1,000.00	1,521.32	1,600.00	1,600.00
2-12-02-00-00-223	Office - Postage	1,000.00	1,285.07	1,400.00	1,400.00
2-12-02-00-00-260	Office - Building Rental	0.00	8,000.00	11,200.00	11,200.00
2-12-02-00-00-273	Office - Internet	1,000.00	974.80	1,100.00	1,100.00
2-12-02-00-00-510	Office - Goods & Services	4,000.00	5,650.54	4,000.00	4,000.00
*	TOTAL Common Office Exp	7,600.00	17,579.04	19,450.00	19,450.00
Assessor Exp					
2-12-11-00-00-239	Assessor	12,300.00	12,288.50	12,800.00	12,800.00
2-12-11-00-02-239	Regional ARB	1,000.00	1,358.48	925.00	925.00
*	TOTAL Assessor Exp	13,300.00	13,646.98	13,725.00	13,725.00
Municipal Election Exp					
2-12-12-00-00-227	Municipal Election	1,000.00	0.00	800.00	800.00
*	TOTAL Municipal Election Exp	1,000.00	0.00	800.00	800.00
Municipal Protective Exp					
2-21-00-00-00-200	RCMP - Enhanced Policing	12,245.00	14,753.75	16,010.00	16,010.00
2-23-00-00-00-158	Fire - Regional Chief	0.00	0.00	0.00	0.00
2-23-00-00-00-200	Fire - Fire Agreement	42,300.00	49,023.70	50,000.00	50,000.00
2-23-00-00-00-264	Fire - Access Road Agreement	30.00	3.76	10.00	10.00
2-23-00-00-00-350	Fire - Fire Fighting	1,000.00	0.00	1,000.00	1,000.00
2-24-00-00-00-158	Disaster Services - Coordinator/Agreemen	8,900.00	9,518.03	9,900.00	9,900.00
2-24-00-00-00-159	Disaster Services - ER Access Service	0.00	0.00	0.00	0.00
2-26-00-00-00-158	Bylaw - Regional Officer	0.00	0.00	0.00	0.00
2-26-00-00-00-200	Bylaw - Enforcement	2,000.00	773.25	800.00	800.00
2-26-00-00-00-232	Bylaw - Legal Fees	0.00	0.00	0.00	0.00
2-26-00-00-00-300	Bylaw - RCMP	0.00	0.00	0.00	0.00
*	TOTAL Municipal Protective Exp	66,475.00	74,072.49	77,720.00	77,720.00
Transportation Exp					
2-31-00-00-00-562	Common Services - Small Equip/Tools	0.00	0.00	0.00	0.00
2-32-00-00-00-222	Trans - Telephone	650.00	1,016.50	1,020.00	1,020.00
2-32-00-00-00-252	Trans - Building Pumpout	1,000.00	210.00	300.00	300.00
2-32-00-00-00-254	Trans - Purchase Equip Repair	5,500.00	5,652.07	5,900.00	5,900.00
2-32-00-00-00-274	Trans - Insurance	2,200.00	2,302.90	2,400.00	2,400.00
2-32-00-00-00-510	Trans - Goods & Services	5,000.00	3,878.09	4,040.00	4,040.00
2-32-00-00-00-521	Trans - Fuel	7,500.00	5,139.94	5,450.00	5,450.00
2-32-00-00-00-529	Trans - Equip Repair Parts	5,000.00	1,132.75	5,000.00	5,000.00
2-32-00-00-00-540	Trans - Street Lights	0.00	0.00	0.00	0.00
2-32-00-00-00-552	Inactive Trans - Bldg - Power	0.00	0.00	0.00	0.00
2-32-00-00-00-581	Trans - Bldg - Gas	1,500.00	1,129.91	1,200.00	1,200.00
2-32-00-00-00-582	Trans - Bldg - Power	1,100.00	879.23	920.00	920.00
2-32-00-00-00-583	Trans - Bldg - Water	250.00	118.18	130.00	130.00
2-32-00-00-01-237	Trans - Bldg - Janitor	0.00	0.00	0.00	0.00
2-32-15-00-00-263	Trans - Project 1 - Hired Equipment	2,000.00	0.00	0.00	0.00
2-32-15-00-00-532	Trans - Project 1 - Gravel	6,000.00	2,261.49	2,400.00	2,400.00
2-32-15-00-00-554	Trans - Project 1 - Materials	0.00	0.00	0.00	0.00
2-32-99-91-00-764	Trans - Transfer to Reserve	0.00	27,632.41	0.00	0.00
2-32-99-92-00-762	Trans - Contributed to Capital	0.00	0.00	0.00	0.00
2-32-00-00-00-112	Trans - Wages	59,000.00	41,352.71	46,950.00	46,950.00
2-32-00-00-00-131	Trans - WCB	0.00	1,255.19	1,100.00	1,100.00
2-32-00-00-00-132	Trans - Wage Benefits	0.00	1,000.00	1,610.00	1,610.00
2-32-00-00-00-158	Trans - Regional Employee Safety	0.00	0.00	0.00	0.00
2-32-00-00-00-200	Trans - Contracted Services	10,000.00	2,773.02	3,000.00	3,000.00
2-32-00-00-00-264	Trans - Municipal Rebate	0.00	2,850.00	0.00	0.00
2-32-00-00-00-511	Trans - Safety Supplies	0.00	0.00	500.00	500.00
2-32-00-00-00-731	Trans - County Cost Sharing	40,000.00	0.00	40,000.00	40,000.00
*	TOTAL Transportation Exp	146,700.00	100,584.39	121,920.00	121,920.00
Water Supply Exp					
2-41-00-00-00-214	Water - SMRWSC Membership	0.00	0.00	2,865.00	2,865.00
2-41-00-00-00-274	Water - Insurance	0.00	0.00	0.00	0.00
2-41-00-00-00-510	Water - General Goods & Services	900.00	0.00	0.00	0.00
2-41-00-00-00-582	Water - Power	1,500.00	1,158.17	1,250.00	1,250.00

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2-41-99-92-00-762	Water - Contributed to Capital	0.00	0.00	0.00	0.00
2-41-00-00-00-200	Water - SMRWSC Debt Interest	1,300.00	1,144.19	1,500.00	1,500.00
*	TOTAL Water Supply Exp	3,700.00	2,302.36	5,615.00	5,615.00

Landfill & Recycling Exp

2-43-00-00-00-112	Landfill - Wages	1,000.00	0.00	0.00	0.00
2-43-00-00-00-200	Landfill - Contracted Services	2,500.00	3,260.00	3,300.00	3,300.00
2-43-00-00-00-239	Landfill - Requisition	28,143.72	20,520.00	23,655.00	23,655.00
2-43-99-91-00-764	Landfill - Transfer to Reserve	0.00	0.00	0.00	0.00
*	TOTAL Landfill & Recycling Exp	31,643.72	23,780.00	26,955.00	26,955.00

Subdivision & Development Exp

2-61-00-00-00-158	Planning & Dev - DAB Fees	0.00	0.00	0.00	0.00
2-61-00-00-00-200	Planning & Dev - Dev. Officer Contract	16,000.00	20,360.29	21,200.00	21,200.00
2-61-00-00-00-211	Planning & Dev - Travel & Subs.	0.00	0.00	0.00	0.00
2-61-00-00-00-214	Planning & Dev - Membership	0.00	59.50	65.00	65.00
2-61-00-00-00-221	Planning & Dev - Advertising	500.00	0.00	300.00	300.00
2-61-00-00-00-232	Planning & Dev - Buffalo Lake Plan	1,000.00	3,916.06	1,000.00	1,000.00
2-61-00-00-00-239	Planning & Dev - Misc Engineering	5,000.00	2,780.78	3,000.00	3,000.00
2-61-00-00-00-519	Planning & Dev - Other Supplies	1,000.00	137.16	300.00	300.00
2-61-00-00-01-158	Planning & Dev - Honorarium	0.00	0.00	0.00	0.00
2-61-00-00-01-232	Planning & Dev - Mediation	1,000.00	0.00	0.00	0.00
2-61-00-00-01-519	Planning & Dev - Safety Code Inspect	6,000.00	7,321.06	7,600.00	7,600.00
*	TOTAL Subd & Dev Exp	30,500.00	34,574.85	33,465.00	33,465.00

Parks & Recreation Exp

2-72-00-00-00-112	Parks & Rec - Wages	50,000.00	39,756.51	46,950.00	46,950.00
2-72-00-00-00-116	Parks & Rec - Summer Wages	0.00	0.00	13,000.00	13,000.00
2-72-00-00-00-131	Parks & Rec - WCB	0.00	838.72	1,240.00	1,240.00
2-72-00-00-00-132	Parks & Rec - Benefits	0.00	1,000.00	1,610.00	1,610.00
2-72-00-00-00-200	Parks & Rec - Contracted Services	10,000.00	10,816.09	8,000.00	8,000.00
2-72-00-00-00-210	Parks & Rec - Gazebo Hill	0.00	0.00	0.00	0.00
2-72-00-00-00-211	Parks & Rec - Memorial	0.00	0.00	0.00	0.00
2-72-00-00-00-252	Parks & Rec - Outhouse Pumpout	1,000.00	750.00	780.00	780.00
2-72-00-00-00-272	Parks & Rec - Damage Claims	0.00	0.00	0.00	0.00
2-72-00-00-00-274	Parks & Rec - Insurance	800.00	921.02	1,000.00	1,000.00
2-72-00-00-00-510	Parks & Rec - General Goods & Services	5,000.00	2,667.27	2,800.00	2,800.00
2-72-00-00-00-511	Parks & Rec - Planting Material	0.00	5,624.32	0.00	0.00
2-72-00-00-00-518	Parks & Rec - Other Contribution	0.00	0.00	0.00	0.00
2-72-00-00-00-562	Parks & Rec - Small Tools	0.00	1,031.42	500.00	500.00
2-72-00-00-00-582	Parks & Rec - Power	0.00	0.00	0.00	0.00
2-72-15-00-00-263	Parks & Rec - Beach Improvements	1,200.00	1,032.11	1,080.00	1,080.00
2-72-25-00-00-263	Parks & Rec - Trail Maintenance	3,000.00	0.00	1,500.00	1,500.00
2-72-40-00-00-510	Parks & Rec - Jack's Pond - Supplies	200.00	0.00	0.00	0.00
2-72-99-91-00-764	Parks & Rec - Transfer to Reserve	0.00	0.00	0.00	0.00
2-72-99-92-00-762	Parks & Rec - Contributed to Capital	0.00	0.00	0.00	0.00
*	TOTAL Parks & Recreation Exp	71,200.00	64,437.46	78,460.00	78,460.00

1 Summer

Culture Exp

2-74-11-00-00-214	Library - Parkland Membership	1,100.00	1,163.75	1,240.00	1,240.00
2-74-14-00-00-237	Multipurpose - Janitor	700.00	1,272.50	1,320.00	1,320.00
2-74-14-00-00-252	Multipurpose - Building Pumpout	500.00	210.00	220.00	220.00
2-74-14-00-00-273	Multipurpose - Wifi	1,500.00	1,199.00	1,250.00	1,250.00
2-74-14-00-00-275	Multipurpose - Security System	500.00	0.00	300.00	300.00
2-74-14-00-00-519	Multipurpose - Supplies	2,500.00	641.15	670.00	670.00
2-74-14-00-00-581	Multipurpose - Gas	1,700.00	1,628.95	1,700.00	1,700.00
2-74-14-00-00-582	Multipurpose - Power	1,500.00	1,067.15	1,110.00	1,110.00
2-74-14-00-00-583	Multipurpose - Water	200.00	166.30	282.00	282.00
2-74-14-00-01-252	Multipurpose - Pur Bldg Repair	0.00	17,501.02	6,000.00	6,000.00
*	TOTAL Culture Exp	10,200.00	24,849.82	14,092.00	14,092.00

by Reserve

Contingency Exp

2-99-99-91-00-764	Contingency - Transfer to Reserve	0.00	0.00	0.00	0.00
*	TOTAL Contingency Exp	0.00	0.00	0.00	0.00

Non-Municipal Req Exp

2-99-01-00-00-743	Requisitions - Alberta School Foundation	299,711.00	296,096.64	299,720.00	299,720.00
2-99-01-00-00-746	Requisitions - Senior Housing	53,963.00	53,963.00	55,840.00	55,840.00
*P	TOTAL Non-Municipal Req Exp	353,674.00	350,059.64	355,560.00	355,560.00
**P	TOTAL EXPENSE	899,782.72	896,999.50	974,560.00	974,560.00
***P	TOTAL DEFICIT (SURPLUS)	212.16	(15,576.24)	40,399.62	0.00
				974,560.00	974,560.00
				40,399.62	0.00

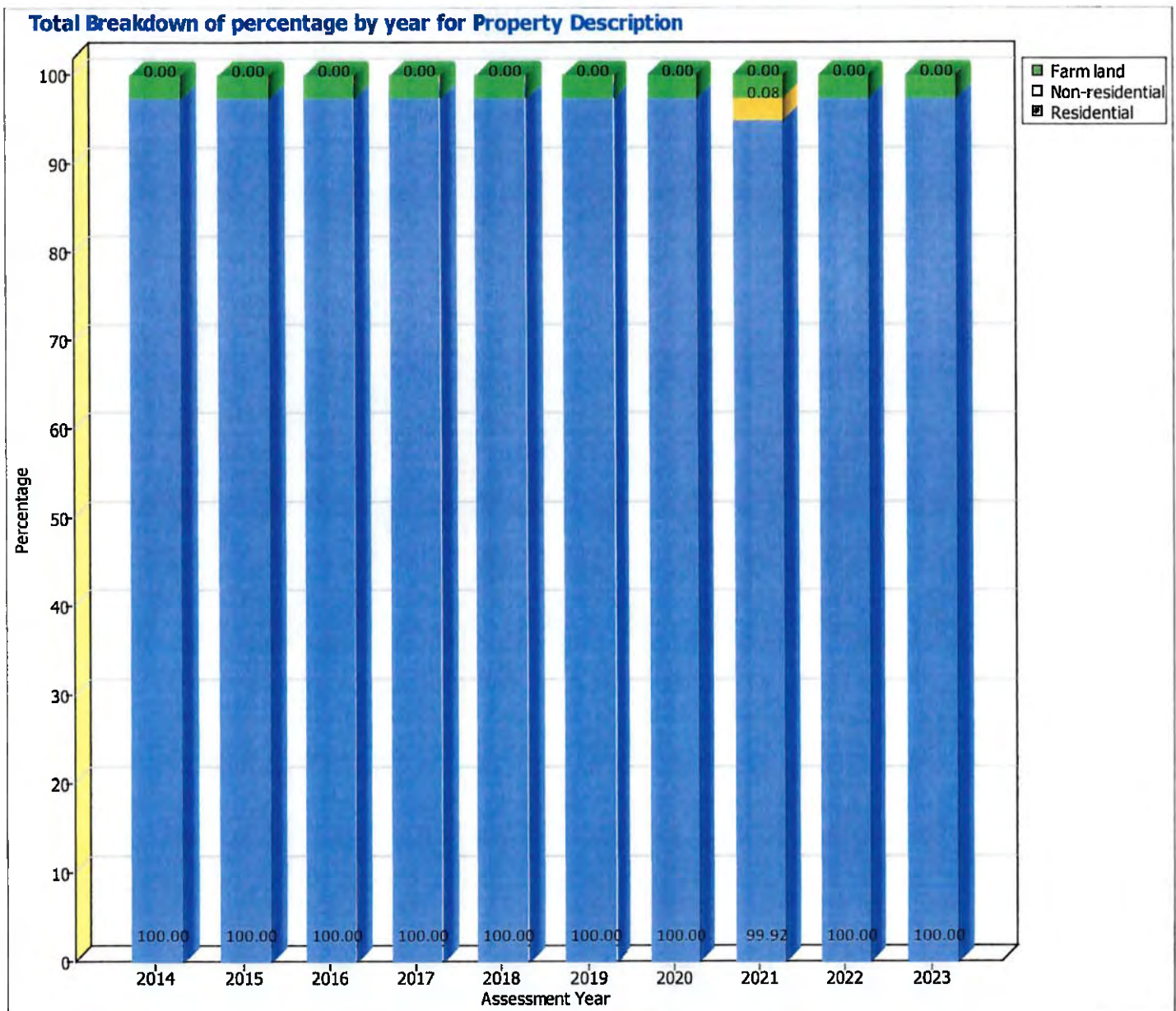
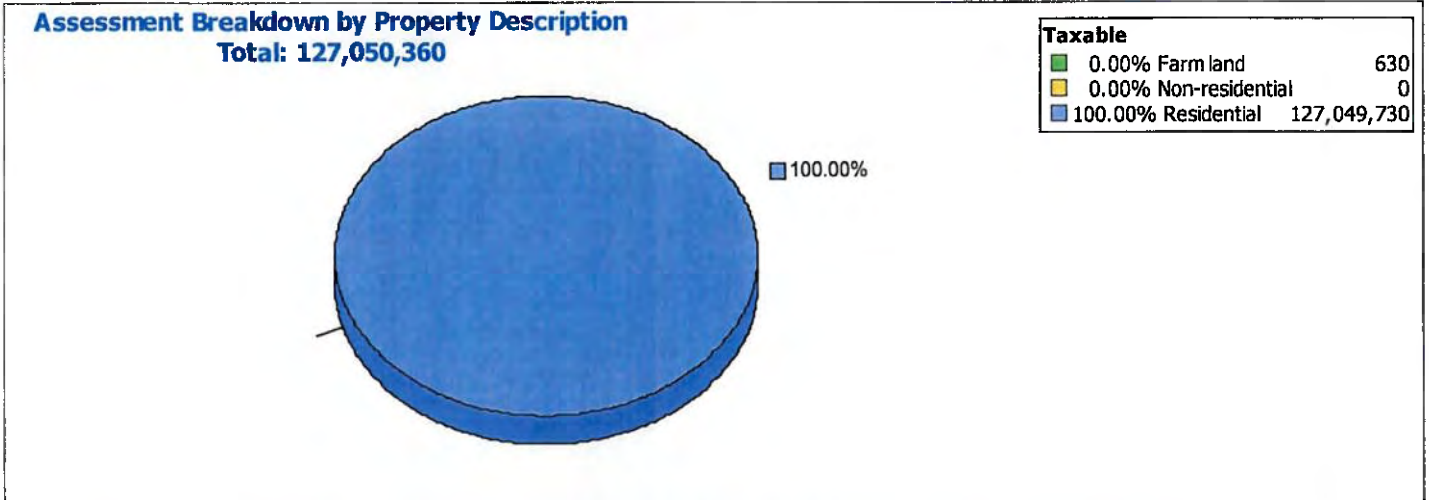
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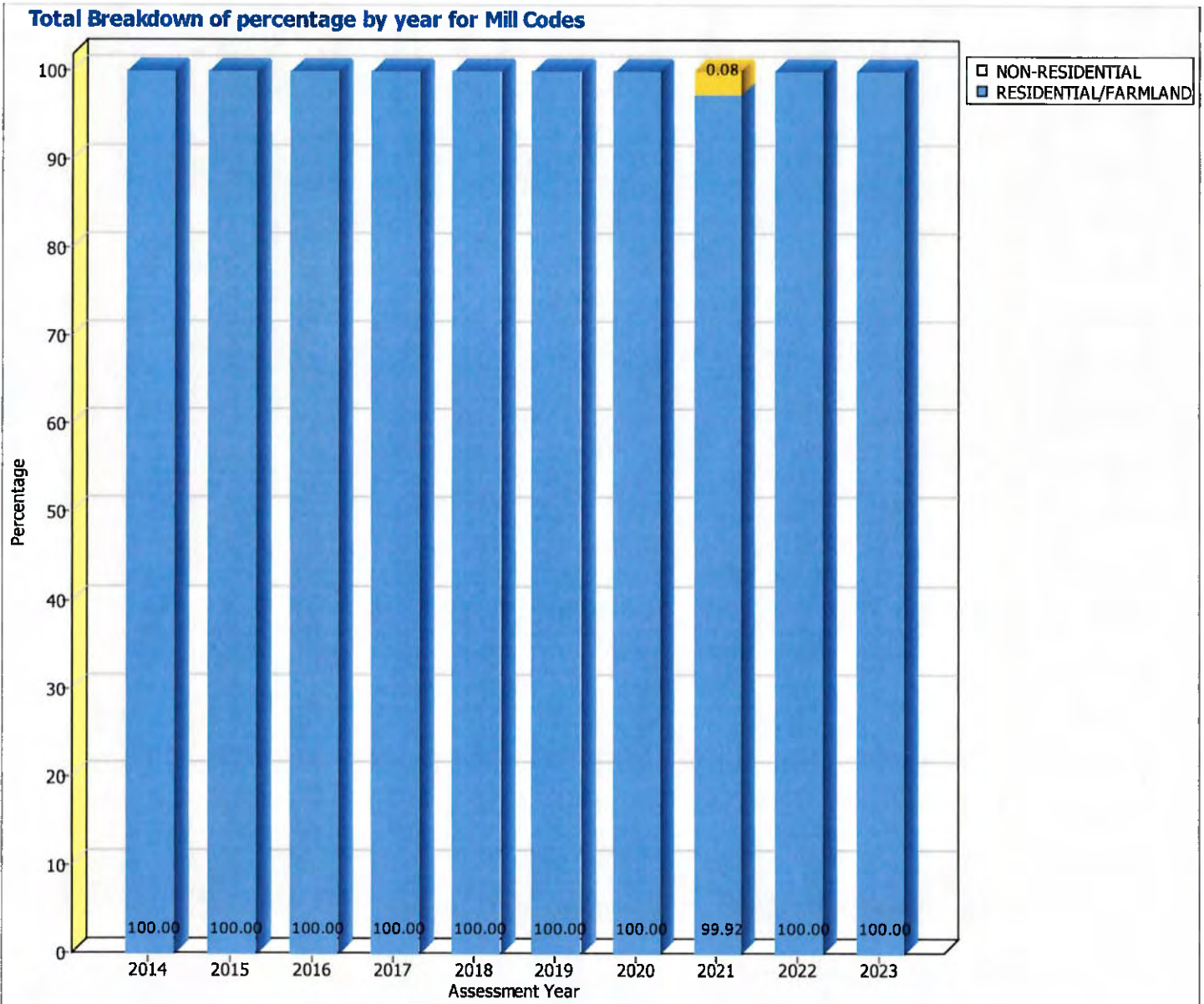
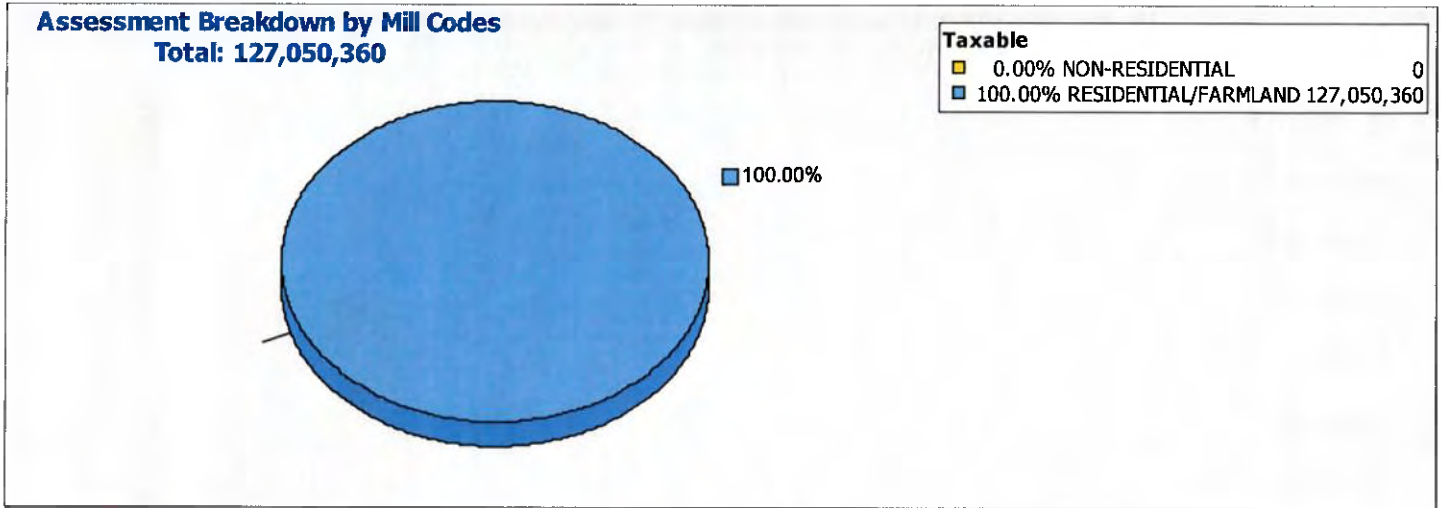
2024 Council tax rate review

	2022	2023	1%		4%	4%		5%		3%	3.50%					
Res	2.89014	2.9768	3.006568		3.095872	3.095872		3.12564		3.066104	3.080988					
Com	5.7892	5.96290	6.022529		6.201416	6.201416		6.261045		6.141787	6.1716015					
	2022	2023	2023 Rate	2023 Mill Rate	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	
	Mill rate	Mill Rate	Only Assessment Growth	Mill Rate 1% Increase	Assessment Growth +1%	Mill Rate 4% Increase	MuniWare Calculation	Muniware Calculation	Muniware Calculation	Muniware Calculation	2024 Admin Recommend Muniware Calculation	For Council Discussion	Muniware Calculation	Muniware Calculation	Muniware Calculation	
	3% increase + Min Tax \$750	3% increase + Min Tax \$750	Rounded two decimal points	1.00%	Min Tax 750 Plus 4% Growth	Min Tax 750 Plus 4%	Min Tax 775 plus 4%	Min Tax 800 plus 4%	Min Tax 850 plus 4%	Min Tax 900 plus 4%	Min Tax 750 Plus 5%	Min tax 800 5%	Min tax 850 5%	Min tax 900 3%	Min tax 900 3.5%	
	2.89014	2.97680	347,020.00	3.0066	350,975.00	3.0959	360,900.84	360,892.00	360,892.00	360,900.58	360,900.58	364,371.05	364,370.98	364,370.98	357,430	359,164
	2.89014	2.97680	31,181.00	3.0066	31,492.00	3.0959	32,428.86	32,458.00	32,428.00	32,428.89	32,428.89	32,740.67	32,740.66	32,740.66	32,117	32,272
	5.78920	5.96290	0.00	6.0225	-	6.2014	0.00	0.00	0.00	0.00	0.00					
	2.89014	2.97680	1.88	3.0066	189.00	3.0959	1.95	1.95	1.95	1.95	1.95	1.97	1.97	1.97	1.93	1.94
	5.7892	5.96290	3,579.00	6.0225	3,782.45		3,894.80	3,894.80	3,894.80	3,894.80	3,894.80	3,894.80	3,894.8	3,758.19	3,857	3,758.19
	0.0766	0.07660	36.64	0.0746	44.78		44.78	44.78	44.78	44.78	44.78	44.78	44.78	44.78	44.78	44.78
	\$650.00	Min Tx	61,924.00		61,217.00		59,107.00	63,517.00	67,973.00	77,176.30	86,831.12	58,404.82	67,142.03	76,390.84	87,692.00	87,261.00
			443,742.52		\$447,700.23		\$456,333.45	\$460,763.75	\$465,189.75	\$474,402.52	\$484,057.34	\$459,413.31	\$468,150.44	\$477,262.64	\$481,097.93	\$482,457.13
County Road Use			\$41,200		\$41,200		\$41,200	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200
(Surplus)/Deficit			\$ 40,400.00		\$ 36,357.00		\$ 27,724.00	\$ 23,294.00	\$ 18,868.00	\$ 9,655.00	\$ -	\$ 24,599.00	\$ 15,999.00	\$ 6,750.00	\$ 2,915.00	\$ 1,556.00
Total Revenue			-\$934,160.00		-\$938,203.00		-\$946,836.00	-\$951,266.00	-\$955,692.00	-\$964,905.00	-\$974,560.00	-\$949,961.00	-\$958,561.00	-\$967,810.00	-\$971,645.00	-\$973,004.00
total Expenses			\$974,560.00		\$974,560.00		\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00	\$974,560.00

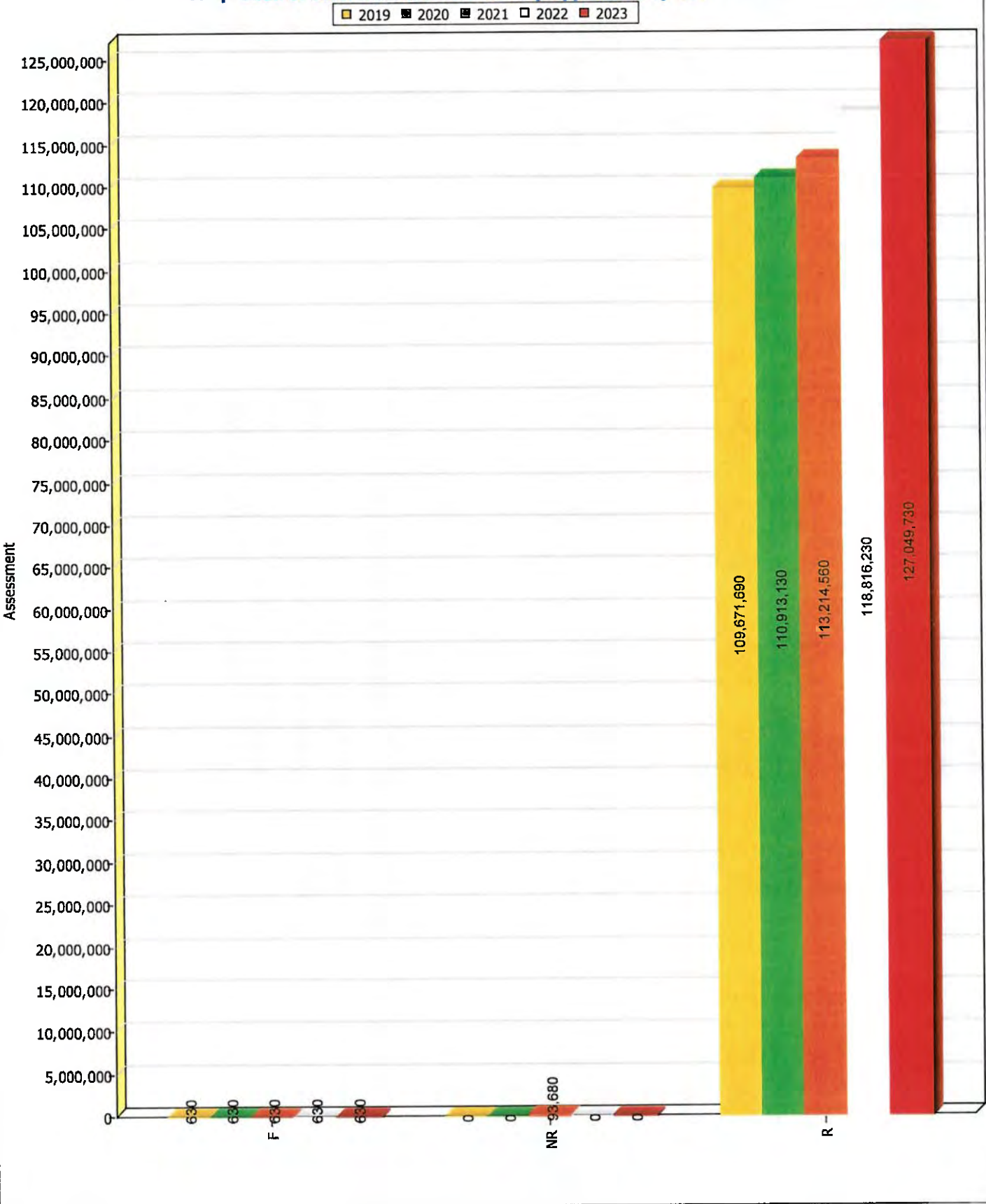
Municipal Assessment

<u>Code</u>	<u>Description</u>	<u>Records</u>	<u>Status</u>	<u>Land</u>	<u>Impr.</u>	<u>Other</u>	<u>Total</u>
1	residential imp	315	T	53,133,610	63,441,250	0	116,574,860
2	vac residential	88	T	10,474,870	0	0	10,474,870
4	farmland	1	T	630	0	0	630
Taxable Total:		404		63,609,110	63,441,250	0	127,050,360
Sub Total:		404		63,609,110	63,441,250	0	127,050,360
<u>Code</u>	<u>Description</u>	<u>Records</u>	<u>Status</u>	<u>Land</u>	<u>Impr.</u>	<u>Other</u>	<u>Total</u>
10	exempt res	11	E	940,440	287,370	0	1,227,810
11	exempt public	36	E	4,877,650	488,330	0	5,365,980
Exempt Total:		47		5,818,090	775,700	0	6,593,790
For Municipal Assessment:		451		69,427,200	64,216,950	0	133,644,150
Grand Totals							
Taxable Total:		404		63,609,110	63,441,250	0	127,050,360
Exempt Total:		47		5,818,090	775,700	0	6,593,790
Parcels: 451		451		69,427,200	64,216,950	0	133,644,150





Comparison of total taxable assessment (Supplementary not included)



Assessment Code	Tax Status	Grand Totals			
		Previous (2022)	New (2023)	Growth	Inflation
1 residential imp	T	108,383,740	116,574,860	3,285,920	4,905,200 4.5%
2 vac residential	T	10,432,490	10,474,870	-702,420	744,800 7.1%
4 farmland	T	630	630	0	0 0.0%
10 exempt res	E	1,134,530	1,227,810	0	93,280 8.2%
11 exempt public	E	4,969,640	5,365,980	42,250	354,090 7.1%
Total:		124,921,030	133,644,150	2,625,750	6,097,370 4.9%

HALL SOCIETY FUNDING REQUEST FOR HALL RENOVATION BREAKDOWN:

Request of Budgetary Items on December 30, 2023

Wall Repairs and Painting	\$ 3,400.00
Ceiling Repairs and Painting	\$ 1,000.00
Remove and Replace Window Coverings	\$ 700.00
Remove and Replace Carpet Runners	\$ 200.00
Misc: Remove and Replace Bathroom Shelves, Mirros, Décor	\$ 700.00
EXPENSE TOTALS: \$ 6,000.00	
2023 Rental Revenues	\$ 1,690.00
TOTAL FUNDING REQUIRED:	\$ 4,310.00

HALL SOCIETY FUNDING REQUEST FOR APPROVAL \$4,000
FUNDING TO COME OUT OF OPERATING RESERVES 2024

2023 ACTUAL CULTURE EXPENSES

Item	SVWS Portion	SVWS Hall Portion	Split
Power	\$1,033.06	\$688.71	60/40
Water	\$113.79	\$170.69	40/60
Sewer Pumpout	\$168.00	\$252.00	40/60
Wifi		\$1,090.00	0/100
Janitor Cleaning		\$1,272.50	0/100
Maintenance, Beautification, Snow Removal		\$8,313.32	20% of Trans wage
Take It or Leave It Shed (Request November 21, 2023)		\$8,313.32	20% of Trans wage
Hall Insurance		\$921.02	0/100
Vehicle Insurance	\$1,842.32	\$460.58	80/20
Fuel	\$4,704.65	\$381,124.00	\$952.81 80/20
TOTALS:		\$1,314.85	\$22,434.95

**DOCKS AND MOORING REVENUE AND EXPENSE BREAKDOWN
BASED ON POLICY XV**

Revenue 2023

Docks and Moring
Fee \$ 3,400.00

Total Revenue \$ 3,400.00

Expenses 2023

Supplies (paper,
tags, special
markers, postage,
etc.) \$ 240.00 estimate
Administraive
Assistant \$ 5,000.00 estimate 20% of wage

Total Expenses \$ 5,240.00

**Total Income
(Loss) \$ (1,840.00)**

RV PERMIT REVENUE AND EXPENSE BREAKDOWN

Revenue 2023

RV Permits	\$	19,200.00
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Total Revenue	\$	19,200.00
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Expenses 2024

RV Inspector	\$	1,005.00
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Supplies (stakes, postage, lamination, paper)	\$	400.00
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Development Officer Administrative	\$	5,500.00	estimate 30% of contract
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Assist.	\$	8,750.00	estimate 30% of wage
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Total Expenses	\$	15,655.00
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Total Income (Loss)	\$	3,545.00
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SEASONAL RECREATIONAL VEHICLE CAMPING RATES

	Unserviced Site (day)	Serviced (power) (day)	Season Lease (1 yr)	Purchase RV Lot
Buffalo Lake				
Ol' MacDonald's	\$44.00		\$5,280.00	
	\$36.00		\$4,320.00	
Bar W			\$4500-8500	
Rochon Sands PP	\$32.00		\$3,840.00	
Pelican Point	\$25.00		\$3,000.00	
Gull Lake				
Brewsters		\$43.00	\$5,160.00	
Lakeview	\$27.00	\$43.00	\$3,240.00	
Sandy Point		\$49.00	\$5,880.00	\$92,900.00
Summerland			\$4,384.00	
Degraff's				\$135,000.00
Wilson's Beach	\$30.00	\$40.00	\$3,600.00	

Cost of Living Adjustment (COLA) 2024

It is important that wage loss benefits fairly reflect what a worker's earnings were at the time of accident. Section 59 of the *Workers' Compensation Act* gives us the authority to adjust long-term benefits yearly using a standard formula.

This is known as a cost of living adjustment (COLA) and is used to prevent a decrease in benefits due to inflation. COLA restates the date of accident earnings in current dollars so the wage loss benefits of today reflect the real wage loss.

COLA is calculated based on the change in the Alberta Consumer Price Index (ACPI) for 12 months, ending September 30, less 0.5 per cent.

This method, based on a rolling 12-month average, is commonly used by pension groups and is considered to be a fair representation of the marketplace. Cost of living adjustments are effective January 1 each year.

Rates for 2024

Item	Rate for 2024
COLA	3.75%
Effective date	January 1, 2024
Maximum Assessable Earnings	\$104,600
Maximum Monthly PTD* Rate	\$5,746.47
Maximum Weekly Compensation rate	\$1,322.47
Minimum Monthly PTD* Rate	\$2,092.53
Minimum NELP*	\$2,126.45
Maximum NELP*	\$106,322.34
Maximum Home Maintenance Allowance - Level 1	\$267.15/month
Maximum Home Maintenance Allowance - Level 2	\$2,444.74/year
Minimum Personal Coverage	\$33,400/year

*PTD = Permanent Total Disability

*NELP = Non economic loss payment

WCB's Board of Directors approves the proposed COLA before it's put into use.

Why base adjustments on a consumer price index?

The Alberta economy drives the cost of living adjustment from year to year. The Alberta Consumer Price Index (ACPI) is the most accurate reflection of cost-of-living for most workers. By reflecting annual changes in the consumer price index, COLA ensures long-range stability and fair benefits for workers.

Why is 0.5% deducted in the current formula?

Although the consumer price index is the most accurate indicator of cost-of-living, Bank of Canada studies (1993, 2005 and updated in 2012) have shown that consumer price indexes consistently over-estimate the effect of price changes.

The Bank of Canada studies estimate the bias at approximately 0.5 per cent, regardless of the actual rate of inflation and concluded the bias results from four major factors:

- **Commodity-substitution bias.** The methodology does not capture the ability of consumers to choose less expensive goods in response to price changes.
- **Outlet-substitution bias.** The methodology does not capture the cost savings from shifting to lower-priced retail outlets
- **New-goods bias.** With a basket updated only every four years, new products or brands may be excluded, and gains from the availability of a broader selection of goods and brands are not captured.
- **Quality-adjustment bias.** Efforts to separate quality improvements from price movements may not always be captured correctly.

Taking the above into account, the formula we use for COLA includes a 0.5 per cent adjustment to the change in the Alberta Consumer Price Index to more accurately reflect the real impact of price changes.

¹http://www.bankofcanada.ca/wp-content/uploads/2012/08/boc-review_summer12.pdf



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Grader Blade

Preview - Google Chrome

Not secure pfwf2059.cdkglobal-id.net:20211/CGI-BIN/LANSAWEB?WEBEVENT+LOB66A21933A5F201EE2409W+PRD



Ship To
SUMMER VILLAGE OF WHITESANDS
DUSTIN 587-282-1660

Sold To
CASH CUSTOMER #28
CAMROSE AB T4V 3X8

Location		
28 - CAMROSE		
Date	Time	Page
02/15/2024	11:14:55 (O)	1
Account Number	Phone Number	Invoice Number
CASH028		010164
Ship Via	Purchase Order	
	VIRNIG SBV108	
P.S.T. Number	F.S.T. Number	
	Salesperson	
	L47	

Part#	Description	U	Qty	Price	Amount
INCOMING FREIGHT TO BE ADDED					
***** Segment 01 *****					
VEK108 is a complete cutting edge kit with hardware and steel center pieces not rubber as the rubber is obsolete. 1 WEEK DELIVERY					
VEK108	108" Replacemen		1	1295.00	1295.00
Authorization: _____				Subtotal:	1295.00
***** Segment 02 *****					
QUICK COUPLERS AND FITTINGS 2 WEEK DELIVERY					
8734PP	COUPLER		1	145.95	145.95
8735PP	COUPLER MALE		1	190.85	190.85
1144PP	ADAPTER 90DEG		2	14.95	29.90
9498PP	ADAPTER		2	15.75	31.50
Authorization: _____				Subtotal:	398.20
				Subtotal:	1693.20
				Tax:	84.67
				TOTAL:	1777.87



MSI Capital Grant

	2025	2024	2023	2022	2021	2020	2019	2018
White Sands	77,148	74,777	55,258	55,258	124,264	102,460	78,741	\$78,336
Rochon Sands	73,893	71,938	43,400	43,400	96,158	83,666	67,931	\$68,335

MSI Operating Grant

	2025	2024	2023	2022	2021	2020	2019	2018
White Sands	Unknown	18,740	18,740	9,370	9,370	9,830	\$11,698	\$11,369
Rochon Sands	Unknown	15,392	15,392	7,696	7,696	8,254	\$10,131	\$9,851



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
MLA, Calgary-Hays

AR113944

February 29, 2024

Dear Chief Elected Officials:

I am writing to share information with you about *Budget 2024*, which my colleague, the Honourable Nate Horner, President of Treasury Board and Minister of Finance, has tabled in the Alberta Legislature. You will find below some details about *Budget 2024* that are most closely related to Alberta Municipal Affairs.

Budget 2024 is a responsible plan for a growing province that invests more than \$1 billion to build stronger communities across Alberta. Through these important investments, my ministry will continue to support local governments in providing fiscally responsible, collaborative, and accountable services to Albertans.

I am particularly excited about the Local Government Fiscal Framework (LGFF), which will deliver predictable capital infrastructure funding to municipalities and Metis Settlements across Alberta for many years to come. As we are all aware, the LGFF represents years of collaboration between the province and local governments, and the LGFF replaces the Municipal Sustainability Initiative (MSI) with a more sustainable model. We set the initial capital funding baseline for the LGFF at \$722 million to remain consistent with the average amount municipalities have received annually over the last three years of the MSI Capital program.

We now have a true partnership in place through the Revenue Index Factor, which will see municipal funding rise and fall at a one-to-one ratio that is based on changes in provincial revenue from three years prior. Our new framework will deliver the predictability and partnership that municipalities have long been asking for, and I would like to thank you once again for your input to the development of the LGFF to ensure it effectively supports communities and residents provincewide. The MSI Operating program will continue as LGFF Operating funding and will provide \$60 million in 2024/25 to local governments to assist with your operational costs and help to respond to inflationary pressures. More information about the LGFF and the 2024 allocations can be found online.

Additionally, *Budget 2024* includes \$60 million over three years for the Local Growth and Sustainability Grant, a new grant to help relieve some of the pressures facing fast-growing communities. This new grant will help address acute infrastructure priorities and economic development opportunities. More details about the program will be shared with you later this year.

.../2

320 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-427-3744 Fax 780-422-9550

March 20, 2024

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As with previous years, our budget includes capital support through the federal Canada Community-Building Fund and Investing in Canada Infrastructure Program. We are also pleased to maintain the strong support we have for public libraries with more than \$33 million going towards operating grants for libraries across the province.

Budget 2024 puts Albertans and Alberta families first by investing in strong health care, a modern education system, and supports to keep life affordable. This budget also invests in safe and supportive communities in Alberta by managing our resources wisely.

I look forward to continuing our work together over this next year as we continue to build strong and vibrant communities that contribute to a stronger province and a brighter future for Albertans and their families.

Sincerely,



Ric McIver
Minister



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR113651

Dear Chief Elected Official or Library Board Chair:

I am pleased to invite your municipality or library board to provide submissions for the 2024 Minister's Awards for Municipal and Public Library Excellence. This program recognizes excellence in municipal government initiatives and provision of library services, and promotes knowledge-sharing to build capacity. These awards offer an opportunity to recognize the truly great work happening in communities across Alberta.

Submissions will be accepted in the following categories:

- **Building Economic Strength (open to all municipalities)** – An award will be given for an innovative initiative that builds the economic capacity and/or resiliency of the community, and/or improves the attractiveness of the community to businesses, investors, and visitors.
- **Enhancing Community Safety (open to all municipalities)** – An award will be given for an innovative initiative that engages the community to address a safety issue. This could involve crime prevention, infrastructure enhancements (for example: lighting, accessibility, traffic calming measures), and community services initiatives.
- **Partnership (open to all municipalities)** – An award will be given for an innovative initiative involving a local or regional partnership that achieves results that could not have otherwise been accomplished by the municipality alone. This could involve cooperation, coordination and collaboration with other municipalities, businesses, Indigenous communities, non-profit organizations, community groups, and other orders of government to achieve a specific outcome.
- **Public Library Services (open to Library Boards serving a population over 10,000)** – Two awards will be given for library service initiatives that demonstrate excellence and/or innovation. The initiatives should demonstrate responsiveness to community needs and provide direct benefit to the public.

...2

- **Public Library Services (open to Library Boards serving a population under 10,000)** – Two awards will be given for library service initiatives that demonstrate excellence and/or innovation. The initiatives should demonstrate responsiveness to community need(s) and provide direct benefit to the public.
- **Red Tape Reduction (open to all municipalities)** – An award will be given for an innovative initiative that improves a municipal program or service by saving time, money, and resources, or impacts municipal operations by reducing regulatory, policy, or process requirements.
- **Service Delivery Enhancement (open to all municipalities)** – An award will be given for an innovative initiative that improves, or presents a new approach to, how a municipality can deliver a program or service.
- **Smaller Municipalities (open to municipalities with populations less than 5,000)** – An award will be given for a municipal initiative that demonstrates leadership, resourcefulness or innovation, or both, to better the community.

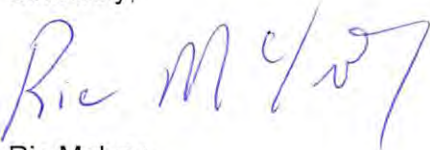
Details regarding eligibility and submission requirements are available on the Minister's Awards for Municipal and Public Library Excellence webpage at www.alberta.ca/ministers-awards-for-municipal-excellence.aspx. The deadline for submission is **April 15, 2024**.

Questions about the program from municipalities can be sent to municipalexcellence@gov.ab.ca or program advisors may be reached at 780-427-2225 (toll-free by first dialing 310-0000).

Questions about the program from library boards can be sent to libraries@gov.ab.ca or program advisors can be reached at 780-427-4871 (toll-free by first dialing 310-0000).

I encourage you to share your stories, and I look forward to celebrating these successes with your communities.

Sincerely,



Ric McIver
Minister



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR113898

To All Chief Elected Officials:

I am inviting your municipality to participate in the review of the *Municipal Government Act* requirements related to Intermunicipal Collaboration Frameworks (ICFs). ICFs encourage integrated and strategic planning, delivery, and funding of inter-municipal services.

Municipal Affairs welcomes your insight and feedback to ensure any future legislative changes consider the needs of municipalities. The scope of this engagement covers the following topics:

- required content of ICFs;
- ICF agreement duration;
- cost calculations;
- mediation and arbitration; and
- enforcement.

I encourage you to complete the survey and share your perspectives on these important matters. The survey is available at extranet.gov.ab.ca/opinio6//s?s=ICFReview and should take 15 to 20 minutes to complete. The survey is available until **April 12, 2024**.

Ministry staff will also be seeking input from chief administrative officers through discussion sessions to supplement the survey and focus on practical implementation considerations. The collective outcomes of the engagement will inform future legislative changes targeted for 2025.

If you have any questions about this review or the collection and use of this information, please email ma.engagement@gov.ab.ca.

Thank you for your participation.

Sincerely,

Ric McIver
Minister

cc: All Chief Administrative Officers

MINUTES OF THE BUFFALO LAKE INTER-MUNICIPAL DEVELOPMENT PLAN COMMITTEE MEETING HELD ON FRIDAY, FEBRUARY 23, 2024, COMMENCING AT 1:02 P.M. IN THE COUNCIL CHAMBERS OF THE COUNTY OF STETTLE NO. 6 ADMINISTRATION BUILDING, STETTLE, ALBERTA AND VIA TELECONFERENCE.

Present: Brenda Knight, Lacombe County
Justin Stevens, County of Stettler No. 6
Bob Huff, Summer Village of White Sands, via Zoom
Dan Hiller, Summer Village of Rochon Sands
Lorne Thurston, Summer Village of White Sands
Natasha Wright, Lacombe County, via Zoom
John Jacobsen, Summer Village of White Sands
Melissa Beebe, Summer Village of Rochon Sands
Anya Howard, Camrose County
Yvette Cassidy, County of Stettler No. 6, via Zoom
Craig Teal, County of Stettler No. 6
Joe McCulloch, County of Stettler No. 6
Michelle Hoover, County of Stettler No. 6

Absent: Carl Bergstrom, Camrose County

CALL TO ORDER

Craig Teal called the meeting to order at 1:02 pm.

Introductions were completed.

ADDITIONS/APPROVAL OF THE AGENDA

01.02.23.24 Moved by Justin Stevens

“that the February 23, 2024, Buffalo Lake Inter-Municipal Development Planning Committee Meeting agenda with the following addition:
9.0. South Shore Septic System Letter.”

Carried Unanimously

SELECTION OF CHAIR AND VICE-CHAIR

Chairperson

Craig Teal opened nominations for Chairperson.
Justin Stevens nominated Brenda Knight.
Nominations closed.

02.02.23.24 Moved by Justin Stevens

“that Brenda Knight be confirmed as the Chairperson of the Buffalo Lake Inter-Municipal Development Planning Committee.”

Carried Unanimously

Vice-Chairperson

Brenda Knight opened nominations for Vice Chairperson.
Dan Hiller nominated Justin Stevens.
Nominations closed.

03.02.23.24 Moved by Bob Huff

“that Justin Stevens be confirmed as the Vice Chairperson of the Buffalo Lake Inter-Municipal Development Planning Committee.”

Carried Unanimously

MINUTES

04.02.23.24 Moved by Justin Stevens

“that the minutes from the February 18, 2022, Buffalo Lake Inter-Municipal Development Plan Committee Meeting be approved as presented.”

Carried Unanimously

LAKE WATER LEVELS AND BOAT LAUNCHES

Lake Water Levels

- As of November 2023, water levels in Buffalo Lake have dropped again. There was a net loss of 30 centimetres throughout 2023. The Buffalo Lake Management Team is monitoring the situation closely.
- Recently, Alberta Environment and Protected Areas extended the five-year moratorium on pumping out of the lake. However, members agreed that pumping is not a long-term solution.
- Members expressed concerns about “future considerations”.
- Current concerns with drought conditions have made the Buffalo Lake and other recreational bodies of water lower priority. As water rationing will begin to take place in 2024.
- Dredging was discussed as a short-term issue. The County of Stettler Administration discussed the processes and paperwork surrounding a dredging project that took place at the end of 2023.

05.02.23.24 Moved by Dan Hiller

“that the Committee directs Administration to propose inter-municipal discussions about the undertaking of dredging projects to create a package to propose to member Councils.”

Carried Unanimously

Boat Launches

- Pelican Point Park marina will not be opening any of their approximately 100 boat slips this year.
- Camrose County is currently in discussions with the Province over the ownership of the Pelican Point Boat Launch. There is no paperwork tying the site to either party.
- The Rochon Sands boat launch was described as “messy” with debris; however, the launch is looking good to go. They are looking to expand but would need provincial approval for maintenance or expansion.
- White Sands boat launch; a maintenance project was just taken on in partnership with the County of Stettler. The water levels are currently too low for it to be open.
- Buffalo View Estates recently had a dredging project completed. The facility is not user-friendly or for beginning operators.
- Boss Hill is ineffective with the sandy conditions. Small boats are able to be launched.
- Ol’ MacDonalds Resort and Campground’s boat launch is experiencing similar issues to White Sands. Shallow water concerns have limited launching to seadoos and small fishing boats.
- Members were unsure about the Rochon Sands Provincial Park Boat Launch, although there was acknowledgement of some needed maintenance.

06.02.23.24 Moved by Justin Stevens

“that the Committee directs Administration to send a letter to the Province requesting repairs of the Pelican Point and Rochon Sands Provincial Park boat launches for the safety of users and to maintain public access.”

Carried Unanimously

BAR W RESORT – APPEAL BOARD DECISION (LPRT2024/MG0057)

There were two appeals to the County of Stettler Municipal Planning Commission decision to approve, with conditions, the Bar W Resort. Following the LPRT hearing, there were two changes to the permit conditions; requiring the applicant to contribute to road improvements to the satisfaction of the County of Stettler, and building a gate that blocks access to Bayview Street. The County of Stettler is still contemplating the LPRT decisions.

- They are looking to begin operating in May 2024.
- This approval covers 315 RV sites.
- The facilities and access points are only accessible to leaseholders.
- In terms of the south shore growth node, there is still room within the SSASP for further development on the Bar W site and on different sites along the south shore area.

CAMROSE COUNTY MDP AND LUB

Camrose County has been working on updates to their MDP and LUB over the last two years. On Tuesday, February 26, 2024, their Council will be giving first reading to both. Some changes include:

- Requirements for confined feeding operations, accessory buildings, and alternative energy projects.
- Allowing some recreational vehicle camping on agricultural land.

There were also some recent changes made to the Signage Bylaw, allowing for use of digital signage. Camrose County Administration will be sending out more information to the neighboring municipalities for feedback.

SOUTH SHORE TRAFFIC STUDY

Recently reviewed by the County of Stettler. Some highlights:

- Produced by Stantec, partnered with the Summer Village of Rochon Sands and the Summer Village of White Sands.
- Highway 835 needs to be upgraded for long-term use.
- In the study, traffic projections were approximately 15,000 trips a day at full build out.

If interested in the study, contact Craig Teal for a copy.

SOUTH SHORE SEPTIC SYSTEM LETTER

The Summer Village of Rochon Sands sent a letter to the County of Stettler to discuss sewer lagoon access. This letter called for sustainable, accessible sewer/lagoon access for all of the south shore Buffalo Lake.

The County of Stettler Council discussed the letter during their February Council Meeting. There is currently no access available to the Red Willow sewer lagoon. Currently dealing with issues with the outfall, landowners and capital.

Committee members discussed the three interested parties, the two Summer Villages and the County of Stettler, arranging for discussions with representatives from the three Councils.

ROUND TABLE UPDATES/DISCUSSION

County of Stettler

Recently, the Big Jack Ice Fishing Derby took place. There were 373 participants, with a majority coming from outside of the area. The winning fish was just shy of 40-inches long.

Summer Village of Rochon Sands

Participated in the Big Jack Ice Fishing Derby. The Polar Dip was postponed to a future date.

Summer Village of White Sands

Nothing additional to update.

Camrose County

Mostly preparation for the updates to the MDP and LUB. The County sold the Pelican Point concession to the community association. Mini-golf will be returning in 2025, and there will be updates made to the public parking.

Lacombe County

Access for winter fishing has been in use. Waiting to see when ice fishing shacks are removed later in the season. The narrows have very low water levels, maybe one-foot or less. This is affecting agriculture in the area. Lacombe County, as a whole, is preparing for a Public Hearing on an amendment to Agricultural Land Parcels. Also, the Highway 2 Area Structure Plan is being worked on.

NEXT MEETING DATE

The next meeting is scheduled for Friday, October 18, 2024 at 1:00 pm. This meeting will be hosted by Lacombe County.

ADJOURNMENT

07.02.23.24 Moved by Dan Hiller

“that the Buffalo Lake Inter-Municipal Development Planning Committee meeting be adjourned at 3:00 pm.”

Carried Unanimously

Chairperson

Secretary