

**SUMMER VILLAGE OF GOLDEN DAYS  
SPECIAL COUNCIL MEETING  
WEDNESDAY, MARCH 15, 2023, at 6:00 PM  
Summer Villages Office Council Chambers  
605-2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB**

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**MINUTES**

Present:

**COUNCIL:** Mayor Richard Tooke  
Deputy Mayor Brian Park  
Councillor Phil Pawlyk

**ADMINISTRATION:** Sylvia Roy, Chief Administrative Officer

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Council Members may participate in this meeting via electronic communications as per Municipal Government Act S. 199.

**Call to Order**

Mayor Tooke called the meeting to order at 6:05 p.m.

**A. ADOPT / AMEND AGENDA**

**Res. # 2023-069**

**Moved by Deputy Mayor Park to adopt the agenda as presented.**

**CARRIED**

**B. ADOPTION OF MINUTES**

1. None

**C. DELEGATES**

1. None

**D. BYLAWS & POLICIES**

**PUBLIC HEARING for Bylaw #282, Summer Village of Golden Days Land Use Bylaw**

Members of the public present:

Bob Gaetz  
Christine Rapp  
Erik Backstrom  
Linda/ John Randolph  
Mark & Angie Auger  
Roxanne Girard  
Wayne Boyko  
17804382321  
17809915141

Present for Municipal Planning Services:

Brad MacDonald  
Jane Dauphinee

Mayor Tooke read the opening remarks.

Richard Tooke, Chairperson of the Public Hearing for Bylaw #282, a Bylaw to adopt the Summer Village of Golden Days Land Use Bylaw, announced the Public Hearing open at 6:09 pm.

The Chief Administrative Officer, Sylvia Roy, introduced the Bylaw.

The Planner from Municipal Planning Services, Jane Dauphinee, presented a report on the proposed Land Use Bylaw.

Mr. Erik Backstrom spoke regarding a residence he purchased at Sandholm Beach, with the intent to rent it out as a short-term rental property. Mr. Backstrom indicated that they screen guests carefully for well-behaved renters; they have a good relationship with neighbors, and he expressed an interest in planning in general. Mr. Backstrom said he is in support of the proposed Land Use Bylaw with small corrections such as the definition of tourist homes. Mr. Backstrom spoke on the topic of conforming and non-conforming uses in relation to development permits for tourist homes. He believes that the property he owns was granted a variance and/or encroachment agreement in the past for a deck that encroaches a bit on an adjacent reserve.

The Secretary read aloud the submission received from Mr. Mark Auger:

*"We own property on the second row of Johnsonia Beach in the SV of Golden Days. As I understand the current bylaws if we are on the second row we can not build within 26 feet of the "frontage" property line, add that to 10 plus feet from edge of road to property line and we can not have a building within 35-40 feet from the road. My question is why the lake front homes can build so much closer to the road than we can, it can't be for safety or utility right of way, and if the reason is cosmetics or curb appeal I would argue most second row street views are more aesthetically pleasing than the lake front where it consists of garages, boat lifts and parking? We plan to build our retirement home in the next few years and I believe this unreasonable setback seriously impacts our footprints and options."*

Council suggested to Mr. Auger that he send Council a reasonable suggestion for the setback.

Mr. Brad MacDonald read aloud two submissions from Ms. Roxanne Girard:

*"I would like to attend via Zoom. I had also sent a petition to support the changes to the bylaw, specifically the change to allow cooking facilities in guest houses and the short-term rental of homes and guest houses through the development permit process. I never heard back, but assume that my correspondence will be considered as having been received to support the bylaw changes in those aspects?"*

*the only other concern that I do have and would like Council to reconsider in the draft is the minimum requirement for principal buildings to be set back 8 meters (26 ft) from the front and back property lines.*

*There are lake front properties with buildings being much closer than that to the road (and their property lines). While I understand this is the "rear" of their properties, it is the same access to the road that the rest of the municipality's property owners have and while I don't think we should all be placing our accessory buildings and guest houses 6.5 feet from the road, I think we could come up with a distance that allows ALL of us to have more flexibility in where we are able to place our buildings on our properties. Even reducing that number to 6 meters, similar to the requirements for the summer villages of Grandview and Poplar Bay seems a more reasonable setback requirement, given where the lake front lots are being permitted to build to right across the road."*

The Secretary read aloud the submission received from Mr. J. Randolph, Chairman, Skandia Lodge (Vasa Park):

*"We had discussions at our last lodge meeting on October 1<sup>st</sup> regarding our lot coverage and height of decks stated in the section of the bylaws that pertain to Section 3 Vasa Lodge. Seeing you are in the process of reviewing your bylaws, our members made a motion and voted unanimously and have asked me as chairman to reach out to the Summer Village and request the following changes be made.*

*Golden Days Land Use Bylaw #254*

*Schedule C*

*1.4 Lot Coverage*

*1.4.7 Location of Buildings- you state 35% we would like to the same*

*Section 3 Vasa Lodge*

*3.5 Site Coverage*

*3.5.1 Ours states 30% would like to change to 35%*

*Schedule C*

*1.5 Site Coverage and Number of Buildings per Lot*

*1.5.1 you state 24" deck coverage we would like to be the same*

*Section 3 Vasa Lodge*

*3.6 Location of Buildings*

*3.6.4 Deck coverage 1foot would like to change to 24"*

*The reason for the request by our members is that as our group gets older there becomes a requirement to sometimes extend decks. When a request comes into the land committee, they do all the calculations for land coverage to determine if they can approve an extension or not. Usually, we have to turn our members request down. The membership is not requesting any changes to allowable square footage for primary or secondary buildings, just the 12 inch and 30% coverage to bring us to be at par with the Summer Village.*

*Thank you in advance for your consideration of our request, we look forward to your response in the future."*

Mr. Randolph indicated verbally that if the deck is over one foot, it becomes part of the square footage calculation.

The Chairman asked if anyone else wished to speak. No one came forward.

At the Questions and Answers part of the hearing, Council asked if everyone in attendance felt that they had the opportunity to be fairly heard.

Ms. Suzanne Macdonald came forward and asked if there is grandfathering if it doesn't meet the Land Use Bylaw. Ms. Jane Dauphinee replied that it depends if there was an approved permit or not, and asked Ms. Macdonald to reach out to Ms. Jane Dauphinee or Mr. Brad MacDonald to discuss this very specific situation.

Based on an earlier comment from Council, Mr. Mark Auger indicated that a setback of approximately 12' or 4 metres would be reasonable.

No further comments were heard or speakers came forward.

The Chairperson closed the Public Hearing at 6:47 pm.

1. Bylaw #282, Summer Village of Golden Days Land Use Bylaw

The recommendation from Municipal Planning Services was to defer consideration of 2<sup>nd</sup> and 3<sup>rd</sup> reading of the bylaw to a later date and to direct MPS to prepare report on matters raised at the hearing for Council consideration and further, to prepare a motion to amend the Bylaw for Council consideration at the May 2023 Golden Days Council meeting.

**Res. # 2023-070**

**Moved by Deputy Mayor Park that Municipal Planning Services prepare a report for Council consideration and provide recommendations for the May 3, 2023 Golden Days Council Meeting.**

**CARRIED**

**E. COUNCIL & CAO REPORTS**

1. None

**F. BUSINESS**

1. None

**G. FINANCIAL**

1. None

**H. CORRESPONDENCE AND INFORMATION ITEMS**

1. None

**I. CLOSED SESSION**

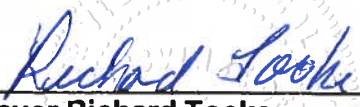
1. None

**J. ADJOURNMENT**

**Res. # 2023-071**

**Moved by Mayor Tooke to adjourn the meeting at 6:49 pm.**

**CARRIED**

  
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Mayor Richard Tooke  
Summer Village of Golden Days

  
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Sylvia Roy, Chief Administrative Officer  
Summer Village of Golden Days