



Summer Village of Ghost Lake Newsletter

www.ghostlake.ca

March 2015

Preparation of the 2015 Assessment Roll

The Assessment Roll for the taxation year 2015 has been **prepared and is open for inspection during regular business hours**. Property owners will have until **May 22, 2015** to appeal their assessments.

Assessment Notices - Mailed

The 2015 Assessment Notices have been mailed out to property owners on or before **Monday March 23, 2015**. All assessments were adjusted to reflect the current market values that properties are experiencing in the area. Each property was reviewed on its own merit based on provincial procedures; therefore, the rate of change in assessment will vary from property to property.

The Assessors will be available to discuss your assessment with you. Glen can be contacted either by phone 1-403-394-6040 between 9 am – 9 pm Mon-Sat or email at glen@muniserve.ca.

Annual Meeting – June 27th

The Village Annual Meeting will be held on **Saturday, June 27, 2015** at the Ghost Lake Community Services Building. The meeting will **commence at 1:00 pm** to discuss the civic business of the Village from the past year. Find out what is happening in your community.



2014 Financial Statements

The 2014 audited financial statements are now posted on the website.

Please contact the Village Office if you have any questions regarding the financial statements.

Council Meeting

The next regular Council meeting will be held on **Wednesday, May 13, 2015** and will commence at 5:00 pm. The meeting will be held at the **Community Services Building at Ghost Lake**.

If you would like to speak with Council on a specific item, please forward your written request, either by mail, fax or email, stating the nature of your presentation, to the Village Office at least one week prior to the meeting in order to be placed on the agenda.

***Reminder** - all council and committee meetings are open to the public for observation – consider this your invitation.*

Volunteers Needed.....

April 25th – Snow Fence Takedown

Meet at the Community Services Building 9 am

May 9th – Annual Spring Cleanup

Meet at the Community Services Building 10 am please bring gloves and rakes

Flood Mitigation – Lake Levels

Council reps have met with representatives from Alberta Environment and Sustainable Resources, (AESRD) regarding the lowering and raising of water levels during the spring/summer.

AESRD is considering an Open House to discuss flood mitigation measures on Ghost Lake with Village residents on Saturday May 9th. *The Open House has not been confirmed as of the date of printing this newsletter.*

Watch the Notice Board, Email and Village Website for updates on date, time and location for an Open House.

Village Office Box 19554 RPO South Cranston, Calgary, Alberta T3M 0V4 Phone (403) 554-5515 Fax (403) 206-7209
email admin@ghostlake.ca

Mayor: Brian Oblak (403) 275-5007 Deputy Mayor: Warren Wilson 403 803-9770 Councillor: Noel Betts (403) 881-3839

Shoreline Swing



The Ghost Lake shoreline is sporting a new look.... The Shoreline Swing, which has become an icon on the shore of Ghost Lake has been refurbished and looks better than ever!! Many thanks to Bill Bauer for taking this Village icon and renewing it. So much appreciated!!

A little history on the swing..... it was originally located on Ade and Paul Macdonald's property when they purchased their house in 1976. They donated the swing to the Village the following Spring. Bob Watts helped them to relocate it to its new home on the beach.

Sign Bylaw – now in effect

Council has passed a Sign Bylaw to deal with temporary signs both on private and public lands. *This bylaw is in addition to Land Use Bylaw sign regulations and does not replace the Land Use Bylaw regulations.*

Temporary Signs refer to all signs that are up for a period of 14 days or less **except** for garage sale signs situated on public lands which are allowed only the day before and the day of a garage sale, real estate signs on public lands which are allowed up to 90 days, construction signs on private property allowed during the period of active construction and election signs which must be removed within 36 hours after the Election date.

Real Estate signs on public lands must be for property sale (not lease) and associated with an active listing held with a realtor licensed to practice in Alberta.

Specifications for temporary signs include:

- shall have a maximum size of 1m² (10.67 sq ft) in area or 1m (3.28ft) in height;
- shall be situated with the top edge of the sign no higher than 2 metres (6.56 ft) from the ground;
- shall not be attached to vehicles or trailers;
- shall not interfere with drivers (must not distract traffic) or pedestrians;
- shall not be reflective or illuminated.

In addition to the above noted specifications, signs located on public property also shall not be:

- closer than 10 metres to any intersection;
- closer than 2 metres from the edge of the road;
- attached to a street light pole, or municipal sign pole;
- permanently affixed;
- supported by string, rope, metal stakes, wire, or other similar tripping hazards;
- placed on any traffic island, or centre median;
- placed in a position to obstruct any traffic control sign;
- placed in a position to create a traffic or pedestrian hazard

The above is provided for information only. For specifics, please refer to the Sign Bylaw.

Land Use Bylaw Review

The Summer Village's Land Use Bylaw has been in effect since 2007. With the adoption of the Sustainability Plan in 2012, Council is doing a "check in" to see if the bylaw is meeting the objectives and vision of the community as outlined in the Sustainability Plan. Council is not looking at a full overhaul of the bylaw but a general review to see if it needs any tweaking.

Council is putting together an adhoc group for a Spring Bylaw review: The Group will take a look at the bylaw, come up with some thoughts on the bylaw, host a workshop for residents to join in and present findings at the Annual Meeting. If any changes to the bylaw are recommended by the group, a public hearing will occur in the Fall.

If you are interested in joining the adhoc group, please contact the Village Office by **April 10th**.

Looking for Photos...

Help make this year's photo montage presented at the Volunteer Appreciation Social in October even better – start collecting pictures of having fun at Ghost Lake and if you can capture any pics of volunteers in action that would be awesome!!

Send your pictures to Brian Oblak
boblak@telus.net

Emergency contact info

At the bottom of your Assessment Notice is contact information we have on file to be used for email circulation and phone emergency phone call out. Please review the list and phone or email the Village office with any changes.

Reminders:

Recycling

Ghost Lake is a member of the Cochrane Eco-Centre and we encourage residents to take all your recycling items to the Eco-Centre.

50 Griffin Industrial Point in Cochrane
Open **Wed-Sat 8 am-6pm**.

For more information contact the Waste & Recycling Hotline 403-851-2277

The Centre accepts a large variety of items:

Newspaper	Cardboard
Mixed Paper	Plastic Bags and Film
Metal and Tin	Mixed Plastic
Beverage Containers	Glass and Jars
Automotive Waste	E-Waste

They also accept
Books Clothing Bicycles
Expanded Polystyrene (*excluding colored foam, egg cartons, meat trays or takeout containers*)

False Alarms

If you have a security monitoring system and the Fire Department is called out – costs associated with responding to a false alarm will be billed back to the property owner.

Landlords

Please ensure that your tenants are aware of the Village rules and regulations. Also ask them to register with the Village Office, their phone numbers for the Emergency Broadcast Service and their emails to receive Village news.

Fire Insurance

Reminder - if there is a fire on your property and fire trucks are called in from the MD and Cochrane, Council may forward the cost of fire fighting to you. Please check with your fire insurance provider to determine if you have adequate coverage. Cost of fire fighting can add up to thousands of dollars – please make sure you are adequately protected.

Multiple Family Owned Properties

Please pass this newsletter along to other owners of your property that may not have an email address registered with the Summer Village.

Clean Up After Your Dog

Remember to take along a doggie bag and pick up after your pooch when off your own property

Development in the Village – Plan Ahead

Are you thinking of some improvements to your place? Most improvements will require a development permit and/or a building permit. For development permits please contact Planning Protocol at **(403) 230-5522**. If you happen to commence development without the appropriate permits you could be faced with double permit fees or the expense of removing the development if it does not meet land use specifications or building code regulations.

For more information on applying for building, gas, plumbing, sewage and electrical permits, check out the following website:

<http://www.safetycodes.ab.ca/Public/Pages/CodesPermits.aspx>

Using Your Property

Please note that the Ghost Lake Land Use Bylaw is not just for establishing building setbacks and heights. The Bylaw also states that:

- *all dwellings are single family buildings (no secondary suites permitted)*
- *vacant lots cannot be used for storage (including your recreation vehicles and trailers)*
- *Home Occupations cannot have any outdoor storage nor can they affect the quiet enjoyment of neighbours*

For more information, please review the Land Use Bylaw located in the DOCUMENTS section of the website www.ghostlake.ca