



# Summer Village of Ghost Lake Newsletter

[www.ghostlake.ca](http://www.ghostlake.ca)

February 2017

## Preparation of the 2017 Assessment Roll

The Assessment Roll for the taxation year 2017 has been **prepared and is open for inspection during regular business hours**. Property owners will have until **April 12, 2017** to appeal their assessments.

## Assessment Notices - Mailed

The 2017 Assessment Notices have been mailed out to property owners on or before **February 10, 2017**. 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](mailto:glen@muniserve.ca).

## Elections 2017

Municipal elections will be held throughout the Province of Alberta in 2017. Ghost Lake Council's four (4) year term ends in the summer of 2017. If you are considering running for office next term, you are encouraged to start attending Council meetings to observe. Information on eligibility and duties of councillors can be found on the Municipal Affairs website and by following this link:

<http://www.municipalaffairs.alberta.ca/documents/Running%20for%20Municipal%20Office%20in%20Alberta%20-%20A%20Candidate%27s%20Guide.pdf>

## Road Resurfacing

The road resurfacing project was delayed until spring 2017 due to the early onset of wet weather in the fall. Work will commence late spring/early summer.

## Annual Meeting - June 10th

The Village Annual Meeting will be held on **Saturday, June 10, 2017** 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. Plan to attend.....Nomination Day will also occur on June 10<sup>th</sup>.

## Council Meeting

The next regular Council meeting will be held on **Wednesday, May 3, 2017** and will commence at 6:00 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.

## Questionnaire Results

Last fall Council asked residents to participate in an online questionnaire regarding Community Standards.

Council was very pleased to see that 49 residents took the time to respond to the questionnaire. Following are summarized results of the questionnaire:

What is the overall appearance of properties at the Summer Village:

	Excellent	Good	Fair	Poor	N/A
Public Lands:	29%	63%	6%	2%	
Private Lands:	6%	61%	24%	8%	1%
Rec. Amenities:	20%	69%	6%	2%	3%

60% of respondents did not feel there is a need to regulate untidy and unsightly conditions on private properties. Of the 40% that did feel there

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

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

is a need to regulate untidy and unsightly properties almost all of them specified “*objects that are wrecked, abandoned, damaged or dismantled*” as needing to be regulated.

50% of the respondents indicated that Parking on Boulevards needs to be regulated with a high number of those respondents indicating that limiting the consecutive days to park on boulevards should be regulated.

When respondents were asked how to address community standards, 45% said as a bylaw, 36% as guidelines, optional to conform and 22% felt there was no need to regulate community standards.

Upon reviewing the results, Council decided to start with establishing guidelines for boulevard parking. These guidelines provide a general understanding of what would be considered community etiquette and hope that residents will respect the guidelines in the spirit of good neighborly conduct. Council will revisit the guidelines in a year to see if concerns are being addressed and reassess the need to create bylaws.

### **Guidelines – Parking on Boulevards**

Boulevards and Village land are not to be considered an extension of your personal parking area. **Personal vehicles, RVs and equipment should be parked on your own property.**

Ghost Lake is a summer village which means during the summer, residents can park their boats on the boulevard in front of their property, that is acceptable in a lakeside community. However parking your Recreational Vehicle/Trailer on the boulevard is not an acceptable practice. **RV’s should be parked wholly inside your own property.**

If you have **visitors on the weekend in the summer**, the boulevard directly in front of your property can be used to accommodate your guests’ vehicle with their RV over the weekend but the vehicle and/or RV cannot continue to park on the boulevard throughout the week and beyond.

### **Land Use Bylaw – Outside Storage**

Council is not creating an Untidy and Unsightly Premises bylaw at this time, the conditions set out in the land use bylaw remain in effect

Onsite storage on your residential property is to be orderly and only include items that would be

normally located within a single family residence. That means no commercial or industrial storage including vehicles and equipment.

As for storage on vacant lots, those lots are to remain vacant. They cannot be used for storage or temporary accommodation

## **Property Civic Address Signs**

Civic Address signage is a crucial element for efficient emergency response. It is in the best interest of each property owner and resident to have a standardized civic address sign clearly displayed on the front of their property. The signs will help emergency response personnel, such as fire, ambulance and police find a property at Ghost Lake Village quickly.

The Summer Village has adopted a standard civic address sign that will be required to place on each property. The initial signs are being provided to each property owner FREE of charge. It will be the responsibility of the property owner to erect the sign by September 4, 2017

- Signs must be erected at the FRONT of the property,
- between 1 metre and 2 metres above ground level (measured from bottom of the sign),
- Clearly visible from the road (no trees, shrubs, ornaments obstructing sign) and
- at least 1 metre from the side property boundary. ( i.e, do not install on the edge of your property or the responder may confuse it with your neighbour’s property)

Civic Address signs will be available for pickup at the Annual Meeting and at the Regatta.

## **Weed Control Management Plan**

The Natural Environment Committee has developed a weed control management plan with the assistance of an environmental company, that is well versed in working with municipalities. The Plan will be initiated this year with the objective to assist the Village with gaining control over weeds that the Village is legally responsible to control. An Open house will be held in the Spring to inform the public on the management plan.

## Fire Prevention & First Response Committee News

- **Fire Prevention:** the Committee and Council continue to work towards our Fire Plan Certification, Civic Address signage, planning on fire pit regulations
- **First Response:** in response to the critical need for more fire water, Council has approved the purchase of a truck with 1000 gal tank and pump and purchase of a 1300 gal tank
- Attached to this newsletter is a **poster** that you can print and post in your house/cabin. It lists steps we can take "In the Event of a Fire Emergency"
- **Volunteers needed** for the Committee:
  - to **work** on our Fire Prevention Plan
  - to **learn** how we can respond in a fire event
  - to **assist** with fire emergency call-outs
  - to **maintain** our equipment

For more information contact: Bill Bauer 715 GLV [wfbauerghost@gmail.com](mailto:wfbauerghost@gmail.com) or Fred Smith  
410GLV [fred@feedsmithconsulting.com](mailto:fred@feedsmithconsulting.com)

## First Aid Course

The Fire Prevention and First Response Committee is offering a First Aid and CRP Refresher Course on Saturday **March 11, 2017**  
**8am 3pm Ramada Cochrane 10 Westside Dr.**

Course will cover the following:

Emergency Scene Management  
Severe Bleeding      Medical Conditions  
Adult CPR, Choking and AED  
Secondary Survey      Drowning

Register by contacting the Village Office at [admin@ghostlake.ca](mailto:admin@ghostlake.ca) or 403-554-5515.  
Deadline for registration: February 28, 2017.

The course is free. Coffee and Tea provided.  
You will be on your own for lunch.

Registration is on a first come first serve basis, limited to one registrant per household. If there are openings remaining after registration closes, we will fill the spots with additional household participants so please make sure to express to place interested family members on the wait list.

## 2016 Financial Statements

The 2016 audited financial statements are now posted on the website. Please contact the Village Office if you have any questions regarding the financial statements.

### Reminders:

#### False Alarms

If you have a security monitoring system and a 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 to respond to the fire, 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.

#### Development in the Village – Plan Ahead

Are you thinking of making improvements to your place? Most improvements will require a development permit and/or a building permit.

**For development permits please contact Rod at 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>

# Summer Village of Ghost Lake

## Fire Prevention and First Response Committee

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### - In the Event of a Fire Emergency -

1. Determine the nature of the Fire Emergency:  
ex. location and address, type and extent of fire, injuries?
2. Call **911** - Note: **Summer Village of Ghost Lake**: NW-10-026-06W5 (not Cottage Club)
3. Pull **Red Alarm Box** at the Community Services Building  
(box contains **KEY** for door) Do NOT turnoff alarm.
4. **Record on wall map**: emergency location, your name and cell phone number
5. **Drive truck** to Fire location:  
**Note: Red truck** is an automatic, **Yellow truck** is a standard (SVGL certified drivers only)
6. **At Fire site, Safety First:**
  - a. Assess the fire site for hazards and injured people
  - b. Ensure the Safety of yourself and of Team members
  - c. Stay upwind of any hazardous chemical laden smoke
  - d. Stay clear of fire, do NOT enter or climb on buildings
  - e. Do what can be safely done to keep the fire from spreading
7. **Assign duties:**
  - a. Take charge, assign crews - **Incident Commander**
  - b. **Crews**: pump operator, line crews (have volunteers work in pairs if possible)
  - c. Prepare to obtain a **backup water** sources: tank in Hall, open gates?, drill hole in ice?
  - d. Have someone in contact with 911, complete the Incident Report form and take photos of the incident - **Information Officer**
  - e. Send crew to 1A entrance to with the **Highway Kit** to direct Emergency Responders to the correct location in Village - **Liaison Officer**
  - f. Ensure that crews are safe; keep bystanders back and the area clear for Emergency Responder's vehicles. Ensure volunteers are using **personal protective gear**: reflective **vests**, boots, hardhats, masks, gloves, head lamps, etc. - **Safety Officer**
8. **When Emergency Responders arrive:**
  - a. they will take over
  - b. offer to help and follow their directions

**Note:** property owners are responsible for all expenses related to fires on their property.