



Summer Village of Ghost Lake Newsletter

www.ghostlake.ca

March 2018

Preparation of the 2018 Assessment Roll

The Assessment Roll for the taxation year 2018 has been **prepared and is open for inspection during regular business hours**. Property owners will have until **May 14, 2018** to appeal their assessments.

Assessment Notices - Mailed

The 2018 Assessment Notices have been mailed out to property owners on **March 5, 2018**. 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. Please contact Benchmark Assessment Consultants at 1-800-633-9012 between 8:00 am – 4:30 pm Monday – Friday.

Council Meeting

The next regular Council meeting will be held on **Tuesday, May 8, 2018** 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. *All council and committee meetings are open to the public for observation – consider this your invitation.*

2017 Financial Statements

The 2017 audited financial statements are now posted on the website.

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

Municipal Development Plan

Recent Municipal Government Act amendments have now made it mandatory for small municipalities such as Ghost Lake to prepare and adopt a Municipal Development Plan (MDP)

The MDP is a statutory high level policy document designed to guide the physical development of the Summer Village over the next thirty years and provide clear direction with regards to the community's social, environmental and economic well-being over time. The Village's Sustainability Plan, is visionary plan whereas the MDP will be a statutory plan. The Land Use Bylaw and other planning documents must follow the provisions set out in the MDP.

The Province is providing some funding to summer villages that will allow Council to engage the services of a planner to assist them with the development of the plan.

As this is a very important planning document for the community, Council is establishing an ad-hoc steering committee to ensure the residents' vision for the future of the Summer Village is captured in the MDP.

The steering committee will consist of 5-7 members appointed by Council as follows:

- One member of Council,
- One member of the Subdivision and Development Appeal Board who is not a member of Council,
- One member of Administration,
- One member of Natural Environment and Lake Stewardship Committee,
- Two to three members of the general public with a focus of members representing permanent and seasonal residents

If you are interested in serving on the Steering Committee, please check out the Terms of Reference posted on the website and submit your name to the Village Office by April 20th.

Rural Crime Watch

Council has agreed to join the Rural Crime Watch in the area. We have connected with the local RCMP and with the area district representatives for Crime Watch. *Watch for more news soon.....*

Public Participation Policy

Residents of Ghost Lake have a great sense of connectiveness with their neighbours and in how they engage and connect with Council. Council encourages public engagement on a wide range of policies and directions that affect the community.

Council has recently adopted a Public Participation Policy which will provide residents with an understanding how Council will engage with the public as decisions are being made. The policy is available to view on the Village website.

Self-Serve Sand and Salt

The Summer Village has recently purchased a quantity of sand and salt boxes that will be placed at various intersections and hills in the Village. These will be stocked with a sand and salt mixture and residents will be encouraged to spread some of the mixture on the road if they are finding the area too slippery to them to maneuver. Boxes will be installed after this past heavy snowfall.

Reminders:

Waste Management

The Summer Village offers a waste management site – Household Garbage, Recycling and Woody material debris disposal for residents to dispose of their SUMMER VILLAGE refuse only. Please do not bring debris from other locations into the Summer Village. Please check the website under the heading Public Works / Waste Management for details on use of the waste management site.

The Town of Cochrane have advised us that some Ghost Lake residents are using their ECO Centre. Please note Ghost Lake has not been a contributing partner to the ECO Centre since bringing a Recycle bin into the Village. ***The Cochrane ECO Centre facility is not available for Ghost Lake residents' use.***

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.

Clean Up After Your Dog

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

Fire Insurance

Reminder - if there is an emergency response to your property and fire trucks are called in to respond to the fire or rescue, Council may forward the cost of fire fighting and rescue to the property owner. Please check with your fire insurance provider to determine if you have adequate coverage. Fire department responses can add up to thousands of dollars – please make sure you are adequately protected.

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.

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>

Ghost Lake LIVE – Social Email

If you are interested in receiving social news about events and happenings in and around Ghost Lake, sign up for Ghost Lake LIVE.

Please email Corinne at: ghostlake@live.ca