

SUMMER VILLAGE OF NAKAMUN PARK

2023 NEWSLETTER AND COMMUNITY INFORMATION PAMPHLET

MAYOR'S MESSAGE

Hello everyone, and welcome to Spring/Summer 2023!

The village was very quiet this winter. Those of us who live here year-round sure missed you. There were a few sheds broken into over the winter. We encourage you to have your property checked regularly so we know when break-ins occur. Also, please make sure our administration office has your phone number or email, so you can be reached. I have joined the local rural crime watch group, in the hope of getting notifications when crime happens, regional trends, and access to additional resources for crime prevention/mitigation.

Today is April 26th, and the ice is off the lake! That's a few days earlier than recent years. As boating season begins, please prevent shoreline erosion by staying at least 30m from shore. Also, be considerate of other lake users, especially swimmers, and small watercraft like paddle boards, canoes and kayaks. Check out dock regulations as discussed in this newsletter.

We are hoping to have Saturday morning baseball again. We thank Dean and Carrie Wilmot for organizing ball the last few years. Now we are looking for someone to take over. It only requires that you bring or designate someone to bring the equipment, make teams and go over the rules for new players. It's a lot of fun and great exercise for ages 8 – 80? Maybe older! We would like to start May long weekend and have been playing at 11 am. That gives you lots of time to enjoy the lake in the afternoon. If you would be willing to organize, call me or Dean.

Our Annual Information Meeting will be held Saturday, July 22 at 10 am., hopefully in Ted MacDonald park. Baseball will commence after the meeting. That evening at 7pm, you are invited to Music in the Park with the Danny Cody band. Our annual Garage Sale Day will be the next day, Sunday from 10 am – 2pm, or whatever times suit you.

*On behalf of council and administration, I wish you all a safe and happy summer.
Mayor Marge Hanssen*

KEY CONTACTS

Municipal Office Contact Info

Summer Village Administration
c/o Dwight Moskalyk, CAO
2317 TWP 545 Lac Ste. Anne County
Box 1250 Onoway, AB. T0E 1V0
Ph. 780-967-0271
Email: cao@svnakamun.com

Development Officer

Tony Sonnleitner
Box 2945 Stony Plain, AB. T7Z 1Y4
Ph. 780-718-5479
Email: pcm1@telusplanet.net

Parkland RCMP

For Emergencies Dial 911
Admin Line: 825-220-2000
Complaints: 825-220-7267

Community Peace Officer

CPO Gervais Kasamba
1-780-786-2416 ext: 232
cpokasamba@mayerthorpe.ca

Council (2021-2025)

Marge Hanssen (Mayor)
Ph. 587-986-7885
marge.hanssen@svnakamun.com

Keith Pederson (Deputy Mayor)
Ph. 780-236-2260
keith.pederson@svnakamun.com

Harry Kassian (Councillor)
Ph. 780-951-7452
harry.kassian@svnakamun.com

For additional information, please visit the municipal website – www.svnakamun.com

NOTICE

2023 COMBINED ASSESSMENTS AND TAX NOTICES

This is certification under Sections 310(4) & 336(1) of the Municipal Government Act that the 2023 Combined Assessment and Tax Notices were mailed to all property owners in the Summer Village of Nakamun Park on **May 17th, 2023.**

TAXES ARE DUE ON JUNE 30th, 2023.

Dwight Moskalyk
Chief Administrative Officer

2023 MUNICIPAL TAXES

Please note the following important deadlines related to your 2023 Assessment and Tax Notices:

Taxes - are due by 12:00 midnight on:
June 30th, 2023

Current Year Tax Penalties (18%) - will be applied to current year tax balances owing on:
July 1st, 2023

Property Assessment Complaints - the deadline for appeals is:

July 24th, 2023

Tax Arrears Penalties (18%) - will be applied to total account balances owing on:
January 1st, 2024.

UNDERSTANDING YOUR ASSESSMENT AND TAX NOTICE

Annual taxes are fundamentally derived from the annual operating and capital budget. For many municipalities 2023 has been a difficult year from a budgeting perspective, and this is true for the Summer Village of Nakamun Park as well. Unfortunately for Nakamun Park, we were not only faced with incorporating the higher costs of goods and services resulting from lingering high inflation and supply chain constraints, but we were also faced with addressing a once in a generation assessment recalibration. Overall, Council worked very hard to find balance between service delivery, utilization of available grants, and keeping costs to the taxpayers and property owners aligned with inflation projection.

It must be noted that assessments for property in the Summer Village of Nakamun Park increased significantly. Residential Improved properties, the core of our taxable assessment, increased 17.1%. Certainly, this is a shock on paper, and we encourage you to contact our new assessor, Justin Goudreau justingoudreau@shaw.ca, if you have questions on this. However, on reflection of the update, because the increase is universal the net result for the municipality is NOT a 17% increase in your tax bill, as we have adjusted the mill rate down significantly to balance things out (in fact, the total mill rate decreased 10.3% from the 2022 figure).

A comprehensive budget memo was presented at the April 19th, 2023 council meeting and we are happy to provide same to anyone interested in the detail. As a summary, it is noted that municipal taxes collected for 2023 have increased 4.1% over 2022, and requisitions for school and seniors foundations (which are not established by municipal council) have increased just over 7%. Considering also the new Minimum Amount Payable (increased to \$835 to match budget inflation) and the special tax for fire service costs, the net result for the average property owner will be a 5.1% increase, or roughly \$86 more than was paid in 2022.

It should also be noted that in the 3-year Operating and 5-year Capital Spending Plans, which are also reviewed, revamped, and approved annually, the municipality is projected to return to "normal" annual increase in the 2-3% for the 2024-2027 period.

MAKING A PAYMENT?

The municipality accepts several payment methods for collecting payments. In addition to cheque, bank draft and cash, payments can also be received by e-transfer through your banking institution. To pay by e-transfer please add the summer village as a payee and send to cao@svnakamun.com (payments will be auto-deposited, no password required but please include your Roll # in the reference line).

We also offer a convenient monthly payment plan, contact the office to learn more or register.

Land Use Bylaw #2022-4

After nearly two years of review, public engagement, and collaboration from our development, legal and administrative agents, Council has now passed a new Land Use Bylaw for the municipality. A copy of the new Land Use Bylaw is available on the municipal website for reference.

The passing of Bylaw #2022-4 addresses several primary municipal “to-dos.” This includes meeting the legislative requirements noted in our Municipal Accountability Program review and amending outdated language throughout the document. The new bylaw also incorporates new development and use regulations. Some of these provisions are as presented back at the August 17th, 2022 public hearing and some of these are approved with significant amendment to earlier iterations in order to balance the direction of Council with the feed back of the residents.

The Land Use Bylaw review has been a successful undertaking and represents the first time since 2007 that this core development document has been part of the public debate in our community. There is much to be excited about in this new bylaw, including: new accessory structures and uses (secondary suites, garden, and garage suites), prohibition of short-term rentals (Airbnb, etc.), and the removal of the proposed second residential (large lot) district as requested. There is also enhanced language and new definitions throughout to add clarity and detail, and enforceability.

Council also respects that in trying to find balance there is no perfect solution and some elements may not meet the expectations of all residents. Of note, the Recreational Vehicle matter was a hot button issue in the discussion. Council wanted to dedicate a portion of this update to specifically address this matter, to be transparent and to be clear on their perspective and plan.

In short, Section 42 (RV Use), now allows for 2 Recreational Vehicles, whether stored or used for temporary accommodations, **BUT**:

- RVs are (still) only allowed on IMPROVED Parcels (must have a dwelling on site) and must be located on an approved pad/site (which is subject to a Development Permit Application). **No permit for an RV on site means No RV on site. No Exceptions.**
- All RVs – whether stored or used as temporary living accommodations – must have an approved development permit approved by the development authority - **and pay the permit fee for same.**
- RVs must follow the same general guidelines for accessory structures and community aesthetic. In practice, this means that RVs must observe the same setback and aesthetic requirements as if they were an accessory building (shed, garage, etc.). Not only must they be maintained, neat, and tidy, they can only sit within the developable window of the property and cannot overcrowd a lot. **In a practical sense, this means the vast majority of lots in the community are naturally limited to a single RV.**
- RVs are no longer permitted as a temporary accommodation during the building process. This was viewed as an outdated provision that no longer applied, and has in fact been used in the past as a loophole for keeping RVs on vacant lots indefinitely. **You must have a dwelling before you can have an RV on site.**

These are simple changes, and they make the section on RV regulation much easier to understand and to enforce. They aim to add balance in development policy, community character, and family time at the lake. Council respects that there may be skepticism on these changes and that is why they are further committing to reopen the Land Use Bylaw discussion after a two-year trial period (fall of 2024, earlier if warranted) should adjustments to this section be required. In the meantime, Administration has been given new direction to prioritize enforcement on RVs and other issues noted in the public engagement process. Council welcomes a continued dialogue on this subject over the next two years so that we can be proactive in making this new framework work for the community – or change course if required.

PLEASE REMEMBER!!!

When parking your vehicles and storing your belongings, keep everything entirely on your private property and not on the municipal reserves, right-of-ways or the village roads.

Annual Information Meeting

The 2023 Summer Village AIM is tentatively scheduled for **Saturday, July 22nd, 2023**, at 10:00a.m. Details on location to follow via the website.

COMMUNITY LIBRARY

Just a friendly reminder to take one or two books at a time and return when finished.

Located next to the Summer Village Shop, this public amenity contains plenty of reading material for residents and guests to enjoy while at the lake.

OTHER KEY CONTACTS

Camp Nakamun -
info@campnakamun.com –
780-967-5585

Garbage Tokens – Bill Burrell
- 780-967-3691

Lac Ste. Anne County – Transfer
Stations – 780-785-3411 – or visit
www.lsac.ca/transfer-station-schedule

Nakamun Park Connect – Emergency
Messaging System – visit
www.svnakamun.com

Yellowhead Regional Library – Onoway
Public Library - 780-967-2445

WILD Water Truck Fill Stations –
Flowpoint Account Set-Up
- 1(844)-509-2837

Noise Bylaw #2020-4

Residents and guests are reminded to observe and respect the Noise Bylaw #2020-4. This includes no operating of powered equipment between the hours of 11:00p.m. to 7:30a.m. daily. Violations can lead to tickets, charges and fines as incorporated in the legislation.

Rich Valley Truck Fill Station

The newest (and nearest) WILD Water truck fill station has now been commissioned and is located just north and east of Rich Valley on TWP Rd 564. Commercial and private haulers has been accessing this station since February 2023. If you would like to arrange access, please open an account at:

www.water-fill.com or by calling 1(844)509-2837

RULES FOR DOCKS

Under the mandate of the Provincial Government (Alberta Environment and Parks), the regulations were updated last year (April 2021). The revised “Disturbance Standard for Temporary Seasonal Docks & Other Mooring Structures for Personal Recreational Purposes” was created to set the maximum acceptable footprint for temporary seasonal docks, temporary seasonal boat lifts and associated mooring structures for personal recreational purposes on the beds and shores of Alberta’s recreational lakes and rivers. The disturbance standard creates a general permission for most waterfront, semi-waterfront and municipal dock owners and eliminates the need for residents to apply for an authorization to the Province ***if*** they abide by the standards.

Please note that application for a **Letter of No Objection** must still be made to the municipality if the seasonal dock/boat lift is adjacent to municipal property. Council recently approved a policy allowing for prior permit holders (renewals) to be granted a multi-year authorization when warranted.

Please refer to the following website for further information:

<https://open.alberta.ca/publications/user-guide-for-dock-authorizations> (Dock Authorizations)

<https://www.alberta.ca/lakeshores.aspx> (General Mooring and Shore Disturbance Standards)