

SUMMER VILLAGE OF NAKAMUN PARK

AGENDA

Tuesday July 15, 2025 – at Wildwillow Enterprises Inc. Main Office (2317 Township Road 545, Lac Ste. Anne County, Alberta, T0E 1V0, East End Fire Hall of LSAC) - 2:00 P.M.

1. Call to Order:
 - a) Land Acknowledgement:
The Summer Village of Nakamun Park acknowledges that we are meeting on Treaty 6 Territory and on the homelands of the Metis Nation. We acknowledge all indigenous peoples who have walked these land for centuries, and where wrongs have been done, we dedicate our efforts to moving forward in a renewed spirit of reconciliation and collaboration with our indigenous stakeholders, friends, and neighbours so that the mistakes of the past are never repeated in the future.

- 1-3 2. Agenda:
 - a) Tuesday July 15th, 2025 Regular Meeting Agenda

- 4-7 3. Minutes:
 - a) Tuesday June 17th, 2025 Regular Meeting Minutes
 - 8-9 b) Tuesday June 17th, 2025 LUB #2025-5 Public Hearing Minutes

4. Appointment:
 - a) 2:15pm (or on arrival) – Bradly Ginter, Property Owner 5001 Hillcrest, Review by Council Request on Stop Order (See Item 6(b), Below).
 - b) 3:00pm – Patriot Law, Michelle Gallagher (Municipal Legal Counsel) to Discuss LUB #2025-5 Enforcement Matters (Closed Session, See Item 11(a), Below)
 - c) 4:00pm – MCSNET, Kevin Bernhardt – Discussion on Prospective Service Expansions in the Area (See Item 6(d), Below).

5. Bylaws/Policies:
 - a) N/A

- 10-26 6. Business:
 - 27-42 a) Request for Removal of Charges and Penalties – RFD 2025-35 is attached for background and consideration.
 - b) Review by Council, 25STOP01-23 – RFD 2025-36 is attached for background, and to provide the process for conducting the Review by Council.
 - 43-44 c) MCSNET, Service Expansion Project – RFD 2025-37 is attached for background and Kevin Bernhardt will be present to brief Council on pending local projects near and into the community.

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- 45-47
- d) 2024 Municipal Indications Feedback – RFD 2025-38 is attached for background and review by Council.
 - e) Other
 - f) Other
7. Financial
- a) N/A (Q2 2025 Financial Update will be presented during the August 2025 meeting)
8. Councillor Reports
- a) Mayor
 - b) Deputy Mayor
 - c) Councillor
9. Administration Reports
- a) CAO:
 - a. Weed Harvesting – 2025 Workplan (Notice to Residents)
 - b. Nomination Day and Election Updates
 - c. CPO and Enforcements Discussion, Responses To-Date
 - d. Green Space Rehab Project, Updates (Trees and Fence)
 - e. OHS Supplies for Shop (First Aid and Eyewash Stations)
 - f. Fire Ban Signs
 - g. Cyber Breach and Response
 - h. Other
10. Information and Correspondence
- 48-51
- a) Lac Ste. Anne Foundation – Strategic Planning Session Report (April 2025)
- 52
- b) Government of Alberta, Tax and Assessment Audit – July 2, 2025 notice of new Audit program and submission requirements for same.
- 53
- c) German Campground Rec. Association (South View) – July 8, 2025 thank you letter to Fire Rescue International regarding their participation in a recent community event.
 - d) Other
 - e) Other

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Tuesday July 15, 2025 – at Wildwillow Enterprises Inc. Main Office (2317 Township Road 545, Lac Ste. Anne County, Alberta, T0E 1V0, East End Fire Hall of LSAC) - 2:00 P.M.

- 54-55
11. Closed Meeting
- a) Land Use Bylaw Enforcement Matters – Closed Session Section 32 Access to Information Act (Legal Privilege) – RFD 2025-39 is attached for detail.
12. Next Meeting Date
- a) Schedule the next regular council meeting for August 19th, 2025, 2:00 p.m., or some other date/time.
13. Adjournment

Upcoming Meetings:

July 26, 2025 – SVNP Annual Information Meeting
August 2, 2025 – Advance Vote (SVNP, if required)
August 9, 2025 – Election Day (SVNP, if required)
August 19, 2025 – SVNP Council Meeting (Proposed)
August 27, 2025 – Councillor Training (Part 1, SVLSACE)
August 28, 2025 – Council Organizational Meeting.

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 5:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE.

	PRESENT	<p>Mayor: Keith Pederson Deputy Mayor: Marge Hanssen Councillor: Robert Charter</p> <p>Administration: Dwight Moskalyk, CAO</p> <p>Appointments: N/A Absent: N/A</p> <p>Public Works: N/A Public at Large: N/A</p>
1.	CALL TO ORDER	Mayor Pederson called the meeting to order at 5:01 p.m.
2.	AGENDA 102-25	MOVED by Mayor Pederson that the agenda for the Tuesday, June 17, 2025, regular meeting of council be approved as presented. CARRIED.
3.	MINUTES 103-25	MOVED by Councillor Charter that the minutes for Tuesday, May 20, 2025, regular meeting of council be approved, as presented. CARRIED.
4.	APPOINTMENT	N/A
5.	BYLAW	(See Business Items 6(c), (d) and (e), Below)
6.	BUSINESS 104-25 105-25	<p>MOVED by Deputy Mayor Hanssen that Council endorses the Health and Safety Manual, as presented, and adopts same, inclusive of the listed policies and procedures, designates Chief Administrative Officer Moskalyk as the Health and Safety Representative for the Summer Village of Nakamun Park, and designates Peden Safety as the Municipality’s Health and Safety Advisor, AND THAT Council repeals A-HUM-WVHP-10 Workplace Violence and Harassment Policy (2024 edition). CARRIED.</p> <p>MOVED by Deputy Mayor Hanssen that Council provide a Letter of No Objection to the applicant 5035-6th Street for a one-year period expiring</p>

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 5:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE.

	on December 31, 2025, for their application to site a dock in the lake adjacent to MR3 and to access this mooring structure through MR3 at a location three meters in from the west property line of the parcel, as requested.
106-25	MOVED by Councillor Charter that Bylaw #2025-8, being a Bylaw to Regulate the Procedure and Conduct of Council and Council Committee Meetings, be given first reading. CARRIED.
107-25	MOVED by Mayor Pederson that Bylaw #2025-8, being a Bylaw to Regulate the Procedure and Conduct of Council and Council Committee Meetings, be given second reading. CARRIED.
108-25	MOVED by Deputy Mayor Hanssen that Bylaw #2025-8, being a Bylaw to Regulate the Procedure and Conduct of Council and Council Committee Meetings, be given unanimous consent to proceed to third and final reading, this day, June 17, 2025. CARRIED UNANIMOUSLY.
109-25	MOVED by Deputy Mayor Hanssen that Bylaw #2025-8, being a Bylaw to Regulate the Procedure and Conduct of Council and Council Committee Meetings, be given a third and final reading, as amended, and that the Mayor and Chief Administrative Officer be authorized to execute same. CARRIED.
Recess – 6:45pm	Mayor Pederson called a recess of the regular meeting at 6:45pm to hold the schedule Special Meeting for the Public Hearing of Land Use Bylaw #2025-5.
Call to Order – 7:25pm	Mayor Pederson called the Regular Meeting of June 17, 2025 back to order at 7:25pm.
110-25	MOVED by Mayor Pederson that Bylaw #2025-5, being a Land Use Bylaw for the Summer Village of Nakamun Park, having received Public Hearing this day, June 17, 2025, be given second reading, as amended. CARRIED.
111-25	MOVED by Councillor Charter that Bylaw #2025-5, being a Land Use Bylaw for the Summer Village of Nakamun Park, be given a third and final reading, as amended, and that the Mayor and Chief Administrative Officer be authorized to execute same. CARRIED.

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 5:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE.

	112-25	MOVED by Councillor Charter that Bylaw #2025-9, being a Fees and Charges Bylaw for the Summer Village of Nakamun Park, be given first reading, as presented. CARRIED.
	113-25	MOVED by Mayor Pederson that Bylaw #2025-9, being a Fees and Charges Bylaw for the Summer Village of Nakamun Park, be given second reading, as presented.
	114-25	MOVED by Deputy Mayor Hanssen that Bylaw #2025-9, being a Fees and Charges Bylaw for the Summer Village of Nakamun Park, receive unanimous consent to proceed to third and final reading, this day, June 17, 2025. CARRIED UNANIMOUSLY.
	115-25	MOVED by Mayor Pederson that Bylaw #2025-9, being a Fees and Charges Bylaw for the Summer Village of Nakamun Park, be given a third and final reading and that the Mayor and Chief Administrative Officer be authorized to execute same. CARRIED.
7.	FINANCIAL	N/A.
8.	COUNCIL REPORTS 116-25	MOVED by Mayor Pederson that Council accept the Council Reports for information, as presented. CARRIED.
9.	ADMINISTRATION /PUBLIC WORKS REPORTS 117-25	MOVED by Deputy Mayor Hanssen that Council accept the Administration and Public Works reports for information, as presented. CARRIED.
10	INFORMATION / CORRESPONDENCE 118-25	MOVED by Deputy Mayor Hanssen that Council accepts the following correspondence items as information: a) WILD Water Commission – 2025 AGM Presentation, for member circulation.

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 5:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE.

		<p>b) Yellowhead Regional Library - 2024 Annual Report, for member circulation.</p> <p>c) Government of Alberta, Municipal Affairs – May 12, 2025 letter confirming the 2025 LGFF allocations.</p> <p>d) ABmunis, Corporate Services – May 28, 2025 letter confirming the 2024 BMO Mastercard Rebate to SVNPN. The amount is small this year, but in fairness, we did not spend on the card much in 2024.</p> <p>e) Fortis Alberta – June 4, 2025 letter confirming the award of the 2025 Environmental Grant to SVNPN for tree replacement in MR8 and MR9.</p> <p style="text-align: right;">CARRIED.</p>
11.	CLOSED MEETING	N/A
12.	NEXT MEETING	
	119-25	<p>MOVED by Mayor Pederson that the next regularly scheduled meeting be held on Tuesday July 15, 2025 at 2:00 p.m.</p> <p style="text-align: right;">CARRIED.</p>
13.	ADJOURNMENT	Mayor Pederson declared the meeting adjourned at 7:38 p.m.

Mayor Keith Pederson

Chief Administrative Officer Dwight Moskalyk

MINUTES OF THE SPECIAL MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 7:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE, FOR THE PURPOSE OF PUBLIC HEARING OF LAND USE BYLAW #2025-5.

	PRESENT	<p>Mayor: Keith Pederson Deputy Mayor: Marge Hanssen Councillor: Robert Charter</p> <p>Administration: Dwight Moskalyk, CAO</p> <p>Appointments: N/A Absent: N/A</p> <p>Public Works: N/A Public at Large: N/A (In Person) 1 (Virtual)</p>
1.	CALL TO ORDER	Mayor Pederson called the meeting to order at 7:03 p.m.
2.	AGENDA 1-PH-25	MOVED by Deputy Mayor Hanssen that the agenda for the Tuesday, June 17, 2025, special meeting of council be approved as presented. CARRIED.
3.	MINUTES	N/A
4.	APPOINTMENT	N/A
5.	BYLAW	N/A
6.	BUSINESS Public Hearing Opened:	<p>Mayor Pederson opened the Public Hearing on Bylaw #2025-5, being a Land Use Bylaw for the Summer Village of Nakamun Park, which received first reading on May 20th, 2025, at 7:05 p.m. June 17, 2025.</p> <ul style="list-style-type: none"> i. Written Comments (Received Prior to Deadline) – None ii. Written Comments (Received After Deadline, Announced by CAO) - None iii. Speakers (For or Against), In Person - None iv. Speakers (For of Against), Virtually - None v. Other Stakeholders and Speakers – 1 (One)

MINUTES OF THE SPECIAL MEETING OF COUNCIL OF THE SUMMER VILLAGE OF NAKAMUN PARK, IN THE PROVINCE OF ALBERTA, HELD ON TUESDAY JUNE 17, 2025 AT 7:00 P.M. AT THE WILDWILLOW ENTERPRISES INC.MAIN OFFICE, FOR THE PURPOSE OF PUBLIC HEARING OF LAND USE BYLAW #2025-5.

	2-PH-25	<p>Having received comments from the Public, for or against the bylaw, in whole or in part, written or verbally provided, by written letter, email, in-person or by virtually attendance, in accordance with the procedural bylaw and public hearing agenda, Mayor Pederson declared the Public Hearing closed at 7:21 p.m. June 17, 2025.</p> <p>MOVED by Mayor Pederson that Council accept the submission and comments received and discussion had during the Public Hearing on Land Use Bylaw #2025-5, be they written or verbal, for information and to form part of the public record.</p> <p style="text-align: right;">CARRIED.</p>
7.	FINANCIAL	N/A.
8.	COUNCIL REPORTS	N/A CARRIED.
9.	ADMINISTRATION /PUBLIC WORKS REPORTS	N/A
10	INFORMATION / CORRESPONDENCE	N/A
11.	CLOSED MEETING	N/A
12.	NEXT MEETING	N/A
13.	ADJOURNMENT	Mayor Pederson declared the special meeting adjourned at 7:24 p.m.

Mayor Keith Pederson

Chief Administrative Officer Dwight Moskalyk



Summer Village of Nakamun Park Request For Decision - (RFD) 2025-35

Meeting:	Regular Council
Meeting Date:	July 15, 2025
Originated By:	Dwight Moskalyk, Chief Administrative Officer
Title:	Request for Removal of Charges and Penalties – 5098 and 5099
Agenda Item Number:	6(a) – Regular Business

BACKGROUND/PROPOSAL:

In 2023, as part of the municipality's regular inspection and enforcement process, 5098 and 5099 4th Street were noted for enforcement. Enforcement orders were issued for each, using the 546 provision of the MGA (known commonly as the "dangerous or unsightly" provision).

The orders were issued on June 27, 2023 and compliance was required by 4:30pm June 30, 2023. As noted in the orders, an appeal period of 7 Days from the date of the order was provided, but no written appeal was received by the municipality. On June 30, 2023, the municipality engaged the services of a contractor to cut the grass (though not remove the vehicles) as the property owner had not started or completed the work. The cost of the work was paid by the municipality and applied to the tax roll, as permitted under the Act.

Stop Orders 23STOP02-23 and 23STOP03-23 (redacted form) are attached for background, including pictures of the site.

On June 25, 2025 (nearly two years after enforcement), the property owner filed an appeal (attached in redacted form) claiming unfair practices and requesting removal of the charges and reversal of the penalties that had been applied since the charges were applied. For completeness, I do recall that a verbal complaint regarding the same was received in 2024 around the tax payment deadline, though I do not recall the date exactly, and we advised that an appeal to the council would be required to address the charges on the tax account.

As the appeal period for the order is now well past, the nature of this appeal to council will focus on whether council wishes to remove (some or all) of the charges and/or penalties, or not. We will also need to discuss whether the standard operating procedure for handling these 546 enforcement actions needs to be revised, as the appellant notes some elements could be considered impractical or unduly onerous for the property owner.

The administration has confirmed that this matter will be reviewed during the meeting and has invited the appellant to attend at a time of their choosing. However, to date, no request to speak or time to address council has been received. If the appellant arrives, we should provide him time to address the matter, at the discretion of the chair.



DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

In reviewing this matter, Council is reminded of the following:

Section 546 orders are considered urgent (dangerous and unsightly), and we typically see them applied to offending properties that pose a fire hazard, or safety hazard. Standard procedure is that if the work is not completed by the timeline (usually 72 hours, 48 hours plus a day for mailing), the municipality undertakes the work, reasoning that it is urgent. If an appeal is received within the 7 days and that appeal overturns the order, the municipality accepts the cost of the work and removes the charges. In other words, if the municipality undertakes the work while the appeal period is active, it accepts the risk of having to cover the cost of any work done (assuming an appeal is made, and the appeal overturns the order).

The appellant notes some concerns with the way this order was enforced:

- Concern with the timeline
- Concern with the date/time the work was completed
- Concern that the work was completed without the property owner's permission
- (I've) previously asked to be contacted by phone.
- (I) had arranged lawn care, which unfortunately didn't occur
- Organizing, or doing lawn care myself, was compromised by ongoing medical appointments ...
- The amount charged per lot is excessive.

In response, the municipality offers:

1. The timeline was very short, but not inconsistent with other Section 546 orders or the provisions of the MGA. The timeline offered was admittedly shorter than in previous enforcement orders issued on these properties, but not unreasonable. It may be that the property owner became accustomed to the more lenient timelines offered in previous years and assumed the same would apply in this case too. Council will recall that in 2023, we prioritized overgrown lots for urgent enforcement owing to dry conditions and early-season fire risks.
2. On the date of enforcement (June 30, 2023), the municipality had several properties being enforced on (for the same order type), and the contracted grass cutting crew (2 people and equipment) was in the village most of the day (11am through 9pm). 5098 and 5099 were noted for cutting after the 4:30pm deadline of the order, and our recollection was that the cutting was done after this time. However, it is possible that some site review and exploratory trimming occurred by the contractor lead hand before that deadline (for example, the trimming around points of interest (debris piles, trucks, etc.) and if so, this would certainly warrant a revision to the cost as it was outside the order parameters. The invoice for the work that day does not time stamp the times on each lot, and the bill is presented as a per-lot charge consistent with the agreed-upon price with the contractor.
3. Notwithstanding the possible early trimming or inspection of the site noted in (2), as stated in the Act and noted again in the Order, the municipality has the right to enter the property and conduct enforcement. This does not require the property owner's permission if undertaken as part of the order.



4. While there had been a request made by the appellant that the municipality should call him rather than sending enforcement orders to let him know his property is in need of maintenance (grass cutting), this was certainly not something Administration would have agreed to do, and in any event it does not change the nature of the issue. It is the responsibility of property owners to maintain their property, and a reasonable property owner should know that this entails a regular grass-cutting regimen (something more than once or twice a year, certainly).
5. While the claim is made that lawn care services had been arranged for this lot, no details on this arrangement are provided. Historical reference notes that this property received an order almost every year, at roughly the same time, and that suggests that there is no – or has not historically been – a regular lawn care contractor “arranged.” It is worth noting that in 2024, this property also received orders, and in the current year, indicating again a lack of service provider. Given that the appellant notes in the letter that (a) they had received this notice with an unreasonably short notice, and (b) that after speaking to the Development Officer the property owner stated they would do the cutting that weekend (themselves, and after the deadline of the order), it seems that there was not a regular grass cutting service engaged, nor was there any chance of the work being done by the deadline.
6. We certainly sympathize with the need to prioritize health care matters, and some consideration of this aspect might be warranted in Council’s review. If there were specific deadlines or dates that could not be met because of an appointment, that is worth considering. However, a general absolution of property maintenance obligations is, in our opinion, not justified as a responsible property owner will still make a good faith effort to arrange services or disclose the situation to the municipality rather than just ignoring the obligation.
7. The cost of the enforcement was certainly more than the cost that it would have been if done by the property owner. Contractors have mobilization costs, labour and equipment costs, etc. The contractors will also be working on unknown ground (going slower to avoid hidden debris, etc.). Also noting that this included not just the trim of the grass, but also weed whacking, brush removal, etc.). Given this, I do not think the charge per lot is unreasonable (\$650/lot for a crew of two, including equipment). Totalling \$1,300 for both lots and based on 4 hours of active time for the crew of two, that works out to \$162.50/hour/person (including equipment costs, etc.).

On review, Administration is prepared to concede that the timeline may have caught the property owner off guard and this was complicated further by the property owners health issues at the time, and that the nature of the multiple enforcement on June 30, 2023 could have – and probably did – result in some initial work being done before the official order deadline. However, the bulk of it would have been done after the deadline as planned, and in any event, the property owner admits that the work would not have been done by them until after the deadline anyway, and the village contractor would have done the work on June 30.

Our recommendation is that Council:

- Remove the penalties on the amount of the charge applied to the tax account related to this matter.



- Consider adjusting the charge applied for the enforcement to reflect what they may view as a reasonable level of service for addressing those lots. For example, if we assume that the \$162.50/hour is a fair rate, but that the scope of work (cutting, trimming, brushing, etc.) was excessively high and 4 hours for a normal cut would be reasonable, Council could adjust the charge to $\$162.50 \times 4 \text{ hours} = \650 (\$325/lot).

COSTS/SOURCE OF FUNDING (if applicable)

As this is a 2023 fiscal matter, any reduction in the amount approved by Council will not be a cash expense in 2025. Instead account will be credited back the difference and the accumulated surplus from 2023 will need to be adjusted down to compensate (which will occur in the 2025 Financial Statements).

RECOMMENDED ACTION:

- 1) That Council receive the request from the property owner of 5098 and 5099 4th Street as information.
- 2) That Council authorized a reduction in the balance owing regarding the enforcement matter on 5098 and 5099 4th Street by _____ (as discussed).
- 3) Some other action as warranted, at the discretion of Council.

Initials show support – Reviewed By: CAO: <i>D. Moskalyk</i>
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June 24, 2025
Summer Village of Nakamun Park
Development Services

Attention:

Dwight Mosalyk - CAO Summer Village of Nakamun Park

Tony Sonnleitner - Designated Officer for the Summer Village of Nakamun Park

Re: Enforcement Orders:
File: 23STOP02-23
PLAN 2302 MC, BLOCK 5, LOT 18
5098-4 Street

File: 23STOP03-23
PLAN 2302 MC, BLOCK 5, LOT 19
5099-4 Street

Please accept the following outline as my appeal due to unfair practices that have occurred.

- Registered Letter dated June 27, 2023

Stating in part, two lots were to be brought to aesthetically acceptable conditions on or before 4:30 pm June 30, 2023.

- Letter received June 30, 2023

Upon receiving letter at approx. 3:15 pm at Beach Corner post office I immediately called and spoke with Tony Sonnleitner. When I let Tony know I would be completing the work on the properties that weekend he replied "I think it's already done".

This was confirmed within minutes after the call when I had a resident of the area drive by.

Being that registered mail expected arrival times are between 2 to 4 business days, sending this letter at this late date did not allow for actual notice to complete the work. Further, it had been authorized by the Summer Village of Nakamun Park to have someone to go on to my properties completing the work prior to the deadline, and without my permission.

In addition;

- I've previously asked to be contacted by phone.
- I had arranged lawn care which unfortunately didn't occur
- Organizing, or doing lawn care myself, was compromised by ongoing medical appointments at the Cross Cancer Clinic.
- The amount charged per lot is excessive.

After speaking to a lawyer, he concurred the lack of notice, infractions, and the charges put forth on this matter are unreasonable and excessive.

I would like all charges pertaining to this matter, including penalties, be removed from both property tax accounts.

Yours truly,

██████████



SUMMER VILLAGE OF NAKAMUN PARK

Development Services

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

ENFORCEMENT ORDER

Section 546, *Municipal Government Act*
RSA 2000, c. M-26.

June 27, 2023

File: 23STOP02-23

NAME OF LANDOWNER



Re: PLAN 2302 MC, BLOCK 5, LOT 18 : 5098 – 4 STREET (the "Lands").

In my capacity as a Designated Officer of the Summer Village of Nakamun Park I am issuing this Enforcement Order to you pursuant to s.546 of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, with respect to the following lands:

Plan 2302 MC
Block 5
Lot 18
Excepting Thereout all Mines and Mineral

(the "Lands")

Section 546 of the *Municipal Government Act* states:

- (1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order
 - (a) require the owner of the structure to
 - (i) eliminate the danger to public safety in the manner specified, or
 - (ii) remove or demolish the structure and level the site;



SUMMER VILLAGE OF NAKAMUN PARK

Development Services

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

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- (b) require the owner of the land that contains the excavation or hole to
 - (i) eliminate the danger to public safety in the manner specified, or
 - (ii) fill in the excavation or hole and level the site;
 - (c) require the owner of the property that is in an unsightly condition to
 - (i) improve the appearance of the property in the manner specified, or
 - (ii) if the property is a structure, remove or demolish the structure and level the site.
- (2) The Order may
- (a) state a time within which the person must comply with the Order;
 - (b) state that if the person does not comply with the Order within a specified time, the municipality will take the action or measure at the expense of the person.

In my opinion, as a Designated Officer of the Summer Village of Nakamun Park, I find that the Lands are in an **unsightly and dangerous condition** as a result of:

1. The existence upon the Lands of a vehicle (red car) which appears to be in an inoperable and derelict condition, as depicted in the attached photographs; and
2. The Lands are not being maintained in an aesthetic condition, specifically, the grass, weeds, and other vegetation have been allowed to overgrow unabated.

I have attached a photograph taken during my inspections dated June 10, 2023, and June 27, 2023, and which form part of the basis upon which I have concluded that the Lands are in an unsightly and dangerous condition.

You are hereby ordered to remedy the unsightly and dangerous condition by:

1. Removing from the Lands the vehicle (red car) which appears to be in an inoperable and derelict condition, as depicted in the attached photographs; and
2. Mowing the grass, removing the weeds, trimming the other vegetation, and restoring the Lands to an aesthetically acceptable condition, including ensuring all refuse and debris has been removed from the site and properly disposed of.

The above work must be completed on or before 4:30 P.M. on Friday, June 30, 2023.

Pursuant to s.550(1) of the *Municipal Government Act*, you are hereby advised that the Summer Village of Nakamun Park may take whatever actions or measures are necessary to address the unsightly condition of the Lands. If you do not comply with this Enforcement Order



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Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

within the specified time, the Summer Village of Nakamun Park may take the action necessary to clean up the Lands at your expense, including proceeding before the Court for a Court Order in support of the enforcement of this Enforcement Order. Please be advised that the expenses and costs of actions or measures taken by the Summer Village of Nakamun Park under this section are an amount owing to the Summer Village of Nakamun Park by you.

Pursuant to s.553.1(1)(c) monies owing to the Summer Village of Nakamun Park may be added to the tax roll of **any property** within the Summer Village for which you are the assessed person.

An owner or occupier or other person to whom this Enforcement Order is directed and who considers themselves aggrieved by the Enforcement Order, may by written notice request that the Municipal Council review the Order within Seven (7) days of the date of the Order.

This appeal may be sent to the Summer Village of Nakamun Park at:

Summer Village of Nakamun Park
P.O. Box 1250
Onoway, Alberta T0E 1V0
Phone: (780) 652-1170
Email: cao@svnakamun.com

Yours truly,

SUMMER VILLAGE OF NAKAMUN PARK

Per: Tony Sonnleitner
Designated Officer for the Summer Village of Nakamun Park
(780) 718-5479
Attach.



SUMMER VILLAGE OF NAKAMUN PARK

Development Services

Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

PHOTOGRAPHS OF THE SUBJECT LANDS

PLAN 2302 MC, BLOCK 5, LOT 18 : 5098 – 4th Street, taken by the Development Officer on June 10, 2023 and June 27, 2023.





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ENFORCEMENT ORDER

Section 546, *Municipal Government Act*
RSA 2000, c. M-26.

June 27, 2023

File: 23STOP03-23

NAME OF LANDOWNER



Re: PLAN 2302 MC, BLOCK 5, LOT 19 : 5099 – 4 STREET (the “Lands”).

In my capacity as a Designated Officer of the Summer Village of Nakamun Park I am issuing this Enforcement Order to you pursuant to s.546 of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, with respect to the following lands:

**Plan 2302 MC
Block 5
Lot 19
Excepting Thereout all Mines and Mineral**

(the "Lands")

Section 546 of the *Municipal Government Act* states:

- (1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order
 - (a) require the owner of the structure to
 - (i) eliminate the danger to public safety in the manner specified, or
 - (ii) remove or demolish the structure and level the site;
 - (b) require the owner of the land that contains the excavation or hole to



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-
- (i) eliminate the danger to public safety in the manner specified, or
 - (ii) fill in the excavation or hole and level the site;
 - (c) require the owner of the property that is in an unsightly condition to
 - (i) improve the appearance of the property in the manner specified, or
 - (ii) if the property is a structure, remove or demolish the structure and level the site.
 - (2) The Order may
 - (a) state a time within which the person must comply with the Order;
 - (b) state that if the person does not comply with the Order within a specified time, the municipality will take the action or measure at the expense of the person.

In my opinion, as a Designated Officer of the Summer Village of Nakamun Park, I find that the Lands are in an **unsightly and dangerous condition** as a result of:

1. **Storage of derelict (abandoned or inoperable) vehicles, construction materials (windows, etc.), scrap wood, and other miscellaneous garbage and debris, as depicted in the attached photographs. The presence of these materials detracts from the aesthetics of the community and has a detrimental effect on the surrounding lands.**
2. **The Lands are not being maintained in an aesthetic condition, specifically, the grass, weeds, and other vegetation have been allowed to overgrow unabated.**

I have attached a photograph taken during my inspections dated June 10, 2023, and June 27, 2023, and which form part of the basis upon which I have concluded that the Lands are in an unsightly and dangerous condition.

You are hereby ordered to remedy the Unsightly Condition by:

1. **Removing the derelict (abandoned or inoperable) vehicles, construction materials (windows, etc.), scrap wood, and other miscellaneous garbage and debris, as depicted in the attached photographs.**



SUMMER VILLAGE OF NAKAMUN PARK

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2. **Mowing the grass, removing weeds, trimming the other vegetation, and restoring the Lands to an aesthetically acceptable condition, including ensuring all refuse and debris has been removed and properly disposed of.**

When that has been completed, you are hereby ordered to fill in any holes and level the site. Refuse and debris shall not be buried on the site.

The above work must be completed on or before 4:30 P.M. on Friday, June 30, 2023.

Pursuant to s.550(1) of the *Municipal Government Act*, you are hereby advised that the Summer Village of Nakamun Park may take whatever actions or measures are necessary to address the unsightly condition of the Lands. If you do not comply with this Enforcement Order within the specified time, the Summer Village of Nakamun Park may take the action necessary to clean up the Lands at your expense, including proceeding before the Court for a Court Order in support of the enforcement of this Enforcement Order. Please be advised that the expenses and costs of actions or measures taken by the Summer Village of Nakamun Park under this section are an amount owing to the Summer Village of Nakamun Park by you.

Pursuant to s.553.1(1)(c) monies owing to the Summer Village of Nakamun Park may be added to the tax roll of **any property** within the Summer Village for which you are the assessed person.

An owner or occupier or other person to whom this Enforcement Order is directed and who considers themselves aggrieved by the Enforcement Order, may by written notice request that the Municipal Council review the Order within Seven (7) days of the date the Order.

This appeal may be sent to the Summer Village of Nakamun Park at:

Summer Village of Nakamun Park
P.O. Box 1250
Onoway, Alberta T0E 1V0
Phone: (780) 652-1170 - Email: cao@svnakamun.com

Yours truly,

SUMMER VILLAGE OF NAKAMUN PARK

Per: Tony Sonleitner
Designated Officer for the Summer Village of Nakamun Park
(780) 718-5479
Attach.

Page 3 of 6



SUMMER VILLAGE OF NAKAMUN PARK

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PHOTOGRAPHS OF THE SUBJECT LANDS

PLAN 2302 MC, BLOCK 5, LOT 19 : 5099 – 4th Street, taken by the Development Officer on June 10, 2023 and June 27, 2023.





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PHOTOGRAPHS OF THE SUBJECT LANDS

PLAN 2302 MC, BLOCK 5, LOT 19 : 5099 – 4th Street, taken by the Development Officer on June 10, 2023 and June 27, 2023.





Summer Village of Nakamun Park Request For Decision - (RFD) 2025-36

Meeting:	Regular Council
Meeting Date:	July 15, 2025
Originated By:	Dwight Moskalyk, Chief Administrative Officer
Title:	25STOP01-23, Review By Council Request
Agenda Item Number:	6(b) – Regular Business

BACKGROUND/PROPOSAL:

In 2025, the 5001 Hillcrest received a Stop Order, under Section 545 of MGA. A redacted copy of this order is attached for review.

As Council will recall, this property has been a regular presence on the enforcement list for nearly 20 years, with varying degrees of success year over year. In recent years, the property has changed hands a few times, and with each change, the enforcement cycle has stalled. When the property was acquired by the new owners, the municipality reached out to them voluntarily to provide a heads-up on the property's status and compliance expectations. This was initially done by letter in February 2025 (redacted copy attached).

Although some progress has been made on the property by the new owners, the voluntary compliance route seems to be stalled, and there seems to have been a lack of clarity on what was expected in terms of a remediation plan (the scope of the work, timelines and who was meant to provide the plan). As this property remains a priority for Council, we issued the Stop Order on June 18, 2025 and required compliance by July 11, 2025 (pending appeal).

On June 24, 2025, following a few days of back-and-forth communication between the landowner and the municipality via email, the summer village received a Letter of Objection, which we confirmed to be a request for Review by Council. This letter and the related emails are attached for the record, with redactions made where necessary.

The Review by Council is therefore scheduled on this date, as agreed to by the parties, and we expect the property owner to be in attendance to present his appeal, with a tentative appointment time of 2:15pm.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

As a matter of process, in conducting this Review by Council, the following order shall be observed:

- 1) Opening of the Review by Council (Call to Order)
- 2) Presentation of the Background (Administration)
- 3) Presentation of the Order (Development Officer Sonnleitner)
- 4) Presentation by the Property Owner (Appellant)



- 5) Questions by Council (To Either Party)
- 6) Consideration by Council
- 7) Decision by Council (Uphold, Cancel, or Amend the Order, as warranted).

In reviewing the matter, Council should recall that the focus of the discussion will be on the reasonableness of the Stop Order issued (Did it meet the required process under the Act, and did the work required represent a reasonable scope of work to ensure compliance? Is the Order consistent with the expectation (scope of work) that Council wants done?

Council has the ability to uphold the Order, amend any or all of it, or cancel it completely, at their discretion. Administration is hopeful that the property owner will present a comprehensive remediation plan and that Council will give favourable consideration to amending the Order to incorporate that remediation plan, including specific actions and timelines.

COSTS/SOURCE OF FUNDING (if applicable)

N/A

RECOMMENDED ACTION:

- 1) That the Review By Council regarding Stop Order 25STOP01-23 be Called to Order at _____ p.m. on this day July 15, 2025.
- 2) That the Presentations of the Municipality and the Property Owner be received as information and form part of the public record regarding this Review by Council matter.
- 3) That Council Upholds Stop Order 25STOP01-23 (or Upholds the Order Except where amended as follows....)
- 4) That the Review by Council regarding Stop Order 25STOP01-23 be adjourned at _____p.m. on this day July 15, 2025.

Initials show support – Reviewed By: _____ CAO: <i>D. Moskalyk</i>
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Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

ENFORCEMENT ORDER

Section 546, *Municipal Government Act*
RSA 2000, c. M-26.

June 18, 2025

File: 25STOP01-23

NAME OF LANDOWNER



Re: PLAN 2302 MC, BLOCK B, LOT 9 : 5001 HILLCREST DRIVE (the "Lands").

In my capacity as a Designated Officer of the Summer Village of Nakamun Park I am issuing this Enforcement Order to you pursuant to s.546 of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, with respect to the following lands:

**Plan 2302 MC
Block B
Lot 9
Excepting Thereout all Mines and Mineral**

(the "Lands")

Section 546 of the *Municipal Government Act* states:

- (1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order
 - (a) require the owner of the structure to
 - (i) eliminate the danger to public safety in the manner specified, or
 - (ii) remove or demolish the structure and level the site;



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-
- (b) require the owner of the land that contains the excavation or hole to
 - (i) eliminate the danger to public safety in the manner specified, or
 - (ii) fill in the excavation or hole and level the site;
 - (c) require the owner of the property that is in an unsightly condition to
 - (i) improve the appearance of the property in the manner specified, or
 - (ii) if the property is a structure, remove or demolish the structure and level the site.
- (2) The Order may
- (a) state a time within which the person must comply with the Order;
 - (b) state that if the person does not comply with the Order within a specified time, the municipality will take the action or measure at the expense of the person.

In my opinion, as a Designated Officer of the Summer Village of Nakamun Park, I find that the Lands are in an unsightly and dangerous condition as a result of:

1. Dead or dying trees, and deadfall have been allowed to accumulate, thus posing a danger for wildfire;
2. The Lands are not being maintained in an aesthetic condition; specifically, the trees, grass, weeds, and other vegetation have been allowed to overgrow unabated.

I have attached photographs taken during my inspection dated May 27, 2025, and which form part of the basis upon which I have concluded that the Lands are in a dangerous and unsightly condition.

You are hereby ordered to remedy the unsightly and dangerous condition by:

1. Removing the trees to the property lines (all boundaries of the "Lands"), mowing the grass, removing the weeds, and trimming the other vegetation.

In order to remedy the unsightly and dangerous condition of the lands as set out above you are hereby required to complete the following work on or before the specified dates:

1. Cutting the trees to the property lines (all boundaries of the "Lands"), mowing the grass, removing weeds, and trimming the other vegetation by **4:30 pm on Friday, July 11, 2025.**



SUMMER VILLAGE OF NAKAMUN PARK

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Pursuant to s.550(1) of the *Municipal Government Act*, you are hereby advised that the Summer Village of Nakamun Park may take whatever actions or measures are necessary to address the unsightly condition of the Lands. If you do not comply with this Enforcement Order within the specified time, the Summer Village of Nakamun Park may take the action necessary to clean up the Lands at your expense, including proceeding before the Court for a Court Order in support of the enforcement of this Enforcement Order. Please be advised that the expenses and costs of actions or measures taken by the Summer Village of Nakamun Park under this section are an amount owing to the Summer Village of Nakamun Park by you.

Pursuant to s.553.1(1)(c) monies owing to the Summer Village of Nakamun Park may be added to the tax roll of **any property** within the Summer Village for which you are the assessed person.

An owner or occupier or other person to whom this Enforcement Order is directed and who considers themselves aggrieved by the Enforcement Order, may by written notice request that the Municipal Council review the Order within Seven (7) days of the date the Order is received

This appeal may be sent to the Summer Village of Nakamun Park at:

Summer Village of Nakamun Park
P.O. Box 1250
Onoway, Alberta T0E 1V0
Phone: (780) 967-0271
Email: cao@svnakamun.com

Yours truly,

SUMMER VILLAGE OF NAKAMUN PARK

Per: Tony Sonleitner
Designated Officer for the Summer Village of Nakamun Park
(780) 718-5479
Attach.



SUMMER VILLAGE OF NAKAMUN PARK

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Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

PHOTOGRAPHS OF THE SUBJECT LANDS:

PLAN 2302 MC, BLOCK B, LOT 9 : 5001 HILLCREST DRIVE, taken by the Designated Officer on May 27, 2025.





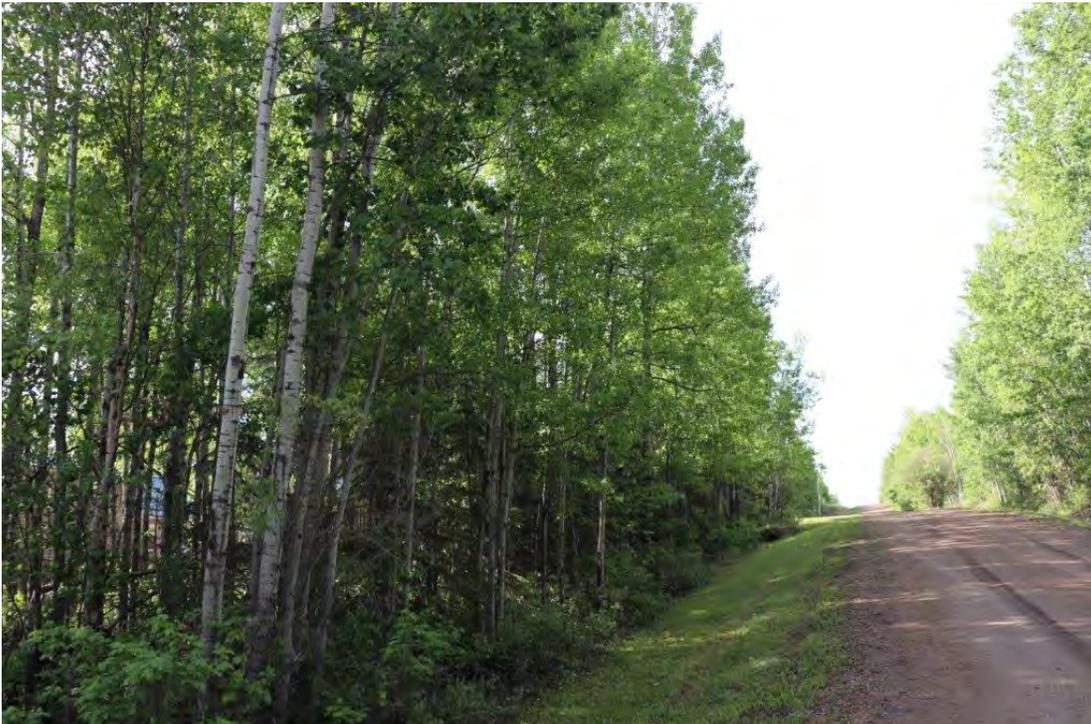
SUMMER VILLAGE OF NAKAMUN PARK

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Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

PLAN 2302 MC, BLOCK B, LOT 9 : 5001 HILLCREST DRIVE, taken by the Designated Officer on May 27, 2025, CONT:



SUMMER VILLAGE OF NAKAMUN PARK
P.O. BOX 1250
ONOWAY, ALBERTA T0E 1V0

I AM WRITING THIS LETTER IN RESPONSE TO A RECENT STOP ORDER (25 STOPO1-23) ISSUED BY TONY SONNLEITNER.

I AM THE NEW OWNER OF 5001 HILLCREST DR. I WAS BLINDSIDED BY A PREVIOUS ORDER IN THE NAME OF THE PREVIOUS OWNER. UPON REACHING OUT TO DWIGHT MOSKALYK, I WAS TOLD THERE WAS CONCERN ABOUT OVERGROWN VEGETATION AND SOME TREES HAD BEEN DEEMED HAZARDOUS. DWIGHT DIRECTED ME TO TONY FOR DETAILS.

SINCE THE BEGINNING, I HAVE MADE IT CLEAR, MY PLANS TO REHABILITATE THE LANDS AND REQUESTED SPECIFICS AS TO WHAT TREES WERE DANGEROUS AND THEREFOR PRIORITY BECAUSE THE ORDER WAS VAGUE AND TREES MENTION SUCH AS "SPRUCE/PINE" ARE NOT ON MY PROPERTY.

I HAVE HAD LANDSCAPE PLANS AND MY ARBORIST ON HOLD WHILE AWAITING ANY SPECIFICS IN REGARDS TO THE TREES AS I DID NOT WANT TO REDESIGN MY PLANS AND ALSO WASTE TIME AND MONEY HAVING THE WRONG TREES CUT. TONY HAS REFUSED TO SPECIFY TIME AND TIME AGAIN, ONLY REPEATING VAGUE INSTRUCTION AND BEING RUDE AND AGGRESSIVE. IN THE MEANTIME I HAVE BEEN PICKING AWAY AT CLEARING TREES ADJACENT TO THE HOME, FENCE LINE AND POWER LINE, AS WELL AS CLEANING UP THE VAST AMOUNT OF GARBAGE AND DEBRIS WITHIN AND OUTSIDE THE HOME.

DUE TO TONY'S LACK OF INFORMATION AND CONFUSING INSTRUCTION, MY ARBORIST HAS BECOME BUSY WITH OTHER CLIENTS SINCE HIS SEASON IS IN FULL SWING. TONY RECENTLY ISSUED THIS STOP ORDER (SPELLED MY NAME WRONG) WITH AN UNREASONABLE TIMELINE OF 23 DAYS AND SUGGESTED A CONTRACTOR WHO IS KNOWN TO HIM AND CONVENIENTLY AVAILABLE TO DO THE WORK. I REACHED OUT TO TONY AGAIN AND REQUESTED SPECIFIC INFORMATION IN REGARDS TO THE TREES SO THAT I CAN GET IT DEALT WITH AND SEE

IF MY ARBORIST IS AVAILABLE SOON, AGAIN TONY REFUSED TO SPECIFY UNTIL, JUST BEFORE CEASING COMMUNICATION BY DIRECTING ME TO WRITING A LETTER, HE STATED THAT "ALL" TREES ARE TO BE REMOVED FROM THE PROPERTY. WHEN I ASKED IF THAT INCLUDES ALL PERIMETER TREES AND IF I AM NOT ALLOWED TO HAVE ANY TREES ON THE PROPERTY, TONY DID NOT ANSWER MY QUESTIONS.

I TAKE GREAT ISSUE WITH HOW I HAVE BEEN TREATED AND SEEMINGLY TARGETTED. IT HAS COME TO MY ATTENTION THAT MANY MEMBERS OF SURROUNDING COMMUNITIES HAVE HAD ISSUE WITH TONY BEING AGGRESSIVE AND BULLYING. TONY ALSO DOES NOT HAVE ANY REGARD FOR PROPERTY OWNERS PRIVACY AS HE HAS SPOKEN TO OTHERS ABOUT ME AS WELL AS THE FORMER, DECEASED, OWNER. I HAVE FOUND THAT A LEVEL OF LENIENCY FOR APPROXIMATELY 22 YEARS HAD BEEN AFFORDED TO THE PREVIOUS OWNER AND ALLOWED IT TO GET TO THIS POINT. NOW I AM BEING BULLIED WITH UNPRECEDENTED DEMANDS AND UNREASONABLE DEADLINES AS IF HE IS TAKING OUT ISSUES WITH THE PREVIOUS OWNER ON ME.

FURTHERMORE I QUESTION THE LEGALITY OF REQUESTING THAT "ALL" TREES BE REMOVED. AM I BEING SINGLED OUT AND TARGETTED OR DO ALL OF MY NEIGHBOURS REQUIRE REMOVAL OF THEIR TREES AS WELL? WHO ACCEPTS LIABILITY OF FUTURE DAMAGES BOTH ECOLOGICAL AND ENVIRONMENTAL SUCH AS ERROSION DUE TO MY LANDS BEING ON A SLOPE? HAS THERE BEEN AN ENVIRONMENTAL REPORT AS TO THE POTENTIAL IMPACT TO THE ENVIRONMENT AND WILDLIFE?

I WOULD LIKE AN APOLOGY BY THE ADMINISTRATION FOR THE POOR TREATMENT OF A NEW MEMBER OF NAKAMON PARK BY ONE OF YOUR REPRESENTATIVES. I WOULD LIKE THIS STOP ORDER TO BE REVOKED AND APPROPRIATE TIME TO CLEAN THE LANDS WITHOUT HARASSMENT. I WAS HOPING FOR A HAPPY, HEALTHY RELATIONSHIP IN THIS NEW COMMUNITY FOR ME, MY WIFE, AND MY CHILDREN.

THE WAY THAT I HAVE BEEN TREATED BY TONY SONNLEITNER
IS UNACCEPTABLE.

THANK YOU,

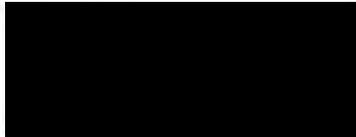




SUMMER VILLAGE OF NAKAMUN PARK

P.O. Box 1250, Onoway AB. T0E 1V0
Ph. 780-967-0271 cao@svnakamun.com

February 7, 2025



Dear Mr. [REDACTED]:

Re: 5001 Hillcrest – Property Compliance (Plan 2302MC, Block B, Lot 9)

Our office is now aware of the land title update related to this property listing you as the sole registered owner. As such, the municipality is reaching out to ensure that lines of communication are established regarding ongoing enforcement and compliance expectations on this property.

In the years prior to your acquisition of the lands, 5001 Hillcrest had been subject to several enforcement orders. Most recently, and still applicable at the time you purchased the property, Stop Order 20STOP08-23 required that certain remedial actions be taken:

- i) Removing the trees, mowing the grass, removing the weeds and trimming the other vegetation (*to the satisfaction of the Development Authority*).

As this matter had not been addressed to the satisfaction of the Development Authority prior to the transfer of land, we will need your cooperation in addressing this remediation work. While the municipality has several options in how to proceed with this matter, we feel that the best approach is to work out a mutually agreeable remediation plan with you, as the new property owner, rather than taking the more rigid step of issuing a new Stop Order or simply jumping to a court ordered enforcement of the existing order.

With this in mind, I am encouraging you to reach out to our office to discuss this matter at your earliest convenience. If we do not have a remediation plan in place by March 31st, 2025, the municipality will need to explore other options in order to address the enforcement this spring/summer. You may contact the undersigned at 780-967-0271, or Development Officer Sonnleitner at 780-718-5479 to discuss further.

Regards,

Dwight Darren Moskalyk
Chief Administrative Officer
Summer Village of Nakamun Park

Cc: Tony Sonnleitner – Development Officer, Summer Village of Nakamun Park

Page 1 of 1

Date Fri, 04 Jul, 25 8:12:27AM

From [REDACTED]

To ddm@kronprinzconsulting.ca
ddm@kronprinzconsulting.ca
keith.pederson@svnakamun.com
keith.pederson@svnakamun.com
cao@svnakamun.com

Cc cao@svnakamun.com
marge.hanssen@svnakamun.com
marge.hanssen@svnakamun.com
bob.charter@svnakamun.com
bob.charter@svnakamun.com

Subject Re: Letter of Opposition

Hello,

I will attend the Tuesday July 15th council meeting.

Thank you,

[REDACTED]

On Jul 3, 2025, at 10:56, ddm@kronprinzconsulting.ca wrote:

[REDACTED]

I can appreciate the difficulty in trying to address this matter without clear direction. While the municipality's orders - past and present - give direction that is clear to us (removing the trees to the property line, mowing the grass, removing the weeds, and trimming the vegetation), I can understand that the scope of the work required could have benefited from a site meeting. I also acknowledge that my February 7, 2025 letter (attached), introducing this matter and speaking to the need for a remediation plan, could have been clearer in confirming that it is the property owner's onus to create that remediation plan (in writing) and provide that to the Development Authority for consideration. I took that understanding for granted to some degree and that has caused some of the issues we are now sorting through.

This is why it is entirely appropriate for you to present this matter and your proposal to Council, where we will be able to obtain a clear, all-party perspective on what work is expected and reasonable. I am confirming that the meeting is on Tuesday July 15, 2025 (not July 13, 2025, as noted in your email), and if you can confirm a time that works, I will add it to the agenda (we can schedule any time between 2 pm and 5 pm and do virtual or in person, at your preference, just let me know by reply email please).

Regarding the site inspection on June 30, 2025. I was in the village that day, inspecting several prospective enforcement properties. I had a meeting with Davey Tree Service representatives, who are one of several proponents providing price estimates on enforcement properties, should the work need to be done by the municipality. Obviously, I hope the work does not need to be done by the municipality, but getting pricing so that we can be prepared if required is part of my job, and especially important as the scheduling for these contractors is months out and time is of the essence. For clarity, I met with the Davey crew at the public works shop, we drove to RR23 and parked on RR23 adjacent to your lot, viewed the lot from the roadside and municipal ditch, and we did not step on the property itself (or at least not while I was present). I gave clear direction to Davey representatives that they were not permitted to cross the property line, but they could take lot line measurements from the municipal ditch to confirm the figures on my map, which I believe they went back after our meeting later that day to do. If they did trespass, I apologize on their behalf, and if you can provide confirmation of that, I will follow up with them to remove

them from the proponents list going forward, as this would have been a clear violation of my direction, as well as your property rights.

Just to make sure you know, no decision has been made on what option to take with your property as the enforcement process is suspended pending the outcome of your Review by Council on July 15, 2025. Notwithstanding this, municipal enforcement remains one of the potential options, and I am doing the background work on this process so that the municipality is prepared if needed. I trust that you will continue to finalize your remediation proposal, another viable option for this property enforcement matter, and have same ready to present to Council on July 15.

No further action will be taken on this matter (enforcement, property inspections, contractor visits) until a decision on your Review by Council request is made.

Thank you,

Dwight Darren Moskalyk
Chief Administrative Officer
Summer Village of Nakamun Park

On Thu, 3 Jul 2025 06:46:23 +0000 [REDACTED] wrote:

Hello,

I have tried to be cordial in addressing this situation. I have bit my tongue rather than argue in order to just continue to move forward. I don't like to argue with excuses or untruths because they are just that and a waste of time to argue about back and forth.

Every apology has been followed by a 'but' excusing the behaviour as well as excusing the incompetence of an agent to specify the demands that they are proposing with threat. This administration is either a joke or nobody is following their policies. I was not informed that I needed to "submit a written plan to council" I was given a notice that only referenced a stop order and not told any specifics regarding that previous stop order. I was informed to speak with tony for specific details only to then be told he's treating me poorly because he is not responsible for providing me those specifics. I do not care, in the slightest, what excuse you may have for this behaviour and the inability to do your jobs completely and in the right order.

Photos of the municipalities 'ditch area' were included in the recent stop order and accompanied by a complete lack of information on this administrations part, it was implied that specific area was of concern and again I wasted time cleaning up that area only to then be told i do not have to touch that area.

Everytime I have requested information, rather than a simple answer or even a site meeting, I have been told 'we've been clear'. I would assume that it would be obvious to someone that the mere question for specifics would suggest that it was not clear.

Now, I have been informed that on Monday June 30 2025, the municipality had entered my property as well as provided permissions to contractors to enter my property without authorization or even the courtesy of informing

me.

First of all this order has not gone through litigation and no one has the authority to come on my property without solely my permission. Second this order had been issued with a deadline of Friday July 11th 2025 and it is well before that date.

Third we've had an agreement over email that I responded to and stated that I would attend the meeting set for Sunday July 13th 2025 to discuss this matter among council, implying that the deadline for enforcement nullified if the meeting to discuss is to take place after the stated deadline.

This is a gross violation of my rights as the owner of this property to trespass. It is an overreach and abuse of position to assume authority, go behind my back and preemptively make a decision on your own as to what is to take place regarding this situation.

Thank you,

[REDACTED]

On Jun 25, 2025, at 11:08, ddm@kronprinzconsulting.ca wrote:

June 25, 2025

Good morning [REDACTED],

Thank you for forwarding your Letter of Opposition, which I confirm has been received by our office. I am providing this reply to add some clarity to the discussion and some direction forward. I have removed Wendy Wildman from your cc list, as she is not associated with the administration of this municipality.

It is regrettable that this property has been stuck in the enforcement loop for over two decades, and that you have been caught in the middle as the new property owner. The municipality made a best effort to open a dialogue with you as soon as the property sale took place, so that we could establish a remediation plan promptly and ahead of the 2025 development season. It is also unfortunate that the communication on this remediation plan has not been as open as any of us would have liked.

During our initial discussions, I stated that if a remediation plan was not prepared and submitted to the municipality, we would likely need to relaunch the formal enforcement process under the Act. I believe this discussion occurred in March of this year, and by the sounds of your letter you have since gathered a team (landscaper and arborist) to assist you with this - which is great. However, without having communicated that to the municipality, including proposed work and timelines, we are also left in the dark and with our back against a bit of a wall.

I appreciate that the finalization of the remediation plan might not have been possible without additional details regarding the specifics of what trees need to be removed to achieve compliance on this property. However, our previous discussions and the current order have made it clear that the expectation is for all trees to be removed to the property line on all sides of the property. For clarity in this discussion, I will say that this does not include the trees on municipal property (the ditches), and so it is likely that a perimeter barrier of trees would remain. I will also say that this plan does not prevent you from replanting new trees on the lot as part of your landscaping plan (provided they are maintained and not overgrown).

Having said all this, the Stop Order is designed to forcefully express the municipality's right to seek the enforcement it deems necessary. It has the timelines afforded to us under the Act, which provide a backstop for the municipality to exercise its option to enforce the Order in court on a timely basis, should

the need arise. The Order can be appealed or reviewed by Council to test its reasonableness, and I think that is what you are requesting here - A Review by Council - which I am happy to facilitate at our next Council Meeting (July 15, 2025).

At a Review by Council, Council may recommend an alteration to the Stop Order (timelines, scope of work, etc.) based on review of the order and submissions from the property owner. While I cannot speak for Council, I envision that they would give favourable consideration to a revised timeline and possibly a change in the scope of work, provided that you offer a remediation plan and reasonable timelines for the work to be completed. I am happy to arrange an appointment on July 15, 2025, to hold this Review By Council and work with you on presenting a remediation plan that I think Council would accept.

Regarding Development Officer Sonnleitner, I appreciate the feedback on your experience and will share your comments with him. We can all improve on the way we do things, and both he and I are no exceptions to that. I can apologize that the experience you have had has not been ideal, but I must also state that Tony receives his directives, in part, through me and through Council. Council has highlighted enforcement issues as a priority in the community, and we are pursuing those aggressively and directly - especially on long-term priority properties, of which 5001 is one.

Regarding some specific concerns noted in your letter, although the direction over the years on this lot has been vague at times, we have been clear about the work deemed necessary now - all trees to the property line. I would offer that I provided the contractor Tony proposed in an attempt to be helpful in the absence of any plan/timeline being ready on your end, and that this contractor was suggested because the municipality has had a good experience (service and price) with that contract on our recent projects (the suggestion of an inside deal or favouritism here is completely mistaken). Tony's "refusal to specify" what trees is a byproduct of him needing to confirm the details with me before finalizing, and his aggressive stance - which likely does come off as being rigid/rude/bullying at times - is a byproduct of him not having been given much flexibility in what he can alter as the expectation through Council has been clear. Development Officers can develop a bad reputation in communities, especially among property owners who are the recipients of a Stop Order or feel they are being subjected to unreasonable rules. Still, like I said, that does not mean we can strive to do better in how and what we communicate, especially on enforcement matters.

So let's start now:

- Please confirm that you are seeking a Review by Council of Stop Order 25STOP01-23.
- Please confirm that you wish to attend Council on July 15, 2025 (in person or virtually), at a time between 2pm and 5pm (location is 2317 TWP Rd 545 in Lac Ste. Anne County - near Onoway). If you are unable to attend, you can submit your material/report, and Council can review based on that.
- Please confirm (either directly or through the remediation plan) your solution to the remedy sought in the Order (different timeline, reduced scope of work, etc.).
- Please indicate if you intend to provide a formal remedial plan (details or proposed work, timelines and site plan, etc.), and if so if you will be able to provide same on or before July 15, 2025.

If you can provide some clarity on the above items, that will get the Review started and hopefully a non-enforcement solution to this matter that works for you and the municipality. You may email or call for additional information before responding to the above.

Thank you,

Dwight Darren Moskalyk

Chief Administrative Officer

Summer Village of Nakamun Park

780-967-0271 (office)

cao@svnakamun.com (email)

On Wed, 25 Jun 2025 02:12:44 +0000 [REDACTED] wrote:

<SVNP - [REDACTED] - 5001 Hillcrest Drive -Property Compliance Matter - February 7, 2025_Redacted.pdf>



Summer Village of Nakamun Park Request For Decision - (RFD) 2025-37

Meeting:	Regular Council
Meeting Date:	July 15, 2025
Originated By:	Dwight Moskalyk, Chief Administrative Officer
Title:	MCSNET Project Introduction
Agenda Item Number:	6(c) – Regular Business

BACKGROUND/PROPOSAL:

On July 3rd, 2025, Administration participated in a call with MCSNET representatives exploring potential service expansion into the Nakamun Lake area. Kevin Bernhardt and his team provided a great overview of the potential project and how it would impact the community (pre-, during-, and post-construction) if approved. Kevin has asked to share this same information directly with Council so he will be attending the meeting today, scheduled in for 4:00pm.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

Aside from the general information sharing aspect of this appointment, Council may wish to get ahead of the project a bit in terms of a few authorizations and permissions that will make prospective construction/service delivery easier for all stakeholders:

- 1) Authorization for Administration to share municipal map files with MSCNET, to coordinate routing and easement locations.
- 2) Authorization to negotiate rights-of-way and easements in municipal ditches where necessary (crossing, proximity and land use agreements).
- 3) Authorization to share project updates with residents during the construction phase, and assist with mailouts (they provide stuffed, sealed, and stamped envelopes and we attach a label and mail out (to protect resident privacy).
- 4) Authorisation to use municipal lands for temporary signage and/or staging grounds for work crews.

There may be other considerations that arise during the discussion, but the above are ones that formed part of the discussion during the July 3rd, 2025 meeting.

COSTS/SOURCE OF FUNDING (if applicable)

N/A

RECOMMENDED ACTION:

- 1) That Council accept the discussion on MSCNET as information, and authorise Administration to support the project as discussed, including sharing of map files, negotiation of land use



and easements, shared communication strategies pre-, during-, and post-project, and permitting temporary signage at locations approved by the municipality.

Initials show support – Reviewed By: CAO: <i>D. Moskalyk</i>
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Summer Village of Nakamun Park Request For Decision - (RFD) 2025-38

Meeting:	Regular Council
Meeting Date:	July 15, 2025
Originated By:	Dwight Moskalyk, Chief Administrative Officer
Title:	Municipal Indicators Results (2024) and Feedback
Agenda Item Number:	6(d) – Regular Business

BACKGROUND/PROPOSAL:

On July 10, 2025, the municipality received notice regarding our 2024 Municipal Indicators Report. A good overview of this matter is provided in the attached email (see attached).

In short, each year, municipalities in Alberta go through a review of their operations based on 13 targeted metrics. These metrics are meant to give an indication of the viability of your community, or at least highlight any trends that might jeopardize your viability.

In the 2024 review for Nakamun Park, we received 1 (out of 13) triggered indicators. This was regarding the 2024 byelection and it was triggered because we only had one candidate run. The rationale is that more candidates running shows more viability because of greater interest in governance and healthier leadership in the community.

This result is not surprising to us, we typically trigger this metric. Regardless, I am obligated to report this finding to Council and through Council to the Public. I am also obligated to confirm that I provided a response to this report and advised you that it would be posted along with all the other positive indicators on the Municipal Profiles Dashboard (which is publicly available through Municipal Affairs), which I did on July 10, 2025.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

I will provide a summary here and leave those interested to review the full response on the Municipal Dashboard if they wish to do so.

In short, my view is that the number of candidates running is not necessarily an indicator of a community that lacks viability or one that is at risk. I expressed that one could just as reasonably argue that fewer contested elections indicate a community with a content population, signalling good governance, strong information sharing, and public engagement outside of the cyclical elections. It could also indicate a community that coalesces around active community leaders day-to-day and that, as a result, come election time, there are already proven winners with the backing of the community (i.e. campfire campaigning 24-7).

All in all, this metric is somewhat challenging to interpret. It's worth noting, certainly, but not worth reading too much into, in my opinion. Indeed, if we had started to flag in any of the financial or governance indicators, I would be much more concerned.



COSTS/SOURCE OF FUNDING (if applicable)

N/A

RECOMMENDED ACTION:

- 1) That Council accept for information the 2024 Municipal Indicator Results for the Summer Village of Nakamun Park, and confirms they have been advised on the results and responses to the same provided to Municipal Affairs by Chief Administrative Officer Moskalyk.

Initials show support – Reviewed By: CAO: <i>D. Moskalyk</i>
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Date Thu, 10 Jul, 25 5:00:04AM
From ma.updates@gov.ab.ca
To ddm@kronprinzconsulting.ca
Cc ma.updates@gov.ab.ca
Subject 2024 Municipal Indicator Results: Summer Village of Nakamun Park (230)

Dwight Moskalyk
Summer Village of Nakamun Park

Dear Dwight,

Alberta Municipal Affairs annually reports a performance measure that identifies the percentage of municipalities deemed to 'not face potential long term viability challenges based on their financial and governance indicators'. This performance measure is used as a benchmark for measuring the ministry's efforts to ensure Albertans live in viable municipalities and communities with responsible, collaborative and accountable local governments.

The performance measure is based on analysis of 13 municipal indicators. Each of the 13 municipal indicators has a defined benchmark. A municipality is 'not deemed to face potential long term viability challenges' as long as it does not flag a critical indicator or three or more non-critical indicators.

Your municipality did not meet the threshold for one or more indicators for the 2024 financial year.

The benchmarks established by Municipal Affairs for each indicator provide a general indication of acceptable risks. However, a municipality may have unique circumstances or alternative strategies that justify a different result. Therefore, we ask you to complete the [online submission form](#) to provide your feedback or any explanatory information about your performance on the identified indicator(s).

Upon submission, your responses will be included in the [Municipal Indicator Dashboard](#).

If you require assistance completing the feedback form please call, toll-free at 310-0000, then 780-427-2225, and ask to speak to a member of the Information Services Team or email ma.updates@gov.ab.ca.

Thank you,

Information Services
ma.updates@gov.ab.ca



To provide high quality living options and support to all those we serve

Board of Directors Strategic Planning Session Report

April 28 & 29, 2025

The Lac Ste. Anne Foundation is proud to be a community leader committed to provide superior client focused care and an exceptional living experience

Facilitated by:

Nolan Crouse – Crouse Developments Inc.
Derek Weiss – Independent Consultant

Summary Report Developed by:

Dena Krysik – LSAF Chief Administrative Officer



In April 2025, the following Board of Directors of the Lac Ste. Anne Foundation attended a strategic planning session:

Ross Bohnet – Board Chair	Sandy Morton – Vice Chair
Jeremy Wilhelm – Director	Bernie Poulin – Director
Paul Chauvet – Director	Daryl Weber - Director
Keith Pederson - Director	

The purpose of the session was to review and determine:

- A path forward from 2025 for the next 5 to 10 years at a high level
- To reaffirm/define our:
 - Vision of our organization in the future
 - Mission... the goals and objectives that will allow us to reach our vision

During this planning session, the following priorities were established:

- **Operations:**
 - Assess & create a succession plan for key positions
 - Implement a funded maintenance plan
 - Design & implement an asset renewal plan
- **Governance & Communications:**
 - Assess Board composition and explore members at large, indigenous partnerships and regional balance
 - Pursue opportunities to participate in and advocate for changes affecting Housing Management Bodies
 - Develop a communication plan for Board advocacy
- **Asset Management and Development:**
 - Develop a sustainable revenue model for the Lodge facilities
 - Assess and address recommendations from the Lodge building condition assessments
 - Explore and pursue funding and financing that may be available through provincial and federal programs
 - Develop a 10-year capital plan & establish priority projects in alignment with community need, identified resources and general demand, including the exploration of funding and financing that informs this plan.

In addition, the remainder of this report outlines the results of the discussions and brainstorming.

- **Topics affecting Housing Management Bodies:**
 - Federal results and housing platform
 - Provincial Priorities Regulation implementation
 - Potential Tariff impacts
 - Provincial/Federal collaboration
 - Stronger Foundations Affordable 10-year Housing Strategy
 - Growing demand for affordable housing
 - Diverse & unique needs in various regions
 - Challenges to increasing the supply of affordable housing
 - Aging infrastructure
 - Fiscal Challenges
 - System complexity

- **LSAF Risks:**
 - AHS contracts – Continuing Care transition to the Housing Ministry
 - Current funding and financing programs administered at Provincial and Federal levels in which the capital plan may be based
 - Leadership/management skillset availability
 - Aging infrastructure

- **LSAF Successes:**
 - Cohesive administration and board relationship
 - Board consistency – consecutive appointments
 - Positive community and resident feedback
 - Increased revenue (Provincial/AHS)

- **LSAF Areas for Consideration:**
 - Potential changes to Board members following the fall Municipal Election
 - Pursuit of seed funding through the Community Housing Transformation Centre
 - Pursuit of capital funding as it relates to the 10-year capital plan

- Strategies for continued staff retention
- Provincial relationships at the Board level
- Board advocacy – develop elevator pitches for consistent communication

Next Steps & Timelines:

- Update the LSAF Strategic Plan (2025-2030) for Board review & approval – June 2025
- Review the current Board orientation process in preparation for the October 2025 election – August 2025
- Review and develop a revenue model for the Lodge facilities for Board review – August 2025
- Review and develop a short- and long-term capital maintenance & funding plan to address recommendations outlined in the building condition assessments related to the current lodge buildings – October 2025
- Explore expansion and new build opportunities & sustainability models and determine communities of priority – February 2026

Tax Programs and Assessment Audit
15th, Floor Commerce Place
10155 – 102 Street,
Edmonton, Alberta T5J 4L4
Telephone: (780) 422-7125

July 02, 2025

Moskalyk Dwight Moskalyk
Chief Administrative Officer
Summer Village of Nakamun Park
PO Box 1250
Onoway, Alberta T0E 1V0

Dear Moskalyk Moskalyk:

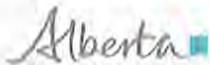
As part of its Detailed Audit program, and under the authority of Part 4 of the *Matters Relating to Assessment and Taxation Regulation* (AR 220/2004), the Tax Program and Assessment Audit Unit is conducting a province-wide review of each municipality's 2025 Assessment Notice package. This review helps ensure all municipalities comply with changes to the Municipal Government Act and the Matters Relating to Assessment and Taxation Regulation.

Please provide a copy of one improved residential, 2025 Assessment Notice, as well as any attachments to the 2025 Assessment Notices, that best represents a typical improved property (include reverse-side information and/or inserts). Feel free to block out the name of the assessed person in order to ensure confidentiality is maintained. Please provide the information to Vishmi Gamage (MA.AssessmentAudit@gov.ab.ca) of the Tax Programs and Assessment Audit Unit by Friday, July 25, 2025.

If you have any questions regarding this review, please contact myself (verle.blazek@gov.ab.ca / 403-388-1295) or Vishmi Gamage (vishmi.vgamage@gov.ab.ca / 780-422-7125)



Verle Blazek
Manager,
Assessment Audit





GCRA
GERMAN CAMPGROUND RECREATIONAL ASSOCIATION

Mailing: 15230 83 Avenue, Edmonton, AB, T5R3T4
Location: 141 Oscar Wikstrom Drive, South View, AB
acr@southview@gmail.com

July 8, 2025

Dave Ives
Fire Chief
Fire Rescue International
4935 50 Ave, Alberta Beach, AB T0E 0A0
1-855-710-3473
David.ives@firerescueinternational.net

Dear Chief Ives and Members of Fire Rescue International,

On behalf of the German Campground Recreational Association, I would like to extend our heartfelt thanks to you and your entire team for your outstanding support during our Canada Day celebration.

Your presence added not only an important layer of safety and preparedness, but also a meaningful sense of community pride. Whether it was engaging the participants via the fire truck horn and sirens, and posing for photos, participating in the hot dog eating contest or anchoring the tug-o-war, your dedication and professionalism were deeply appreciated by everyone in attendance.

Events like these simply would not be possible without the commitment of community-minded partners like you. We are grateful for your time, your service, and your unwavering support—not just on Canada Day, but throughout the year.

And, congratulations to the hot dog eating contest winner – I am sure this will be hotly contested next year!

Thank you once again for all you do. We look forward to future opportunities to work together.

With sincere appreciation,
Tracy With
President
German Campground Recreational Association



Summer Village of Nakamun Park Request For Decision - (RFD) 2025-39

Meeting:	Regular Council
Meeting Date:	July 15, 2025
Originated By:	Dwight Moskalyk, Chief Administrative Officer
Title:	Land Use Bylaw Enforcement Matters, Grandfathering Provisions
Agenda Item Number:	11(a) – Closed Session (Legal Advice)

BACKGROUND/PROPOSAL:

Following the passage of Land Use Bylaw 2025-5 earlier this year, and in conjunction with the regular enforcement activities of the municipality, Council has raised questions about certain aspects of the Land Use Bylaw and how they should be applied or interpreted in terms of enforcement going forward.

To add third party perspective and legal consideration to this discussion, Michelle Gallagher (the municipality's legal counsel) will be present to give Council a general overview of enforcement procedures and applying enforcement standards where standards have changed over time (commonly referred to as the "grandfathering" provision).

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

Many of the enforcement noted by Council in 2025 are simple run-of-the-mill enforcements. However, with the change in the LUB rules from 2022 to 2025, there are a few cases where compelling enforcement is going to be a bit more of a legal exercise than the typical order.

As this matter is subject to legal privilege, it will be held in closed session. Additionally, there may be instances where councillors may need to excuse themselves from the closed session, such as when the subject matter or discussion relates to properties where they have an interest.

Depending on the nature of the discussion, Council may ultimately wish to proceed with any number of enforcement options as discussed, or to seek additional information, or take no action at this time.

COSTS/SOURCE OF FUNDING (if applicable)

N/A

RECOMMENDED ACTION:

- 1) That Council goes into Closed Session at _____p.m. pursuant to Section 32 of the Access to Information Act, being information that is considered privileged information and subject to solicitor-client privilege.



2) That Council moved out of Closed Session and back into the open public meeting at _____ p.m.

3) Some other direction as warranted by Council.

Initials show support – Reviewed By: CAO: <i>D. Moskalyk</i>
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