



Summer Village of Ma-Me-O Beach  
REGULAR COUNCIL MEETING  
SATURDAY, OCTOBER 17, 2020 at 4:00 p.m.  
Summer Villages Office  
605-2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB

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**MINUTES**

Present:

Don Fleming, Mayor  
John Slater, Deputy Mayor  
Pete Langelles, Councillor

Sylvia Roy, CAO

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*Council Members may participate in this meeting via electronic communications (teleconference) as per Municipal Government Act S. 199.*

**Mayor Fleming called the Meeting to Order 4:07 p.m.**

**A. ADOPT/ AMEND AGENDA**

**Res. #2020-245**

**Moved by Deputy Mayor Slater to adopt the agenda as presented.**

**CARRIED**

**B. ADOPTION OF MINUTES**

1. None

**C. DELEGATES**

1. None

**D. BYLAWS & POLICIES**

**PUBLIC HEARING FOR BYLAW #375, SUMMER VILLAGE OF MA-ME-O BEACH MUNICIPAL DEVELOPMENT PLAN**

Members of the public attending the Hearing:

Pat Christiansen

Bob Mieske

Arthur Boytinck

Geoff Nielsen (4:12 pm)

One unknown caller (4:18 pm)

Members of the public who were present were advised that everyone in attendance will have the opportunity to speak. The members of the public were asked if they wished to speak: Bob Mieske replied that he did not wish to speak; Pat Christiansen replied that he did not wish to speak; Arthur Boytinck replied that he did wish to speak.

Don Fleming, Chairperson of the Public Hearing for proposed Bylaw #375, a Bylaw to adopt the Summer Village of Ma-Me-O Beach Municipal Development Plan, announced the Public Hearing open at 4:11 pm.

The Chairperson read through the ground rules of the Public Hearing and the order of speaking.

The Chief Administrative Officer, Sylvia Roy, introduced the Bylaw.

The Senior Planner from Municipal Planning Services, Jane Dauphinee, presented a report on the proposed Municipal Development Plan.

Jane proposed an amendment to the Municipal Development Plan Policy 7.3.4. The Policy currently states: "The disposal of greywater on the ground within the Summer Village shall be prohibited."

The proposed amendment to the Policy is as follows:

“7.3.4 The disposal of greywater on the ground within the Summer Village shall be prohibited, except that outdoor showers may be allowed at the discretion of the Development Authority, if they satisfy the requirements in the Summer Village Land Use Bylaw and Wastewater Bylaw(s).”

The Chairperson asked the Chief Administrative Officer if any written submissions were received; the Chief Administrative Officer replied that one submission was received by Arthur Boytinck.

The members of the public were asked if they wished to speak in order to create a list of speakers, with Arthur Boytinck speaking first. Bob Mieske replied that he did not wish to speak; Pat Christiansen replied that he did not wish to speak; Geoff Nielsen replied that he did not wish to speak; the unknown caller did not reply.

Arthur Boytinck presented his submission at 4:33 pm and his submission is attached to these minutes.

The Chairperson asked the members of the public a third time if they wished to speak. Bob Mieske replied that he did not wish to speak; Pat Christiansen replied that he did not wish to speak; Geoff Nielsen replied that he did not wish to speak; the unknown caller did not reply. Arthur Boytinck had no further comments.

The Chairperson closed the Public Hearing at 4:41 pm.

- 1. Bylaw #375, Summer Village of Ma-Me-O Beach Municipal Development Plan

**Res. #2020-246**

Moved by Mayor Fleming that Ma-Me-O Beach Council defer any readings for Bylaw #375, Summer Village of Ma-Me-O Beach Municipal Development Plan, to the next Council Meeting to consider the information received at the Public Hearing.

**CARRIED**

**E. COUNCIL & CAO REPORTS**

- 1. None

**F. BUSINESS**

- 1. None

**G. FINANCIAL**

- 1. None

**H. CORRESPONDENCE**

- 1. None

**I. CLOSED SESSION**

- 1. None

**J. ADJOURNMENT**

**Res. #2020-247**

Moved by Mayor Fleming that the meeting be adjourned at 4:45 pm.

**CARRIED**



**Don Fleming, Mayor  
Summer Village of Ma-Me-O Beach**



**Sylvia Roy, Chief Administrative Officer  
Summer Village of Ma-Me-O Beach**

**Presentation by Arthur Boytinck, 802 1<sup>st</sup> Avenue, Mameo Beach, AB**  
**Questions and Concerns with Draft MDP.**  
**October 17, 2020**

1. What is the impetus for establishing this draft MDP? Is it a requirement of the Municipal Government Act that the Summer Village have a MDP? From Council? From Administration? From Residents?
2. What are the impacts of the draft MDP on the current Land Use Bylaw? Is there a document that lists what will need to be changed or revised in the LUB so that new developments conform to this draft MDP?
3. Principal 3 states that planning decisions will support the efficient use of land. Residential development under Section 1.3 violates this principal as residential developments are to be low density (note - low density is not a defined term). Ergo, the assumption is that low density residential development is an efficient use of land. In my experience, cities and towns now prefer smaller residential lots as they are a more efficient use of land and infrastructure, and they are more affordable. I am not advocating for high density, but simply pointing out a contradiction and/or unjustifiable assumption in the draft.
4. Policy 5.2.3. The draft MDP stipulates no further subdivision of residential lots. As the objective is to minimize impacts from development or redevelopment, this policy assumes that two smaller homes on two smaller lots are more impactful than one larger home on one larger lot. I would argue that the policy should be more flexible and allow for consideration of subdivision if the proponents can clearly demonstrate the low-impact nature of their development. Again, I am not advocating for further subdivision of lots, however the policy makes an unjustifiable assumption, and seemingly should be more flexible.
5. Principal 4 states that the Summer Village will conduct planning activities in a fair, open, consistent, and equitable manner. I would argue that a zoom and telephone meeting during a pandemic prior to the establishment of a major change in policy violates this principal.
6. Policy 5.2.5. Has there been any consideration/calculation of the additional costs for new residential development or redevelopment from this policy (from the Clean Runoff Action Guide)? If the costs are too high, many homes that require redevelopment may not proceed. Or these higher costs may lead to other unintended consequences. I'm not advocating for abolishment of this policy, but rather looking for the homework and thought processes leading to the establishment of this policy.

End of Presentation