



Summer Village of Ghost Lake Newsletter

www.ghostlake.ca

March 2016

Preparation of the 2016 Assessment Roll

The Assessment Roll for the taxation year 2016 has been **prepared and is open for inspection during regular business hours**. Property owners will have until **May 9, 2016** to appeal their assessments.

Assessment Notices - Mailed

The 2016 Assessment Notices have been mailed out to property owners on or before **March 10, 2016**. All assessments were adjusted to reflect the current market values that properties are experiencing in the area. Each property was reviewed on its own merit based on provincial procedures; therefore, the rate of change in assessment will vary from property to property.

The Assessors will be available to discuss your assessment with you. Glen can be contacted either by phone 1-403-394-6040 between 9 am – 9 pm Mon-Sat or email at glen@muniserve.ca.

Village Information Meeting

Prov. Flood Mitigation Strategy –April 30th 1 pm

The Council invites residents to an information meeting on the Provincial Flood Mitigation Strategy for the Ghost Reservoir on:

Saturday April 30th 2016 1 pm at the Ghost Village Community Services Building

Items to be discussed include

- The new Provincial / TransAlta Agreement and strategy for flood mitigation measures
- Water wells in the Summer Village during and after lowered reservoir levels;

- Emergency water supply in the Summer Village during lowered reservoir levels.

Representatives from Alberta Environment and Parks will be in attendance to provide information and respond to questions.

This is a Village hosted event and discussion will be focused on issues and questions as they relate to the Summer Village of Ghost Lake and its residents.

Fire Services for Ghost Lake

Please note that Ghost Lake Village is (*and always has been*) an unprotected community. We had an agreement with the Town of Cochrane in the past where if a fire call comes from Ghost Lake Village and they have no current situations in Cochrane, they would respond to Ghost Lake Village. We have NEVER had a guarantee that they would respond. As mentioned in previous newsletters, Cochrane can no longer say to us that they will come out if they don't have a current call in Cochrane. Their residents are expecting (*and paying for*) a quick response to an emergency inside their community.

Does that mean you call 911 and nobody answers? No. In a recent conversation with the 911 dispatch centre manager, he advised that when a resident calls 911 with a fire call – they immediately tone Jamieson and Ghost (Benchlands) After a few minutes if no one responds, Exshaw is called....Exshaw has a duty officer that will answer the phone (Jamieson and Ghost don't) Exshaw will determine at that time if they are able to respond. **What if they don't have anyone to respond?** 911 will contact Cochrane and so on and so on. They will keep trying fire departments until one says they can respond. They don't stop calling..

So what do we do? Just wait? Yes, we wait for a fire department to respond.... It's a reality and always has been a reality.

We need to help ourselves as best we can....how do we do that?

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

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

We make sure we have mutual aid agreements in place with all neighbouring municipalities, so that they know we will pay the cost for them to respond (*currently updating mutual aid agreements with our neighbours*)

Educate residents on fire safety – everyone needs to understand how to make their property fire safe and fire smart. (*we will be creating a space on the website to host materials and plan to hold educational workshops in the future*)

Ongoing training and recruitment for Initial Assist Team – there are some residents in the Village that are trained on proper procedures and techniques on responding to grass fires in the Village (*no structural fires – that's left to the trained fire fighters*) The more residents that train up and join the team, the more chances there will be a group available in the Village to start helping with a grass fire until a fire dept arrives. *Interested in joining?* Contact the Village Office

Planning and more planning – updating the Emergency Response Plan and Evacuation Plans, creating Fire Mitigation Plans, develop a Fire Protection Plan...etc...etc.. (*The Disaster Services Committee is working on updates to the Emergency Response Plan....work is underway on developing a Fire Protection Plan, We have applied for financial assistance from FRIAA to hire a specialist to assist the Village with these documents – we will continue even if we don't get funding*)

Fire Safe your property – everyone can do their part to make sure their property is fire safe. Here's a few questions to start each of you thinking.....

- Do you have fire extinguishers?
- How often do you clean the soot and debris from your Bar-B-Que, check the propane tank? the hoses?
- Do you clean the leaves and debris from your eaves.and roof?
- Is there adequate setback of combustibles from your outdoor fire pit? Do you use a mesh screen on your fire pit?
- Do you have a Green and White address sign clearly affixed at the front of your property?
- When is the last time you had your chimney swept?

It takes a whole Village to protect a Village....fire protection and safety is everyone's responsibility. *Watch for community events and publications on firesmart and fire safety.*

Make sure your insurance provider knows the fire protection status at Ghost Lake – many of the residents will find that their insurance company has already factored in the risk of response. Where there may be issues, is if a resident advised their insurance provider that we have a fire department in the Village. Note: the Community Services Building is NOT a fire hall and we don't have a volunteer fire department. Please take the time to confirm. *You don't want to be stuck paying out of pocket the costs for the mutual aid responders fighting a fire on your property...the costs can get very high.*

Annual Meeting - June 25th

The Village Annual Meeting will be held on **Saturday, June 25, 2016** at the Ghost Lake Community Services Building. The meeting will **commence at 1:00 pm** to discuss the civic business of the Village from the past year. Find out what is happening in your community. Plan to attend.....

2015 Financial Statements

The 2015 audited financial statements are now posted on the website.

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

Council Meeting

The next regular Council meeting will be held on **Wednesday, April 27, 2016** and will commence at 5:30 pm. The meeting will be held at the **Community Services Building at Ghost Lake.**

If you would like to speak with Council on a specific item, please forward your written request, either by mail, fax or email, stating the nature of your presentation, to the Village Office at least one week prior to the meeting in order to be placed on the agenda.

Reminder - *all council and committee meetings are open to the public for observation – consider this your invitation.*

Volunteers Needed.....

May 14th – Annual Spring Cleanup

Meet at the Community Services Building 10 am please bring gloves and rakes

Fire Guardians

The Village is looking for couple of residents to volunteer as fire guardians in the Village. Responsibilities include putting up fire ban signs, fire permitting for controlled burn at “burn pile”, watching for illegal fires in the Village. For more information, please contact the Village Office. *Must have served or currently serving on any of the following: Fire and Emergency Response Committee, Disaster Services Committee, Initial Assist Team or Community Building Maintenance Team.*

Osprey Nesting Platform

Fortis has agreed to install an Osprey nesting platform in the very westerly side of the Village. Keep an eye and perhaps an Osprey family will call Ghost Lake Village “Home”

GIS is here!

The Minister of Municipal Affairs has provided Ministerial Approval to Oldman Regional Services Commission to be our GIS providers. The team is working on getting our data updated and we are hoping to have everything in place very soon as we move forward with emergency and fire protection planning.

A group of SAIT students are undertaking a project – developing an app to be used for Fire response. When fully developed, the app will allow fire responders to view the Village and properties virtually enroute to the emergency call. They will be able to see the access points onto the property, view restrictions ie. narrow driveway and see the type of structures on the site and on neighbouring sites. We are hoping that this app can familiarize the responders with the location and save them time assessing the site when they arrive.

More building pictures will be taken in the next few months to enrich the data. These are curbside photos either taken from the road or adjacent public land.

Emergency contact info

Have you changed your phone numbers lately? Please contact the Village Office and make sure we have your most up to date contact information. Landlords, please forward contact details for your tenants.

Bylaw Bits

These are actual questions the Village Office has been asked about municipal bylaws. *(this section is for information only – and shall not be construed as a legal opinion)*

Q: Can I dump extra dirt from an excavation I created on my property onto low lying areas on Village lands?

A: All fill and debris that comes from your property is your responsibility for removal and disposal. Dumping on Village lands is not permitted. If you are planning to dump it on another person’s property, a development permit is required from that property owner.

Q: Can I rent the Community Services Building for my family reunion?

A: The Community Services Facility is a public use facility and is not available for private functions. Beaupre Hall is the closest community hall to Ghost Lake. Please visit www.beauprehall.com for more information on rentals.

Reminders:

False Alarms

If you have a security monitoring system and a Fire Department is called out – costs associated with responding to a false alarm will be billed back to the property owner.

Landlords

Please ensure that your tenants are aware of the Village rules and regulations. Also ask them to register with the Village Office, their phone numbers for the Emergency Broadcast Service and their emails to receive Village news.

Fire Insurance

Reminder - if there is a fire on your property and fire trucks are called in to respond to the fire, Council may forward the cost of fire fighting to you. Please check with your fire insurance provider to determine if you have adequate coverage. Cost of fire fighting can add up to thousands of dollars – please make sure you are adequately protected.



Clean Up After Your Dog

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

Development in the Village – Plan Ahead

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

For development permits please contact Rod at Planning Protocol at (403) 230-5522. If you

happen to commence development without the appropriate permits you could be faced with double permit fees or the expense of removing the development if it does not meet land use specifications or building code regulations.

For more information on applying for building, gas, plumbing, sewage and electrical permits, check out the following website:

<http://www.safetycodes.ab.ca/Public/Pages/CodesPermits.aspx>

Off Road Vehicles

Please note that off highway vehicles (including ATV's) are not permitted on public lands except

- for the sole purpose of servicing a boat in the lake or launching a boat or
- removing a boat from the lake,
- solely for gaining access to or leaving the frozen waters of the lake by way of the boat launch or
- when working with a Village sanctioned work crew on a project.

Burn Pile

Please place your trees and branches on the burn pile *not* in the garbage bins or in the compost pile. No construction debris and definitely no nails or spikes (many of your neighbours that have volunteered to look after the Burn Pile have had to repair tires because of nails and spikes found in the debris.)

Also, do not place ashes in the burn pile. If not completely cooled, the ashes can cause an unexpected fire putting your home and your neighbour's home at risk.

Be sure that all ashes have thoroughly cooled before you dispose of them. A suggestion is to place ashes in a lidded metal container to prevent a possible fire and provide a sturdy place to store them. Ashes make good fertilizer in gardens, flowerbeds, etc.

Garbage Bins

Disposing of garbage at the garbage bin site at Ghost Lake Village is restricted to **only household garbage** and only when **placed into the garbage bins**. Do not leave any garbage along side the regular bins. The contractors will not pick up those materials and your neighbours end up having to clean up after you! Do not place recycle materials in the bins. Take to the Eco Centre in Cochrane.

Compost Pile

When disposing of grass clippings or leaves, please place them on top of the existing compost pile instead of beside it to avoid making the compost area larger than needed.

Recycling

Ghost Lake is a member of the Cochrane Eco-Centre and we encourage residents to take all your recycling items to the Eco-Centre.

50 Griffin Industrial Point in Cochrane
Open **Wed-Sat 8 am-6pm**.

For more information contact the Waste & Recycling Hotline 403-851-2277

The Centre accepts a large variety of items:

Newspaper	Cardboard
Mixed Paper	Plastic Bags and Film
Metal and Tin	Mixed Plastic
Beverage Containers	Glass and Jars
Automotive Waste	E-Waste
Expanded Polystyrene (<i>excluding colored foam, egg cartons, meat trays or takeout containers</i>)	

They also accept

Books	Clothing	Bicycles
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Ghost Lake LIVE – Social Email

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

Please email Corinne at: ghostlake@live.ca

**EMERGENCY:
FIRE, POLICE AMBULANCE
Call 911**

**Fire Ban Information
1-866-394-3473**