

**BIG LAKES COUNTY  
COUNCIL MEETING  
July 8, 2020**

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, July 8, 2020 at 10:00 a.m.

**PRESENT WERE:** Reeve: Richard Simard, Joussard  
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle  
Councillor: Donald Bissell, Enilda/Big Meadow  
Donald Charrois, HP East/Banana Belt  
Ken Killeen, Kinuso  
David Marx, Prairie Echo/Salt Prairie  
Robert Nygaard, Faust  
Ann Stewart, S. Sunset House/Gilwood  
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO  
Heather Nanninga, Director of Corporate Services  
Pat Olansky, Director of Planning & Development  
Jessica Martinson, Recording Secretary  
Vic Abel, Director of Public Works  
Brett Hawken, Acting Director of Community & Protective Service  
David Sturgeon, Fire Chief

Delegation: Imtiaz Akhtar, Strawberry Service  
Brian Bourgeault, South West Shore

Press: Richard Froese, South Peace News

**CALL TO ORDER:** Reeve Simard called the meeting to order at 10: 00 a.m.

**ADDITIONS TO  
THE AGENDA:**

Milt & Pat Sloan, Sunset Park Delegation removed from the agenda

2020-14-318

**MOVED BY DEPUTY REEVE MATTHEWS** that the July 8, 2020 agenda be adopted as amended.

**CARRIED**

**MINUTES:**

2020-14-319

**MOVED BY DEPUTY REEVE MATTHEWS** that the June 24, 2020 Regular Council Meeting minutes be adopted as presented.

**CARRIED**

**BUSINESS ARISING  
FROM MINUTES:**

**ACTION LIST:**

2020-14-320

**MOVED BY COUNCILLOR STEWART** that the action list be received for information.

**CARRIED**

**DELEGATIONS:**

**STRAWBERRY  
SERVICE:**

Imtiaz Akhtar with Strawberry Service presented Council with a request to reduce his property taxes for 2019 as the Strawberry Service building burnt down and he is planning to build a new store by the end of the year. Administration to bring forward additional information to the next Council meeting.

Council Meeting  
Wednesday, July 8, 2020

Initials: Reeve RHS CAO [Signature]

**STAFF REPORTS:**

2020-14-321

**MOVED BY DEPUTY REEVE MATTHEWS** that the following Staff Reports be received for information:

- Director of Corporate Services
- Director of Planning & Development
- Director of Public Works
- Acting Director of Community & Protective Services

**CARRIED**

A break was taken from 10:47 a.m. to 11:01 a.m.

**DELEGATION CON'T:*****SOUTHWEST SHORE:***

Shane & Fern White, Dave & Carmen Banack, Brian Bourgeault, Andre Berube, Albert Blanchette, Jen Verrart, Donna Blanchette, Suella Termblay, Dan Dion and a group from Southwest Shore presented Council with information in favor of Bylaw #13-2020 which regulates the siting of recreational vehicles and the number of RVs allowed on lots within Hamlet Residential, Hamlet Estate Residential, Hamlet Mixed Use and Communal Recreation District. The group asked for Council to reconsider the number of recreational vehicles allowed on Communal Recreation (CMR) District lots/units greater than 2.5 acres in size shall be limited to four (4).

**CORPORATE SERVICES:*****CHEQUE LIST:***

2020-14-322

**MOVED BY DEPUTY REEVE MATTHEWS** that cheques #85527 to #85658 in the amount of \$966,925.34 for the period ending June 24, 2020 be received for information.

**CARRIED****PUBLIC TIME:*****FAUST RESIDENTS:***

Mellissa Gray, Ken McNeil, Shelly Gladue presented council with concerns and opposition regarding a proposed amendment to the Faust Area Structure Plan (Bylaw 16-2020) and re-districting of Part NW-9-73-11-W5 from the Hamlet Residential District to Communal Recreation District.

***L. LAMOUCHE:***

Lawrence Lamouche presented Council with concerns regarding patching in the Hamlet of Grouard.

The meeting recessed for lunch break at 12:16 p.m. and reconvened at 12:46 p.m.

**PLANNING & DEVELOPMENT:*****LAND USE BYLAW AMENDMENT #13-2020-SECTION 6.34 SITTING OF RECREATIONAL VEHICLES WITHIN THE COMMUNAL RECREATION DISTRICT:***

2020-14-323

**MOVED BY COUNCILLOR STEWART** that administration be directed to present Land Use Bylaw Amendment #13-2020 to Council for first reading at the next Council meeting.

**CARRIED**

**FIRST READING – BYLAW 16-2020 TO AMEND THE FAUST AREA  
STRUCTURE PLAN:**

**2020-14-324**            **MOVED BY COUNCILLOR STEWART** that first reading by given to Bylaw 16-2020 to Amend the Faust Area Structure Plan.

**DEFEATED**

**PUBLIC HEARING:****LAND USE BYLAW AMENDMENT 11-2020:**

**2020-14- 325**            **MOVED BY COUNCILLOR MARX** that the public hearing for Bylaw 11-2020 be called to order at 1:03 p.m.

**CARRIED**

Ms. Olansky read aloud a letter of withdraw from the applicant.

**2020-14- 326**            **MOVED BY COUNCILLOR KILLEEN** that the meeting come out of public hearing at 1:13 p.m.

**CARRIED**

**2020-14- 327**            **MOVED BY COUNCILLOR MARX** that Bylaw 11, 2020 be received for information.

**CARRIED**

**PLANNING & DEVELOPMENT CON'T:****LAND USE BYLAW AMENDMENT #15-2020 – SECTION 6.19  
FENCES AND SCREENING:**

**2020-14-328**            **MOVED BY DEPUTY REEVE MATTHEWS** that first reading by given to Bylaw 15-2020 to Amend the Faust Area Structure Plan.

**CARRIED**

**2020-14-329**            **MOVED BY COUNCILLOR CHARROIS** that a Public Hearing for Bylaw 15-2020 be set for August 12, 2020 at 1:00 p.m. in the Council Chambers of the Big Lakes County Administration Building.

**CARRIED**

**2020-14-330**            **MOVED BY COUNCILLOR CHARROIS** that notices of the Public Hearing related to Bylaw 15-2020 be advertised in accordance with the Public Notification Bylaw 15-2019.

**CARRIED**

**2020 SENIORS WEEK EVENTS:**

**2020-14-331**            **MOVED BY COUNCILLOR WELCH** that Seniors Week events be canceled for 2020.

**CARRIED**

**VOLUNTEER APPRECIATION WEEK 2020:**

**2020-14-332**            **MOVED BY COUNCILLOR NYGAARD** that the 2020 Volunteer Appreciation events be cancelled for 2020 and that each nominee be provided with a certificate and thank you card.

**CARRIED**

**PUBLIC HEARING:**

***LAND USE BYLAW AMENDMENT 14-2020:***

**2020-14- 333**      **MOVED BY COUNCILLOR KILLEEN** that the public hearing for Bylaw 14-2020 be called to order at 1:36 p.m.

**CARRIED**

**2020-14- 334**      **MOVED BY DEPUTY REEVE MATTHEWS** that the meeting come out of public hearing at 1:42 p.m.

**CARRIED**

**2020-14- 335**      **MOVED BY COUNCILLOR MARX** that second reading be given to Land Use Bylaw Amendment Bylaw 14-2020.

**CARRIED**

**2020-14- 336**      **MOVED BY DEPUTY REEVE MATTHEWS** that third reading be given to Land Use Bylaw Amendment Bylaw 14-2020.

**CARRIED**

**PLANNING & DEVELOPMENT CON'T:**

***WALL OF FAME AWARDS 2020:***

**2020-14-337**      **MOVED BY COUNCILLOR CHARROIS** that administration be directed to advertise for the Wall of Fame awards for 2020.

**CARRIED**

**COMMUNITY & PROTECTIVE SERVICES:**

***BLC FIRE SERVICES – REPLACEMENT OF HOSE/NOZZLES AND SCBA FACE PIECES:***

**2020-14-338**      **MOVED BY COUNCILLOR NYGAARD** that a budget overage in the amount of \$50,000 be approved to replace 77 Lengths of hose, 12 nozzles and 12 SCBA Facepieces.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

**2020-14-339**      **MOVED BY COUNCILLOR STEWART** that the information/ correspondence be received for information.

**CARRIED**

A break was taken from 1:58 p.m. to 2:18 p.m.

**CLOSED SESSION:**

**2020-14-340**      **MOVED BY COUNCILLOR MARX** that the meeting go into closed session at 2:18 p.m. to discuss negotiation matters and personnel matters as per section 27, Freedom of Information and Protection Act.

**CARRIED**

Reeve Simard declared pecuniary interest and stepped out of the meeting at 2:38 p.m. as Reeve Simard cited a conflict of interest. Deputy Reeve Matthews assumed the chair.

**2020-14-341**      **MOVED BY COUNCILLOR KILLEEN** that the meeting come out of closed session at 2:46 p.m.

**CARRIED**

2020-14-342

**MOVED BY COUNCILLOR STEWART** that the code of conduct letter be approved as presented.

**CARRIED**

Reeve Simard returned to the meeting at 2:49 p.m. and assumed the chair.

2020-14-343

**MOVED BY COUNCILLOR NYGAARD** that the 3 year phase-in M&E rebate of 40% on the assessed value of new machinery and equipment for be approved for Tolko Industries Limited.

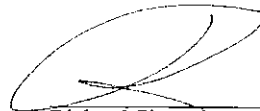
**CARRIED**

**ADJOURNMENT:**

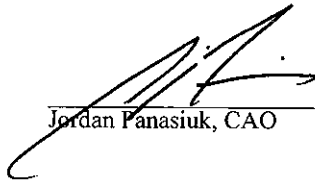
2020-14-344

**MOVED BY COUNCILLOR WELCH** that the meeting be adjourned at 3:00 p.m.

**CARRIED**



Richard Simard, Reeve



Jordan Panasiuk, CAO

**PUBLIC HEARING**  
**(Land Use Bylaw Amendment 11-2020)**  
**July 8, 2020**

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 11-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, July 8, 2020, commencing at 1:00 p.m.

**PRESENT WERE:** Reeve: Richard Simard, Joussard  
 Deputy Reeve: Ken Matthews, N. Gilwood/Triangle  
 Councillor: Donald Bissell, Enilda/Big Meadow  
 Donald Charrois, HP East/Banana Belt  
 Ken Killeen, Kinuso  
 David Marx, Prairie Echo/Salt Prairie  
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Administration: Jordan Panasiuk, CAO  
 Heather Nanninga, Director of Corporate Services  
 Pat Olansky, Director of Planning & Development  
 Jessica Martinson, Recording Secretary  
 Vic Abel, Director of Public Works  
 Brett Hawken, Acting Director of Community &  
 Protective Service  
 David Sturgeon, Fire Chief

Press: Richard Froese, South Peace News

**CALL TO ORDER:** Reeve Simard called the public hearing to order at 1:03 p.m.

Big Lakes County has received an application from Conan Ochran to redistrict SE 9-74-17-W5 southwest of High Prairie from the Agriculture (AG) District to Rural Industrial (RI) District.

This property is the location of an oilfield trucking operation, CX Energy Services. The applicant is seeking to diversify by offering equipment repair and maintenance services to the general public. The existing business was a permitted use under the Agriculture District in the previous Land Use Bylaw. The current bylaw, however, does not allow for general industrial type operations in the AG District. Nor does it allow for automobile repair services. The existing operation can continue to operate as a non-conforming use as long as the existing buildings are not added to or structurally altered, no additional business are constructed, or the business does not change. Because the proposed repair services changes the scope of the business, a development permit for the use would be required. A permit could only be issued if the property is re-districted to Rural Industrial District.

Council gave first reading for bylaw amendment 11-2020 at the June 10, 2020 Council meeting. The public hearing was duly advertised in the June 24 and July 1, 2020 issues of the South Peace news and posted on social media and the Big Lakes County website.

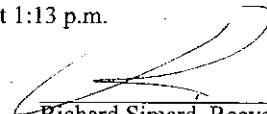
Ms. Olansky read aloud a letter of withdraw from the applicant.

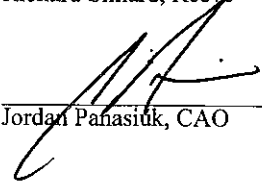
Letters in opposition of the proposed re-districting were received from the following: Bob & Dawn Rohloff, Ron & Edith Ragan, Ed Yanyshyn, Tony Cirfranic, Rene Guerin, Chris Watts, Blayne Rubbelke, Tom McNabb, Heinz Zier, and Mike Cifranic.

The Municipal Planning Commission reviewed the application at its June 24, 2020 meeting and had no concerns with the proposed amendment.

Blaine Rubbelke was present at the meeting and spoke in favor of the amendment.

The public hearing was closed at 1:13 p.m.

  
Richard Simard, Reeve

  
Jordan Panasiuk, CAO

**PUBLIC HEARING**  
**(Land Use Bylaw Amendment 14-2020)**  
**July 8, 2020**

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 14-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, July 8, 2020, commencing at 1:30 p.m.

**PRESENT WERE:** Reeve: Richard Simard, Jousard  
 Deputy Reeve: Ken Matthews, N. Gilwood/Triangle  
 Councillor: Donald Bissell, Enilda/Big Meadow  
 Donald Charrois, HP East/Banana Belt  
 Ken Killeen, Kinuso  
 David Marx, Prairie Echo/Salt Prairie  
 Robert Nygaard, Faust  
 Ann Stewart, S. Sunset House/Gilwood  
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Administration: Jordan Panasiuk, CAO  
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 Brett Hawken, Acting Director of Community & Protective Service  
 David Sturgeon, Fire Chief

Press: Richard Froese, South Peace News

**CALL TO ORDER:** Reeve Simard called the public hearing to order at 1:36 p.m.

The County's Land Use Bylaw outlines methods for providing notification of proposed developments for a discretionary use, or a permitted use with a variance, notice of approval decision on a development permit, and notice of an application to amend the Land Use Bylaw.

In each of these instances, the LUB requires notice to be published in a newspaper circulating in the municipal area. Depending on the section, notice may also be mailed to affected property owners or posted on the property.

- Section 3.5.1(b) requires an application being considered for a discretionary use, or a permitted use with a variance to a quantitative requirement such as a setback distance, be published in a newspaper.
- Section 3.6.3(a) of the LUB requires a notice of an approval decision on a development permit to be published in a newspaper.
- Section 4.3.4(a)(ii) of the LUB requires that notice of a public hearing to amend the bylaw be advertised in the local newspaper.

Council has now adopted Public Notification Bylaw 15-2019 which gives the County the flexibility of advertising in a local newspaper or other publication circulating in the County, publishing electronically on the County's website or social media sites, posting notice on various bulletin boards within the County, or the monthly newsletters.

It is recommended that the LUB (Sections 3.5.1(b), 3.6.3(a), and 4.3.4(a)(ii)) be amended to be consistent with the Public Notification Bylaw #15-2019 to give administration the flexibility to use a variety of notification methods while being compliant with the MGA (Section 606).

Additionally, Section 3.14.1(b) of the LUB requires all LUB amendment applications that are not of a punctuation or grammatical nature must be provided to adjacent municipalities. It is suggested that this section also be amended at this time to provide administration the flexibility to determine which LUB amendments should be circulated to adjacent municipalities.



Planning & Development is finding that many of the adjacent municipalities are not interested in receiving these notices unless they will somehow impact their residents or properties. Intermunicipal Development Plans are now in place for the Town of High Prairie, M.D. of Smoky River, and M.D. of Greenview which detail when intermunicipal notification will take place.

It is proposed that Section 3.14.1(b) be amended to read  
"All applications to amend this LUB that are not of a punctuation or grammatical nature if deemed necessary."

The bylaw was given first reading by Council at their regular meeting of June 10, 2020.

The public hearing was advertised in the June 24 and July 1, 2020 issues of the South Peace News, the County's July resident newsletter and posted to the County website and Facebook page.

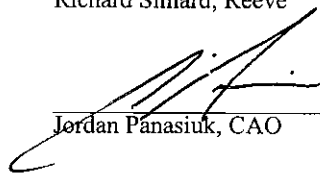
The MPC passed a motion at its June 24, 2020 meeting in support of the proposed amendment.

Reeve Simard called for comments from the public. No one was in attendance.

The public hearing was closed at 1:42 p.m.



Richard Simard, Reeve



Jordan Panasiuk, CAO

