

**BIG LAKES COUNTY
COUNCIL MEETING
October 26, 2022**

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, October 26, 2022, at 10:00 a.m.

PRESENT WERE:

Reeve: Robert Nygaard, Faust
Deputy Reeve: Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor: Tyler Airth, HP East/ Banana Belt
Jeff Chalifoux, Grouard
Roberta Hunt, Kinuso
Richard Mifflin, Jousard
Lane Monteith, Enilda/ Big Meadow
Ann Stewart, S. Sunset House/ Gilwood
Garrett Zahacy, Prairie Echo/ Salt Prairie
(Zoom)

Administration: Roy Brideau, Interim CAO
Brett Hawken, Director of Community &
Protective Services
Jessica Plante, Recording Secretary
David Reynolds, Director of Corporate
Services (Zoom)
Pat Olansky, Director of Planning &
Development
Vic Abel, Director of Public Works
Kevin Cymbaluk, Director of Public Works
Eunice McCauley, Human Resources
Manager (Zoom)

Delegations: High Prairie Victim Services
High Prairie & District Food Bank

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Nygaard called the meeting to order at 10: 18 a.m.

**ADDITIONS TO
THE AGENDA:**

2022-25-562 **MOVED BY COUNCILLOR AIRTH** that the October 26, 2022, agenda be adopted as amended.

CARRIED

MINUTES:

2022-25-563 **MOVED BY COUNCILLOR STEWART** that the October 7, 2022, Special Council Meeting Minutes be adopted as presented.

CARRIED

2022-25-564 **MOVED BY COUNCILLOR MONTEITH** that the October 12, 2022, Regular Council Meeting Minutes be adopted as presented.

CARRIED

DELEGATION:**GOLF CHEQUE**

PRESENTATION: The High Prairie & District Food Bank and the High Prairie & District Victim Services were presented with cheques from the 2022 Big Lakes Charity Golf Tournament. Council will be presenting to the Stollery Children's Hospital Foundation at a later date.

BUSINESS ARISING**FROM MINUTES:****ACTION LIST:**

2022-25-565 **MOVED BY COUNCILLOR AIRTH** that the action list be received for information.

CARRIED**ADMINISTRATION:****REMEMBRANCE DAY CEREMONY:**

2022-25-566 **MOVED BY COUNCILLOR MONTEITH** that Reeve Nygaard or his alternate be approved to attend and provide a few words on behalf of the County during the Royal Canadian Legion Remembrance Day Ceremony taking place on November 11, 2022, at 10:45 a.m. at the Legion Hall.

CARRIED**POLICY REVIEW – COUNC-05 COUNCIL PHOTO POLICY:**

2022-25-567 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the Council Photo Policy Counc-05 be received for information.

CARRIED**CORPORATE SERVICES:****COMMUNITY FUTURES INTEREST FREE LOAN PROGRAM – MEMORANDUM OF UNDERSTANDING (MOU):**

2022-25-568 **MOVED BY COUNCILLOR MIFFLIN** that the Memorandum of Understanding (MOU) for the Community Futures Interest Free Loan Program be approved.

CARRIED**MOTHERS AGAINST DRUNK DRIVING (MADD) – REQUEST FOR SPONSORSHIP:**

2022-25-569 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the sponsorship request from Mothers Against Drunk Driving (MADD) be received for information.

CARRIED**PLANNING & DEVELOPMENT:****POLICY REVIEW - CHRISTMAS ANGELS HAMPER POLICY #FCSS-02:**

2022-25-570 **MOVED BY COUNCILLOR STEWART** that the Christmas Angels Hamper Policy #FCSS-02 be received for information.

CARRIED**MUNICIPAL DEVELOPMENT PLAN AMENDMENT #20-2022 – SECTION 3.11 ALTERNATIVE ENERGY:**

2022-25-571 **MOVED BY COUNCILLOR AIRTH** that Bylaw 20-2022 be tabled for further information.

CARRIED

PUBLIC WORKS:***HAMLET UPGRADE PROJECTS – ENILDA WALKING TRAILS:***

2022-25-572 **MOVED BY COUNCILLOR MONTEITH** that the Hamlet Upgrades project cost estimate for the Hamlet of Enilda walking trails be approved for construction in future budget years as per the Hamlet Upgrade Policy PW-23.

CARRIED

HAMLET UPGRADE PROJECTS – GROUARD COMMUNITY HALL:

2022-25-573 **MOVED BY COUNCILLOR CHALIFOUX** that the Hamlet Upgrades project estimate for the Hamlet of Grouard Community Hall be approved for construction in future budget years as per the Hamlet Upgrade Policy PW-23.

CARRIED

A break was taken from 11:05 a.m. to 11:16 a.m.

HAMLET UPGRADE PROJECTS – JOUSSARD SOLAR STREETLIGHTS:

2022-25-574 **MOVED BY COUNCILLOR MIFFLIN** that the Hamlet Upgrades project cost estimate for the Hamlet of Jousard Solar Street lights be approved for construction in future budget years as per the Hamlet Upgrade Policy PW-23.

CARRIED

HAMLET UPGRADE PROJECTS – FAUST ROAD RECONSTRUCTION 3RD AVE SW AND 4TH AVE SW:

2022-25-575 **MOVED BY REEVE NYGAARD** that the Hamlet Upgrades project cost estimate for the Hamlet of Faust Road Reconstruction for 3rd Ave SW and 4th Ave SW be approved for construction in future budget years as per the Hamlet Upgrade Policy PW-23.

CARRIED

COMMUNITY & PROTECTIVE SERVICES:***RCMP HOUSING BRIEFING NOTE – HIGH PRAIRIE DETACHMENT:***

2022-25-576 **MOVED BY COUNCILLOR MONTEITH** that the RCMP Housing – Town of High Prairie Briefing document be approved.

CARRIED

VOLUNTEER FIREFIGHTER PAID ON CALL PROPOSAL:

2022-25-577 **MOVED BY COUNCILLOR CHALIFOUX** that the paid-on call system for volunteer firefighters be approved at a rate of \$15.55/hr for the 2023 budget and to include an honorarium system of \$2,000 per hall.

CARRIED

RESCIND BYLAW #18-95 “TO ENTER INTO AN AGREEMENT FOR VETERINARY SERVICES WITH VSI SERVICES LTD.” AND POLICY ASB-11 “VETERINARY SERVICES INCORPORATED”:

2022-25-578 **MOVED BY COUNCILLOR CHALIFOUX** that Bylaw #18-95 “To enter into an agreement for veterinary services with VSI Services Ltd” be rescinded.

CARRIED

2022-25-579 **MOVED BY COUNCILLOR MIFFLIN** that Policy ASB-11 – Veterinary Services Incorporated be rescinded.

CARRIED

The meeting recessed for lunch break at 11:48 p.m. and reconvened at 12:30 p.m.

CORPORATE SERVICE CON'T:

STATEMENT OF OPERATIONS – SEPTEMBER 2022:

2022-25-580 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the Statement of Operations – September 2022 be received for information and that administration be directed to bring forward an update on the current value of Property Tax Accounts Receivable with all future Statement of Operations.

CARRIED

CORRESPONDENCE:

2022-25-581 **MOVED BY COUNCILLOR AIRTH** that the information/correspondence be received for information.

CARRIED

PUBLIC HEARING:

LAND USE BYLAW AMENDMENT 21-2022:

2022-25-582 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 21-2022 be called to order at 1:00 p.m.

CARRIED

2022-25-583 **MOVED BY COUNCILLOR CHALIFOUX** that the public hearing for Bylaw 21-2022 be closed at 1:04 p.m.

CARRIED

2022-25-584 **MOVED BY COUNCILLOR STEWART** that second reading be given to Bylaw 21-2022.

CARRIED

2022-25-585 **MOVED BY COUNCILLOR AIRTH** that third reading be given to Bylaw 21-2022.

CARRIED

CLOSED SESSION:

2022-25-586 **MOVED BY COUNCILLOR AIRTH** that the meeting go into closed session at 1:05 p.m. to discuss personnel matters as per section 27, Freedom of Information and Protection Act.

CARRIED

2022-25-587 **MOVED BY COUNCILLOR HUNT** that the meeting come out of closed session at 1:27 p.m.

CARRIED

PUBLIC HEARING:

LAND USE BYLAW AMENDMENT 23-2022:

2022-25-588 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 23-2022 be called to order at 1:30 p.m.

CARRIED

2022-25-589 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 23-2022 be closed at 1:48 p.m.

CARRIED

2022-25-590 **MOVED BY COUNCILLOR STEWART** that Bylaw 23-2022 be tabled for further information.

CARRIED

A break was taken from 1:56 p.m. to 2:01 p.m.

CLOSED SESSION:

2022-25-591 **MOVED BY COUNCILLOR AIRTH** that the meeting go into closed session at 2:01 p.m. to discuss personnel matters as per section 27, Freedom of Information and Protection Act.

CARRIED

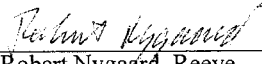
2022-25-592 **MOVED BY COUNCILLOR HUNT** that the meeting come out of closed session at 2:52 p.m.

CARRIED

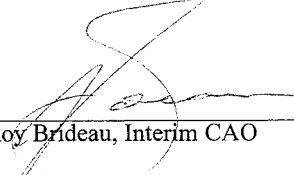
ADJOURNMENT:

2022-25-593 **MOVED BY COUNCILLOR AIRTH** that the meeting be adjourned at 2:53 p.m.

CARRIED



Robert Nygaard, Reeve



Roy Brideau, Interim CAO

PUBLIC HEARING
Bylaw 21-2022
October 26, 2022

Minutes of the Big Lakes County Public Hearing for Bylaw 21-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 26, 2022, commencing at 1:00 p.m.

PRESENT WERE:

Reeve:	Robert Nygaard, Faust
Deputy Reeve:	Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor:	Tyler Airth, HP East/ Banana Belt Jeff Chalifoux, Grouard Roberta Hunt, Kinuso Richard Mifflin, Joussard Lane Monteith, Enilda/ Big Meadow Ann Stewart, S. Sunset House/ Gilwood Garrett Zahacy, Prairie Echo/ Salt Prairie (Zoom)
Administration:	Roy Brideau, Interim CAO Jessica Plante, Recording Secretary Pat Olansky, Director of Planning & Development Eunice McCauley, Human Resources Manager
Press:	Richard Froese, South Peace News

CALL TO ORDER: Reeve Nygaard called the public hearing to order at 1:00 p.m.

The Municipal Planning Commission passed a motion at its July 27, 2022 and that administration bring forward to Council a Land Use Bylaw amendment to accommodate colony development within the County under the Agriculture (AG) District. There is currently no provision in the LUB for this type of development.

Several rural municipalities with Hutterite colony developments were either researched or contacted. It was found that the municipalities with Hutterite colonies handle this type of development in one of four ways

- 1) No specific regulations in the land use bylaw regarding communal living or colonies. New developments are dealt with on a case-by-case basis; or
- 2) A Hutterite colony must be re-districted to the Direct Control District and any applications for development under Direct Control are received, considered, and decided upon by Council; or
- 3) Municipal Development Plan policies respecting confined feeding operations; or
- 4) The land use bylaw contains a definition for a communal (colony) or multi-dwelling units.

Feedback received from municipal staff on Hutterite colonies within their respective jurisdictions are as follows:

- good neighbours
- good ratepayers (no issues collecting property taxes)
- no known issues
- sometimes the colony will do what it wants without municipal permission (ditching/drainage work)
- superior farming practices with the latest technology
- good cooperation between the engineers, colony members and staff regarding new developments

The MD of Smoky River and Birch Hills County do not have specific regulations pertaining only to Hutterite Colonies in their land use bylaws; however, both have addressed confined feeding operations in considerably more detail than Big Lakes County.

The following amendments to the Land Use Bylaw are recommended:

- 1) Add a definition of "Dwelling, multi-unit (colony)"
Dwelling, multi-unit (colony): a multi-unit dwelling(s) and associated facilities which may be contained within one building or within multiple buildings and are directly associated with a colony. Multi-unit dwellings (colony) are designed to provide living accommodations to colony members and their families who are directly involved in the day-to-day function of the agricultural operation owned and operated by the colony. Associated facilities may include a communal kitchen, dining room, school, or church.
- 2) Add statement to 6.15.3 stating the development authority may issue a development permit for greater than three dwellings on a parcel of land in the AG District specifically for a multi-unit (colony) dwelling, and
- 3) Add multi-unit (colony) dwelling as a discretionary use in the AG District.

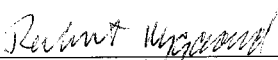
The Municipal Planning Commission reviewed the application at its September 28, 2022, meeting and tabled the report.


Notice of the public hearing were posted to the county website, county social media sites, and bulletin boards of the County administration office.

Reeve Nygaard asked if any submissions had been submitted opposed or in favor. No submissions have been received.

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

The public hearing was closed at 1:04 p.m.


Robert Nygaard, Reeve


Roy Brideau, Interim CAO

PUBLIC HEARING
Bylaw 23-2022
October 26, 2022

Minutes of the Big Lakes County Public Hearing for Bylaw 23-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 26, 2022, commencing at 1:00 p.m.

PRESENT WERE:

Reeve:	Robert Nygaard, Faust
Deputy Reeve:	Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor:	Tyler Airth, HP East/ Banana Belt
	Jeff Chalifoux, Grouard
	Roberta Hunt, Kinuso
	Richard Mifflin, Joussard
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	Garrett Zahacy, Prairie Echo/ Salt Prairie (Zoom)
Administration:	Roy Brideau, Interim CAO
	Jessica Plante, Recording Secretary
	Pat Olansky, Director of Planning & Development
	Eunice McCauley, Human Resources Manager
Press:	Richard Froese, South Peace News

CALL TO ORDER: Reeve Nygaard called the public hearing to order at 1:30 p.m.

Big Lakes County received an application from Woodcote Oil & Gas Inc. to redistrict Pt. SE (LSD 2) 2-78-16-W5 south of the Peavine Metis Settlement from the Agriculture (AG) District to the Rural Industrial (RI) District. The property is owned by the Peavine Metis Settlement, and they have authorized the applicants to apply for the Land Use Bylaw amendment.

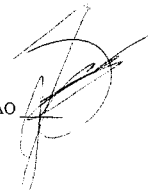
The applicants are operating a multi-well bitumen battery at 02-02-78-16-W5.

The SE 2-78-16-W5 is currently within the Agriculture District. Heavy industrial is neither a permitted nor discretionary use in this district. Heavy Industrial is defined in the Land Use Bylaw as an industrial use that due to its appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land uses. Heavy industrial includes land treatment and general industrial uses that create nuisances that extend beyond the boundaries of the site but does not include agriculture or Cannabis Production and Distribution Facility. This use should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, use, amenity or enjoyment of any surrounding districts. This is a discretionary use under the Rural Industrial District.

The County's Municipal Development Plan (MDP) includes several general policies to guide the location and designation of industrial properties:

Through the MDP, it is the County's objectives to:

- 1) Reduce conflict of industrial land uses with non-industrial uses;
- 2) Support a variety of industrial uses;
- 3) Accommodate and encourage industrial uses that will support existing industry (oil, gas, forestry); and



- 4) Facilitate the responsible and environmentally sustainable development of natural resource industries as per provincial guidelines through good communication and collaboration.

General policies within the MDP related to industrial development are outlined in Section 7.1 of the plan. Applicable policies are outlined below:

1. The County shall monitor its supply of industrial lands to accommodate current and future demands. However, the County should prioritize the development of existing industrial lands, prior to rezoning new ones.
 - There are few undeveloped Rural Industrial District parcels within the County.
 - The developers entered into a surface lease agreement with the registered owners without prior consultation with the County to ensure the property was or could be rezoned to the Rural Industrial District.
2. The County should encourage the location of new industrial development within or adjacent to existing industrial parks, and near major transportation infrastructure, including Highway 2, the Seal Lake Connector Road, and rail networks.
 - This parcel is in proximity to the Seal Lake Road.
3. Industrial lands adjacent to residential and other uses shall require buffers in the form of vegetation, berms, fencing, or natural dividing landscape features, in accordance with the requirements outlined within the Land Use Bylaw.
 - Can be considered during the development permit process.
4. Large industrial development shall consider impacts on rural infrastructure, roads, bridges, traffic flows, and environmental impacts.
 - Impacts to the County roads and intersection of Township Road 780 and Range Road 161A can be evaluated during the development permit phase.
 - Daily traffic estimates on Range Road 161A:
 - The 4th well is currently being drilled on this pad (10-day duration). Once complete there is expected to be 5 oil haulers per day. Operators will access the location daily via small trucks.
 - A Road Use Agreement with Big Lakes County will be considered as a condition of the development permit to ensure that appropriate signage, maintenance, and repairs will be the responsibility of the developer.
5. Industrial developments that require large lot sizes and are of a nature that may produce various forms of nuisance (odour, dust, noise, etc.) shall be encouraged to develop near other similar developments in an industrial park.
 - Potential nuisance concerns include noise associated with tanker truck traffic and idling.
 - Description of existing development / activity on the site;
 - (8) 1000-barrel tanks onsite, 2 5.7L engines driven by propane (Chevrolet engines), and 4 well heads
 - 15-2-78-16-W5 directly north of this site was redistricted to the Rural Industrial District to accommodate a similar wellsite pad.

The parcel meets the requirements of the Land Use Bylaw for lot size. Section 7.17.3 of the Land Use Bylaw which requires all Rural Industrial District lots outside hamlets to be a minimum of 0.8 ha (2.0 acres) in size.

The bylaw was given first reading by Council at their regular meeting of September 28, 2022.

Notice of the public hearing were posted to the county website, county social media sites, and bulletin boards of the County administration office.

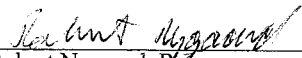
Notice of the public hearing was also sent to:

- Adjacent Landowners No comments received
- Alberta Environment & Parks No comments received

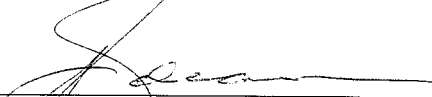
Reeve Nygaard asked if any submissions had been submitted opposed or in favor. No submissions have been received.

Reeve Nygaard called for comments from the public. Darrell Jarvis was in attendance and spoke in opposition.

The public hearing was closed at 1:48 p.m.



 Robert Nygaard, Reeve



 Roy Bideau, Interim CAO