

**BIG LAKES COUNTY
COUNCIL MEETING**

January 11, 2023

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, January 11, 2023, 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

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

Delegation: Glenda Farnden, Sr. Municipal Relations Liaison with Stars
 Lindsay Pratt, with Hearth River Housing

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Nygaard called the meeting to order at 10:15 a.m.

**ADDITIONS TO
THE AGENDA:**

Delegation Canadian Fiber Optic removed from the agenda.
 2022 Audit Plan be moved to Closed Session.

2023-01-001 **MOVED BY COUNCILLOR HUNT** that the January 11, 2023, agenda be adopted as amended.

CARRIED

MINUTES:

2023-01-002 **MOVED BY COUNCILLOR STEWART** that the December 5 & December 6, 2022, Special Council Meeting Minutes be adopted as presented.

CARRIED

2023-01-003 **MOVED BY COUNCILLOR MONTEITH** that the December 14, 2022, Regular Council Meeting Minutes be adopted as presented.

CARRIED

**BUSINESS ARISING
FROM MINUTES:**

ACTION LIST:

2023-01-004 **MOVED BY COUNCILLOR MIFFLIN** that the action list be received for information.

CARRIED

STAFF REPORTS:

2023-01-005 **MOVED BY COUNCILLOR ZAHACY** that the following Staff Reports be received for information:

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

CARRIED

ADMINISTRATION:

REGULAR MEETINGS – ELECTRONIC MEANS:

2023-01-006 **MOVED BY COUNCILLOR STEWART** that Council approves that due to extenuating circumstances Council authorizes Councillors to attend the January 2023 to December 2023 meetings in person or by electronic means.

CARRIED

MINISTER OF MUNICIPAL AFFAIRS MEETING – RMA SPRING CONVENTION:

2023-01-007 **MOVED BY COUNCILLOR HUNT** that administration be directed to request a meeting with Honourable Rebecca Schulz, Minister of Municipal Affairs, at the 2023 RMA Spring Convention, scheduled to take place March 20-22, 2023, at the Edmonton Convention Centre.

CARRIED

CORPORATE SERVICES:

SCHEDULE OF FEES BYLAW #02-2023:

2023-01-008 **MOVED BY COUNCILLOR ZAHACY** that first reading be given to bylaw 02-2023 Schedule of Fees Bylaw with the following amendment to include the FCSS Rural Transportation Per Trip Fees – Third Party trips \$300/day plus a mileage rate based on the current CRA - Reasonable per-kilometer allowance rates.

CARRIED

2023-01-009 **MOVED BY COUNCILLOR STEWART** that second reading be given to bylaw 02-2023 Schedule of Fees Bylaw as amended.

CARRIED

2023-01-010 **MOVED BY COUNCILLOR MIFFLIN** that unanimous approval be given to bylaw 02-2023 Schedule of Fees Bylaw to proceed to third and final reading.

DEFEATED

HIGH PRAIRIE SCHOOL DIVISION & ALBERTA FOOD MATTERS – NIB TRUST FUND GRANT – LETTER OF SUPPORT:

2023-01-011 **MOVED BY COUNCILLOR MONTEITH** that a letter of support be approved for the High Prairie School Division (HPSD) and Alberta Food Matters (AFM) grant funding application toward the NIB Trust Fund to address food insecurity and food literacy within our region.

CARRIED

PLANNING & DEVELOPMENT:***FCSS RURAL TRANSPORTATION PROGRAM POLICY FCSS-04:***

2023-01-012 **MOVED BY COUNCILLOR HUNT** that the Big Lakes FCSS Rural Transportation Program Policy FCSS-04 be approved with an amendment to state that the third party rental rate shall be as per the Schedule of Fees bylaw.

CARRIED**PUBLIC WORKS:*****HIGHWAY 2 SPEED LIMIT REDUCTION REQUEST – DIRFTPILE FIRST NATION:***

2023-01-013 **MOVED BY COUNCILLOR HUNT** that Council supports the request for a speed reduction but that feedback be provided to Alberta Transportation and Economic Corridors encouraging them to maintain a safe, functional, efficient and effective highway network in our region.

CARRIED**COMMUNITY & PROTECTIVE SERVICES:*****ANIMAL CONTROL POLICY – AC-01:***

2023-01-014 **MOVED BY COUNCILLOR STEWART** that the amendment to the Animal Care Facility Holding Time Limits Policy AC-01 be approved.

CARRIED

The meeting recessed for lunch break at 12:04 p.m. and reconvened at 12:30 p.m.

DELEGATION:

STARS: Glenda Farnden, Senior Municipal Relations Liaison with STARS presented Council with an update on STARS operations.

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT #28-2022 – SECOND READING:***

2023-01-015 **MOVED BY COUNCILLOR MONTEITH** that the public hearing for Bylaw 28-2022 be called to order at 1:01 p.m.

CARRIED

2023-01-016 **MOVED BY COUNCILLOR MIFFLIN** that the public hearing for Bylaw 28-2022 be closed at 1:18 p.m.

CARRIED

2023-01-017 **MOVED BY REEVE NYGAARD** that second reading be given to Bylaw 28-2022.

CARRIED

2023-01-018 **MOVED BY COUNCILLOR MIFFLIN** that third reading be given to Bylaw 28-2022.

CARRIED**DELEGATION****CON'T:**

Councillor Airth stepped out of the meeting at 1:33 p.m. and returned at 1:38 p.m.

HEART RIVER***HOUSING:***

Lindsay Pratt, with Hearth River Housing presented Council with highlights from capital and construction activity for 2022 and provided an overview for 2023. Mr. Pratt also asked Council to considered signing the letter of understanding and asked Council to consider a request for funding.

A break was taken from 1:55 p.m. to 2:05 p.m.

COMMUNITY & PROTECTIVE SERVICES CON'T:

NORTHERN & REGIONAL ECONOMIC DEVELOPMENT PROGRAM:

2023-01-019 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that administration be directed to jointly apply with the Town of High Prairie for the Northern and Regional Economic Development (NRED) Program to create the development of a promotional webpage for both the Town and the County.

CARRIED

CORRESPONDENCE:

2023-01-020 **MOVED BY COUNCILLOR AIRTH** that the information/correspondence be received for information.

CARRIED

CLOSED SESSION:

2023-01-021 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the meeting go into closed session at 2:23 p.m. to discuss negotiations and personnel matters as per section 27, Freedom of Information and Protection Act.

CARRIED

2023-01-022 **MOVED BY COUNCILLOR CHALIFOUX** that the meeting come out of closed session at 3:07 p.m.

CARRIED

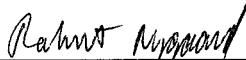
2023-01-023 **MOVED BY COUNCILLOR MIFFLIN** that the 2022 Audit Plan be received for information.

CARRIED

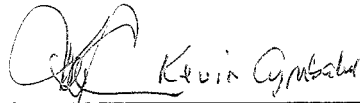
ADJOURNMENT:

2023-01-024 **MOVED BY COUNCILLOR STEWART** that the meeting be adjourned at 3:10 p.m.

CARRIED



Robert Nygaard, Reeve



per Roy Brideau, Interim CAO

PUBLIC HEARING
Bylaw 28-2022
January 11, 2023

Minutes of the Big Lakes County Public Hearing for Bylaw 28-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, January 11, 2023, 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
Administration:	Roy Brideau, Interim CAO (Zoom) David Reynolds, Director of Corporate Services Brett Hawken, Director of Community & Protective Services Jessica Plante, Recording Secretary Pat Olansky, Director of Planning & Development Kevin Cymbaluk, Director of Public Works Eunice McCauley, Human Resources Manager
Delegation:	Lindsay Pratt, with Hearth River Housing
Press:	Richard Froese, South Peace News

CALL TO ORDER: Reeve Nygaard called the public hearing to order at 1:01 p.m.

Big Lakes County has received an application from Red Rock Industries GP Ltd. to redistrict Plan 212 1126, Block 1, Lot 1 within SW 15-74-18-W5 southwest of High Prairie from the Agriculture (AG) District to the Rural Industrial (RI) District. Red Rock Industries has also submitted a development permit application to change the use of the property from an "agricultural" use to an industrial use for a trucking operation (logging).

The applicant purchased this property in June 2022 and is using the existing shop and office for business operations to fix, repair and house logging equipment and trucks.

Re-districting, sometimes called "rezoning" is the process which changes the land use of a property within the Land Use Bylaw to allow for a development that is currently not allowed. The process is as follows:

- Application submission
- Review and evaluation of application by the Planning & Development department for missing information; assessment of the suitability of the site; impact of the proposal on adjacent properties; review of existing County policies and statutory documents that apply and a bylaw is prepared.
- The application, evaluation, and bylaw are presented to Council to consider first reading. Council may choose to give first reading, table, or deny the redistricting based on the details presented. If Council does not give first reading to the redistricting, the process stops.
- A Public Hearing is scheduled between following first reading and prior to second reading for public input.

- Referrals are sent to adjacent landowners and various agencies for comment
- When the public process is complete, including the public hearing, Council may consider second and third readings of the bylaw or defer to another council meeting for consideration.
- Once third reading has passed, the process is complete.

Plan 212 1126, Block 1, Lot 1 is currently within the Agriculture District. "Trucking Operation" is neither a permitted nor discretionary use in this district. Trucking Operation is defined in the Land Use Bylaw as a parcel of land that is used to store trucks and related equipment. May include a maintenance shop/garage and office. 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 applicants purchased this property under the assumption that they could run their trucking operation out of the existing facilities because of the nature of the previous business at this location.
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 close proximity to the paved north Snipe 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 intersections can be evaluated during the development permit phase.
 - 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 log truck traffic and idling.

The parcel meets the requirements of the Land Use Bylaw for lot size at 86.61 ha (35.05 acres). 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.

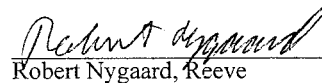
The bylaw was given first reading by Council at their regular meeting of December 14, 2022.

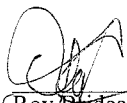
Notice of the public hearing was posted to the county website, county social media sites, and bulletin boards of the county administration office.

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. Lorraine Deynaka spoke against the proposed Land Use Bylaw amendment and expressed concerns regarding noise, dust, and traffic.

The public hearing was closed at 1:18 p.m.


Robert Nygaard, Reeve

 Kevin Gymbalk
Del Roy Brideau, Interim CAO

