

**BIG LAKES COUNTY
COUNCIL MEETING**
April 13, 2022

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, April 13, 2022, at 10:00 a.m.

PRESENT WERE:

Reeve:	Robert Nygaard, Faust (Zoom)
Deputy Reeve:	Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor:	Tyler Airth, HP East/ Banana Belt Jeff Chalifoux, Grouard Richard Mifflin, Jousard Lane Monteith, Enilda/ Big Meadow Garrett Zahacy, Prairie Echo/ Salt Prairie
Absent:	Ann Stewart, S. Sunset House/ Gilwood Roberta Hunt, Kinuso
Administration:	Jordan Panasiuk, CAO Vic Abel, Director of Public Works Brett Hawken, Director of Community & Protective Services Dave McReynolds, Interim Director of Corporate Services (Zoom) Eunice McCauley, Human Resources Manager Jessica Plante, Recording Secretary Amanda Backs, Development Officer Pat Olansky, Director of Planning and Development Trevor Kucheruk, Shop Foreman/ Purchasing Agent Donna Duchesneau, Public Works Coordinator
Press:	Richard Froese, South Peace News

CALL TO ORDER: Due to Reeve Nygaard attending by zoom, Deputy Reeve Zabolotniuk called the meeting to order at 10:03 a.m.

ADDITIONS TO THE AGENDA:

Kinuso Administration Office discussion has been moved to the April 27 Regular Council Meeting.

2022-07-134 **MOVED BY REEVE NYGAARD** that the April 13, 2022 agenda be adopted as amended.

CARRIED

MINUTES:

2022-07-135 **MOVED BY COUNCILLOR AIRTH** that the March 23, 2022 Regular Council Meeting Minutes be adopted as presented.

CARRIED

BUSINESS ARISING FROM MINUTES:

ACTION LIST:

2022-07-136 **MOVED BY COUNCILLOR AIRTH** that the action list be received for information.

CARRIED

DELEGATION:

ENTERPRISE FLEET

MANAGEMENT: Kelly Suto and Ilir Kuqi with Enterprise Fleet Management presented Council information on a potential fleet vehicles partnership with the County.

Councillor Zahacy stepped out of the meeting at 10:47 a.m. and returned at 10:49 a.m.

Councillor Airth stepped out of the meeting at 10:56 a.m. and returned at 10:58 a.m.

Councillor Mifflin stepped out of the meeting at 11:01 a.m. and returned at 11:04 a.m.

A break was taken from 11:31 a.m. to 11:36 a.m.

Discussion on staff reports continued.

The meeting recessed for lunch break at 12:30 p.m. and reconvened at 1:01 p.m.

PUBLIC HEARING:

LAND USE BYLAW AMENDMENT BYLAW 07-2022:

2022-07-137 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 07-2022 be called to order at 1:02 p.m.

CARRIED

2022-07-138 **MOVED BY COUNCILLOR MONTEITH** that the public hearing for Bylaw 07-2022 be closed at 1:16 p.m.

CARRIED

2022-07-139 **MOVED BY REEVE NYGAARD** that second reading be given to Bylaw 07-2022.

CARRIED

2022-07-140 **MOVED BY COUNCILLOR AIRTH** that third reading be given to Bylaw 07-2022.

CARRIED

STAFF REPORTS:

2022-07-141 **MOVED BY COUNCILLOR AIRTH** that administration be directed to bring forward for review the specifications for graders within this fiscal year.

CARRIED

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT BYLAW 08-2022:***

2022-07-142 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 08-2022 be called to order at 1:30 p.m.

CARRIED

Councillor Airth stepped out of the meeting at 1:35 p.m. and returned at 1:38 p.m.

2022-07-143 **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 08-2022 be closed at 2:00 p.m.

CARRIED

2022-07-144 **MOVED BY COUNCILLOR MIFFLIN** that Bylaw 08-2022 be tabled for further clarification and information on Pt. NE (LSD 15) 2-78-16-W5.

CARRIED

2022-07-145 **MOVED BY COUNCILLOR CHALIFOUX** that administration be directed to bring forward additional information regarding LSD 2 SE 2 78 16 W5.

CARRIED

STAFF REPORTS CON'T:

2022-07-146 **MOVED BY COUNCILLOR AIRTH** that the following Staff Reports be received for information:

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

CARRIED

ADMINISTRATION:***ALDER RIDGE CAMPSITE:***

2022-07-147 **MOVED BY REEVE NYGAARD** that the reclamation of the Old High Prairie Bridge campsite (Alder Ridge Campsite) be received for information.

CARRIED

CHARITIES FOR BIG LAKES CHARITY GOLF TOURNAMENT:

2022-07-148 **MOVED BY COUNCILLOR AIRTH** that administration be directed to create a survey of charities to be approved to receive the proceeds from the 7th Annual Big Lakes Charity Golf Tournament schedule to take place on Thursday, August 18, 2022 the top 3 charities selected will be approved for sponsorship.

CARRIED

RECREATION REPAIRS:

2022-07-149 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that administration be approved to include the sand filter repair, pool piping repair and cooling tower replacement in the final budget at a cost of \$256,000 (2-71-10-35-735).

CARRIED

CORPORATE SERVICES:***REQUEST FOR REFUND OF NSF CHARGES:***

2022-07-150 **MOVED BY COUNCILLOR AIRTH** that the NSF Fees for Mr. Waikle be approved to be waived in the amount of 135.00.

CARRIED

PLANNING & DEVELOPMENT:***BYLAW 05-2022 TO REVISE ROAD CLOSURE BYLAW 27-2019 – THIRD READING:***

2022-07-151 **MOVED BY COUNCILLOR MIFFLIN** that third and final reading be given to Bylaw #05-2022 to revise Road Closure Bylaw 27-2019.

Councillor Chalifoux requested a recorded vote:

In favor: Councillor Zahacy, Councillor Mifflin, Deputy Reeve Zabolotniuk, Councillor Monteith, Councillor Airth

Opposed: Councillor Chalifoux

CARRIED

BYLAW 04-2022 TO REVISE ROAD CLOSURE BYLAW 28-2019:

2022-07-152 **MOVED BY REEVE NYGAARD** that third and final reading be given for Bylaw #04-2022 to revise Road Closure Bylaw 28-2019.

CARRIED

ANNUAL COUNTY BBQ:

2022-07-153 **MOVED BY REEVE NYGAARD** that the Annual County Barbecue be held on Thursday, June 16, 2022 at the County Administration Office in Kinuso.

DEFEATED

2022-07-154 **MOVED BY COUNCILLOR MIFFLIN** that the Annual County Barbecue be held on Thursday, June 16, 2022 at the County Administration Office in High Prairie.

CARRIED

COMMUNITY AND PROTECTIVE SERVICES:***APPOINTMENT OF AG INSPECTOR – NORM BOULET:***

2022-07-155 **MOVED BY COUNCILLOR CHALIFOUX** that Norm Boulet be appointed as an inspector for the purpose of the *Weed Control Act, SA 2008, c W-5.1* and the *Agricultural Pests Act, RSA 2000, c A-8*.

CARRIED

HIGH PRAIRIE CURLING ASSOCIATION – OPERATING GRANT:

2022-07-156 **MOVED BY COUNCILLOR ZAHACY** that an operating grant for the High Prairie Curling Association be approved in the amount of \$20,000.

CARRIED

LIBRARY BOARD FUNDING INFORMATION:

2022-07-157 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the library board funding information report be received for information.

CARRIED

GROUARD SENIORS COMMUNITY CLUB – HAMLET CLEAN-UP GRANT:

2022-07-158 **MOVED BY COUNCILLOR CHALIFOUX** that the Hamlet Clean-up Grant in the amount of \$1,000 be approved for the Grouard Seniors Association.

CARRIED

LETTER OF SUPPORT – GREENVIEW CARBON CAPTURE SEQUESTRATION APPLICATION IN THE GREENVIEW INDUSTRIAL GATEWAY:

2022-07-159 **MOVED BY COUNCILLOR MIFFLIN** that a letter of support be approved for Greenview’s Carbon Capture Sequestration (CCS) application in the Greenview Industrial Gateway (GIG).

CARRIED

LETTER OF SUPPORT – SMOKY HEMP DECORTICATION LTD (SHDL):

2022-07-160 **MOVED BY COUNCILLOR AIRTH** that a letter of support be approved for the Smoky Hemp Decortication Ltd.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

2022-07-161 **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the information/correspondence be received for information.

CARRIED

ADJOURNMENT:

2022-07-162 **MOVED BY COUNCILLOR AIRTH** that the meeting be adjourned at 3:57 p.m.

CARRIED

Jim Zabolotniuk, Deputy Reeve

Jordan Panasiuk, CAO

**PUBLIC HEARING
LAND USE BYLAW AMENDMENT
BYLAW # 07-2022
April 13, 2022**

Minutes of the Big Lakes County Public Hearing for Bylaw 07-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, April 13, 2022, commencing at 1:00 p.m.

PRESENT WERE:

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

Absent: Ann Stewart, S. Sunset House/ Gilwood
Roberta Hunt, Kinuso

Administration: Jordan Panasiuk, CAO
Vic Abel, Director of Public Works
Brett Hawken, Director of Community & Protective Services
Dave McReynolds, Interim Director of Corporate Services (Zoom)
Eunice McCauley, Human Resources Manager
Jessica Plante, Recording Secretary
Amanda Backs, Development Officer
Pat Olansky, Director of Planning and Development

Press: Richard Froese, South Peace News

CALL TO ORDER: Deputy Reeve Zabolotniuk called the public hearing to order at 1: 02 p.m.

Information was provided to Council regarding rear and side yard setbacks at the February 23, 2022 meeting. Based on those discussions, Council directed that administration prepare a bylaw to amend the Land Use Bylaw to amend setback distances for accessory buildings in certain land use districts as follows:

Land Use District (Accessory Buildings)	Minimum Side Yard (not adjacent to a road/road allowance)	Minimum Rear Yard (not adjacent to a road/road allowance)	Minimum Exterior Side and Rear Yard (adjacent to County roads, internal subdivision roads and undeveloped road allowances)
Communal Recreation (CMR)	From 2.0 m (6.6 ft) to 1.5 m (4.9 ft)*	From 4.5 m (15 ft) to 1.5 m (4.9 ft)*	From 40 m (131 ft) to 4.57 m (15 ft)
Hamlet Mixed Use (HM)	From 2.0 m (6.6 ft) to 1.5 m (4.9 ft)*	From 7.5 m (24.6 ft) to 1.5 m (4.9 ft)*	4.57 m (15 ft) (<i>New</i>)
Hamlet Residential (HR)	From 2.0 m (6.6 ft) to 1.5 m (4.9 ft)*	From 7.5 m (24.6 ft) to 1.5 m (4.9 ft)*	4.57 m (15 ft) (<i>New</i>)
Hamlet Residential Estate (HRE)	From 2.0 m (6.6 ft) to 1.5 m (4.9 ft)*	From 7.5 m (24.6 ft) to 1.5 m (4.9 ft)*	4.57 m (15 ft) (<i>New</i>)
Urban Reserve District (UR)	From 2.0 m (6.6 ft) to 1.5 m (4.9 ft)*	From 7.5 m (24.6 ft) to 1.5 m (4.9 ft)*	4.57 m (15 ft) (<i>New</i>)
	<i>*Dependent on the type of construction, a greater setback may be required as per Building Code</i>	<i>*Except when an accessory building, such as a garage, has an overhead door that faces the rear lane access, in which case the rear yard setback shall be a minimum of 6m (19.8 ft)</i>	

The bylaw was given first reading by Council at their regular meeting of March 9, 2022. The MPC reviewed the application at its March 23, 2022 meeting and questioned if the Fire Code would impact required setbacks in addition to the Building Code. Ryan Nixon with The Inspections Group advised that the Fire Code refers to the Building Code tables for spatial separation requirements of buildings. The Building Code may require fire-resistance-rated walls or further setback requirements to avoid fire-rating walls near a property line.

The Land Use Bylaw Amendment Bylaw 07-2022 was advertised in on social media, Big Lakes County's website, bulletin boards of the County administration office, FCSS Hamlet newsletters and mailed to all condominium corporations.

Deputy Reeve Zabolotniuk asking if any submissions had been submitted opposed or in favor. Ms. Olansky read aloud submission from Glen & Pam Vipond, Mike Quann and general concern from Fire Chief Jason Cottingham.

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

The public hearing was closed at 1:16 p.m.

Jim Zabolotniuk, Deputy Reeve

Jordan Panasiuk, CAO

**PUBLIC HEARING
LAND USE BYLAW AMENDMENT
BYLAW # 08-2022
April 13, 2022**

Minutes of the Big Lakes County Public Hearing for Bylaw 08-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, April 13, 2022, commencing at 1:30 p.m.

PRESENT WERE:

Reeve:	Robert Nygaard, Faust (Zoom)
Deputy Reeve:	Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor:	Tyler Airth, HP East/ Banana Belt
	Jeff Chalifoux, Grouard
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Absent:	Ann Stewart, S. Sunset House/ Gilwood
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Administration:	Jordan Panasiuk, CAO
	Vic Abel, Director of Public Works
	Brett Hawken, Director of Community & Protective Services
	Dave McReynolds, Interim Director of Corporate Services (Zoom)
	Eunice McCauley, Human Resources Manager
	Jessica Plante, Recording Secretary
	Amanda Backs, Development Officer
	Pat Olansky, Director of Planning and Development
Press:	Richard Froese, South Peace News

CALL TO ORDER: Deputy Reeve Zabolotniuk 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. NE (LSD 15) 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 Stuart & Corrina Adkins. They have entered into a Surface Lease Agreement with the applicants and have authorized the applicants to apply for the Land Use Bylaw amendment.

The applicants are proposing to operate a multi-well bitumen battery at 15-02-78-16-W5. This battery is required to process the bitumen well effluent from the proposed wells on this location.

The NE 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. 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.

All but two parcels surrounding this quarter are owned by the Peavine Metis Settlement. Based on assessment data the quarters owned by Peavine Metis Settlement all appear to be farmland. The SW 2-78-16-W5, to the southwest, contains a residence and shop and is located approximately one mile cross country from the proposed site. The yard site is accessed from Township Road 780 whereas the proposed wellsite will be accessed from Range Road 161A to the east. The second adjacent privately owned parcel appears to be farmland and is likely accessed from their other private holdings to the east.

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.
 - A development agreement as a condition of the development permit may be proposed to ensure any required infrastructure upgrades or damage will be the responsibility of the developer.
 - Additional information can be requested from the developers to provide more detail on traffic movement and numbers.
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.

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 March 23, 2022.

The notice of public hearing was posted to the County website and Facebook page and placed on the bulletin board 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

- Big Lakes County
 - Director of P.W.: No concerns
 - PW Transp Manager: Access Range Road 161A must be upgraded as needed and maintained to County standards at all times.

 - CAO: No comments

Deputy Reeve Zabolotniuk asking if any submissions had been submitted opposed or in favor. No comments regarding Bylaw 07-2022 were received.

Deputy Reeve Zabolotniuk called for comments from the public. Darrel Jarvis spoke in opposition of the proposed bylaw.

The public hearing was closed at 2:00 p.m.

Jim Zabolotniuk, Deputy Reeve

Jordan Panasiuk, CAO