

**BIG LAKES COUNTY
COUNCIL MEETING**
August 10, 2022

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

PRESENT WERE: Deputy Reeve: Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor: Tyler Airth, HP East/ Banana Belt (Zoom)
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)

Absent: Robert Nygaard, Faust

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community &
Protective Services
Jessica Plante, Recording Secretary
David Reynolds, Director of Corporate
Services
Pat Olansky, Director of Planning &
Development
Donna Duchesneau, Public Works
Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Deputy Reeve Zabolotniuk called the meeting to order at 10: 17 a.m.

**ADDITIONS TO
THE AGENDA:**

2022-16-331 **MOVED BY COUNCILLOR MIFFLIN** that the August 10, 2022, agenda be adopted as amended.

CARRIED

MINUTES:

2022-16-332 **MOVED BY COUNCILLOR STEWART** that July 13, 2022, Regular Council Meeting Minutes be adopted as presented.

CARRIED

**BUSINESS ARISING
FROM MINUTES:**

ACTION LIST:

2022-16-333 **MOVED BY COUNCILLOR MONTEITH** that the action list be received for information.

CARRIED

STAFF REPORTS:

2022-16-334 **MOVED BY COUNCILLOR MIFFLIN** 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:***AUMA CONFERENCE:***

2022-16-335 **MOVED BY COUNCILLOR STEWART** that Reeve Nygaard and Jordan Panasiuk, CAO be approved to attend the AUMA Conference taking place on September 21-23, 2022, in Calgary as the Town of Swan Hill's guest.

CARRIED

Councillor Airth stepped out of the meeting at 11:12 a.m.

Councillor Stewart stepped out of the meeting at 11:14 a.m. and returned at 11:16 a.m.

Councillor Airth returned to the meeting at 11:21 a.m.

HIGH PRAIRIE ICF – INTERMUNICIPAL CAPITAL GRANT AGREEMENT:

2022-16-336 **MOVED BY COUNCILLOR MIFFLIN** that the Intermunicipal Collaboration Framework (ICF) Agreement be approved as amended to include schedule h as presented.

CARRIED

CORPORATE SERVICES:***KINUSO SCHOOL ROADSIDE CLEANUP INITIATIVE SPONSORSHIP:***

2022-16-337 **MOVED BY COUNCILLOR HUNT** that the Roadside Cleanup Initiative be approved in the amount of \$1,000 for the Kinuso School.

CARRIED

A break was taken from 11:44 a.m. to 11:53 a.m.

Councillor Airth did not return to the meeting after the break.

The meeting recessed for lunch break at 12:05 p.m. and reconvened at 12:44 p.m.

TAX RECOVERY – SALE OF LAND/PROPERTIES BY PUBLIC AUCTION:

2022-16-338 **MOVED BY COUNCILLOR MONTEITH** that the sale of land by public auction for properties under tax arrears be set for October 13, 2022 at 1:00 p.m.

Ad in Queens Printer	Not less than 40 days	Not more than 90 days	Date of Auction
August 31	September 2	November 29	October 13

CARRIED

2022-16-339**MOVED BY COUNCILLOR MONTEITH** that the reserve bid for the properties being sold by public auction be set as follows:

Roll Number	Zoning	Legal	Civic	Outstanding Taxes	Reserve Bid
048396	Hamlet Enilda	2415HW; 3; 4		\$842.53	\$10,000
048398	Hamlet Enilda	2415HW; 3; 5	123 10 TH STREET	\$842.52	\$10,000
300402	Hamlet Enilda	2415HW; 3; 6	19 10 TH STREET	\$2895.36	\$40,000
048756	Hamlet Grouard	4474AX; 30; 19		\$164.97	\$500
097148	Hamlet Grouard	8420292; 1; 8		\$344.58	\$5,000
230323	Hamlet Grouard	8420292; 1; 9		\$388.19	\$6,500
103192	Hamlet Enilda	3676RS; 6; 14	32 12 TH STREET	\$31,144.23	\$45,000
315756	Hamlet Grouard	LESSERS;;35A	37 MISSION STREET	\$1,192.68	\$25,000

CARRIED**STATEMENT OF OPERATIONS – JUNE 2022:****2022-16-340****MOVED BY COUNCILLOR CHALIFOUX** that the Statement of Operations – June 2022 be received for information.**CARRIED****ZERO EMISSION VEHICLE INFRASTRUCTURE PROGRAM (ZEVIP) - GRANT:****2022-16-341****MOVED BY COUNCILLOR STEWART** that the details regarding the Zero Emission Vehicle Infrastructure Program (ZEVIP) be received for information.**CARRIED****WRITE-OFF OF OUTSTANDING TAXES:****2022-16-342****MOVED BY COUNCILLOR MONTEITH** that the uncollectible tax portion be written off for the following properties:

- 1) Roll 048284 (Plan 1904V; Blk 6; Lots 1-2) – \$37.01
- 2) Roll 048286 (Plan 1904V; Blk 6; Lot 26) – \$37.01
- 3) Roll 048411 (Plan 2415HW; Blk 5; Lot 4) – \$8,932.18
- 4) Roll 048938 (Plan 5471KS; Blk 1; Lot 7) – \$2,445.22

CARRIED**PUBLIC HEARING:****LAND USE BYLAW AMENDMENT 13-2022 – SECOND READING:****2022-16-343****MOVED BY COUNCILLOR HUNT** that the public hearing for Bylaw 13-2022 be called to order at 1:01 p.m.**CARRIED**

Councillor Airth returned to the meeting at 1:17 p.m.

2022-16-344**MOVED BY COUNCILLOR MIFFLIN** that the public hearing for Bylaw 13-2022 be closed at 1:25 p.m.**CARRIED**

2022-16-345 **MOVED BY COUNCILLOR STEWART** that second reading be given to Bylaw 13-2022.

CARRIED

*Councillor Chalifoux requested a recorded vote:
In Favor: Councillor Stewart, Councillor Mifflin, Deputy Reeve Zabolotniuk, Councillor Monteith, Councillor Zahacy, Councillor Hunt
Opposed: Councillor Chalifoux, Councillor Airth*

2022-16-346 **MOVED BY COUNCILLOR MIFFLIN** that third reading be given to Bylaw 13-2022.

CARRIED

*Councillor Chalifoux requested a recorded vote:
In Favor: Councillor Stewart, Councillor Mifflin, Deputy Reeve Zabolotniuk, Councillor Monteith, Councillor Zahacy, Councillor Hunt
Opposed: Councillor Chalifoux, Councillor Airth*

PLANNING & DEVELOPMENT:

LAND USE BYLAW AMENDMENT 16-2022 – FIRST READING:

2022-16-347 **MOVED BY COUNCILLOR MONTEITH** that first reading be given to Bylaw 16-2022.

CARRIED

2022-16-348 **MOVED BY COUNCILLOR STEWART** that a Public Hearing for Bylaw 16-2022 be set for September 14, 2022 at 1:30 p.m. in the Council Chambers of the Big Lakes County Administration Building.

CARRIED

LAND USE BYLAW AMENDMENT 17-2022 – FIRST READING:

2022-16-349 **MOVED BY COUNCILLOR STEWART** that first reading be given to Land Use Bylaw Amendment 17-2022.

CARRIED

2022-16-350 **MOVED BY COUNCILLOR MIFFLIN** that a Public Hearing for Bylaw 17-2022 be set for September 14, 2022 at 1:30 p.m. in the Council Chambers of the Big Lakes County Administration Building.

CARRIED

LAND USE BYLAW AMENDMENT 15-2022 – FIRST READING:

2022-16-351 **MOVED BY COUNCILLOR MIFFLIN** that first reading be given to Land Use Bylaw Amendment 15-2022.

CARRIED

2022-16-352 **MOVED BY COUNCILLOR HUNT** that a Public Hearing for Bylaw 15-2022 be set for September 14, 2022 at 1:00 p.m. in the Council Chambers of the Big Lakes County Administration Building.

CARRIED

PUBLIC WORKS:

OPERATING BUDGET AMENDMENT – 2022 DRIFTPILE PIT GRAVEL CRUSHING:

2022-16-353 **MOVED BY COUNCILLOR AIRTH** that the 2022 Driftpile Pit Gravel Crushing project tenders be rejected and that administration be directed to tender the project for 2023.

CARRIED

A break was taken from 2:30 a.m. to 2:40 p.m.

BUDGET AMENDMENT – AIRPORT FUELING STATION POINT OF SALE SYSTEM REPLACEMENT:

2022-16-354 **MOVED BY COUNCILLOR HUNT** that a 2022 Capital Budget amendment be approved in the amount of \$30,000.00 for the supply and installation of a fueling station point of sale system replacement at the High Prairie Airport and that administration be directed to request the Town of High Prairie to fund part of the capital project.

CARRIED

COMMUNITY & PROTECTIVE SERVICES:

RESOLUTION -GRANTS IN LIEU OF TAXES FOR PUBLIC HOUSING:

2022-16-355 **MOVED BY COUNCILLOR HUNT** that the attached resolution to restore Grants- in-Lieu of Taxes for Public Housing be approved as presented.

CARRIED

FEBRUARY 2023 FISHING TOURNAMENT – SPONSORED EVENT AND/OR GRANT FUNDED:

2022-16-356 **MOVED BY COUNCILLOR STEWART** the Council supports the 2nd Ice Fishing Tournament for the weekend in February 2023 on Slave Lake and Snipe Lake with the condition that its is 100% sponsor funded or grant funded.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

2022-16-357 **MOVED BY COUNCILLOR STEWART** that the information/correspondence be received for information.

CARRIED

ADJOURNMENT:

2022-16-358 **MOVED BY COUNCILLOR HUNT** that the meeting be adjourned at 3:15 p.m.

CARRIED

Jim Zabolotniuk, Deputy Reeve

Jordan Panasiuk, CAO

PUBLIC HEARING
Bylaw 13-2022
August 10, 2022

Minutes of the Big Lakes County Public Hearing for Bylaw 13-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, August 10, 2022, commencing at 1:00 p.m.

PRESENT WERE:

Deputy Reeve:	Jim Zabolotniuk, N. Gilwood/ Triangle
Councillor:	Tyler Airth, HP East/ Banana Belt (Zoom)
	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)
Absent:	Robert Nygaard, Faust
Administration:	Jordan Panasiuk, CAO
	Brett Hawken, Director of Community & Protective Services
	Jessica Plante, Recording Secretary
	Pat Olansky, Director of Planning & Development
	Donna Duchesneau, Public Works Coordinator
Press:	Richard Froese, South Peace News

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

Big Lakes County received an application from BN Dulay Trux Ltd. to redistrict Part of Lesser Slave Lake Settlement River Lot 34 in the Hamlet of Grouard from the Urban Reserve (UR) District to the Hamlet Industrial (HI) District.

This parcel was purchased by the applicant in the recent County land auction. They operate a transportation and logistics company in BC and want to expand their business in Alberta.

The portion of Lesser Slave Lake Settlement River Lot 34 east of Mission Street is currently within the Urban Reserve District. The general purpose of this District is to allow some development within lands that are identified for future urban growth. 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. However, this use is neither permitted nor discretionary in the Urban Reserve District.

Accordingly, the applicant is applying to amend the Land Use Bylaw to redistrict this portion of Lesser Slave Lake Settlement River Lot 34 to the Hamlet Industrial District. The general purpose of this District is to accommodate opportunities for workshop, light industrial and manufacturing development within Hamlets, which do not cause any nuisance or danger to surrounding hamlet development. Trucking Operation is a permitted use under the Hamlet Industrial District.

According to the Grouard Area Structure Plan (ASP) this parcel is located within the Old Town Area. The Old Town Area consists primarily of the lands in the core where most people live, lands with access to municipal services, and home to much of the employment and heritage of Grouard. This area will focus on bringing back local commercial services to residents, providing better trail connections, and highlighting the hamlet's rich heritage.

Relevant sections from the Grouard ASP include:

01.4.1 General Policies

α. The Old Town Area should support a mix of hamlet residential, hamlet commercial, institutional, park and recreational uses, and urban reserve uses. Existing historic and heritage buildings shall be protected and preserved in accordance with the County's Heritage Inventory, where feasible. Development should be compatible to adjacent uses and provide appropriate buffering, if required, to the satisfaction of the Development Officer.

- There are developed residential properties to the north of the subject parcel across from 2nd Ave NE. All adjacent landowners were notified by letter of the proposed re-districting and public hearing.
- Buffering can be considered during the development permit process.

01.4.5 Urban Reserve Policies

α. Lands designated as Urban Reserve shall require re-districting prior to urban development.

- In process. No application for development permit has been submitted to date.

General policies within the Municipal Development Plan related to industrial development are outlined in Section 7.0 of the plan. Applicable policies are outlined below:

7.1. Supply of Industrial Lands

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 very few Hamlet Industrial District parcels within the County.

7.3 Buffering

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 if deemed necessary.

7.4. Impact on Supporting Infrastructure

Large industrial development shall consider impacts on rural infrastructure, roads, bridges, traffic flows, and environmental impacts.

- The developer has advised that loaded tractor/trailer units would not be travelling to or from the site.
- The company specializes in long-haul shipping of lumber steel, food and general goods.

9.2. Industrial Development

Industrial development located in or in close proximity to hamlets shall be of a type and nature that is compatible with residential development and shall require buffering in accordance with policy 7.3.

α. The developer has advised that development on the site may consist of a mobile office building, or an office constructed on site.

The parcel is 5.68 acres in size and meets the requirements of the Land Use Bylaw wherein Section

7.17.3 requires all Hamlet Industrial District lots to be a minimum of 0.2 ha (0.5 acres) in size. The bylaw was given first reading by Council at their regular meeting of July 13, 2022.

Notice of the public hearing was posted to the County website and Facebook page and placed on the bulletin board of the County administration office, the Grouard post office and store.

Notice of the public hearing was also sent to:

- a. Adjacent Landowners No comments received
- b. Alberta Environment & Parks No comments received
- c. ATCO No comments received
- d. Prairie River Gas Co-op No comments received
- e. Big Lakes County
 - Director of P.W.: No concerns
 - PW Transp Manager: No concerns
 - Fire Chief: No issues
 - Utilities Manager: No concerns
- f. CAO – Development permit should address and mitigate any nuisance to surrounding residents.

The Municipal Planning Commission reviewed the application at its July 27, 2022 meeting and had no comments to provide to Council for the Public Hearing.

Deputy Reeve Zabolotniuk asking if any submissions had been submitted opposed or in favor. No letters were received.

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

The public hearing was closed at 1:25 p.m.

Jim Zabolotniuk, Deputy Reeve

Jordan Panasiuk, CAO