

**BIG LAKES COUNTY  
COUNCIL MEETING  
September 14, 2022**

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, September 14, 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
	Lane Monteith, Enilda/ Big Meadow
	Ann Stewart, S. Sunset House/ Gilwood
Absent:	Richard Mifflin, Jousard
	Garrett Zahacy, Prairie Echo/ Salt Prairie
Administration:	Jordan Panasiuk, CAO
	Brett Hawken, Director of Community & Protective Services
	Jessica Plante, Recording Secretary
	Pat Olansky, Director of Planning & Development
	Vic Abel, Director of Public Works
	Mary Brust, Animal Control Officer
Press:	Richard Froese, South Peace News

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

A moment of silence was held for former Councillor Ken Killeen.

**ADDITIONS TO  
THE AGENDA:**

Personnel Matters – Closed Session  
Delegation – High Prairie Redwings – postponed until next meeting.

**2022-18-383**      **MOVED BY COUNCILLOR CHALIFOUX** that the September 14, 2022, agenda be adopted as amended.

**CARRIED**

**MINUTES:**

**2022-18-384**      **MOVED BY COUNCILLOR AIRTH** that the August 24, 2022, Regular Council Meeting Minutes be adopted as presented.

**CARRIED**

**BUSINESS ARISING  
FROM MINUTES:**

***ACTION LIST:***

**2022-18-385**      **MOVED BY COUNCILLOR STEWART** that the action list be received for information.

**CARRIED**

**STAFF REPORTS:**

**2022-18-386** **MOVED BY COUNCILLOR HUNT** 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:***

**2022-18-387** **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that Deputy Reeve Zabolotniuk be approved and Councillor Monteith be approved as alternate if Deputy Reeve Zabolotniuk can't attend the AUMA Conference taking place on September 21-23, 2022, in Calgary as the Town of High Prairie's guests.

**CARRIED**

***ORGANIZATIONAL MEETING DATE:***

**2022-18-388** **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the Organizational meeting of Council be scheduled for Tuesday, October 25, 2022 beginning at 10:00 a.m. in the Big Lakes County Council Chambers.

**CARRIED**

***INVITATIONS TO THE RURAL MUNICIPALITIES OF ALBERTA CONFERENCE (RMA):***

**2022-18-389** **MOVED BY COUNCILLOR STEWART** that administration be directed to send invitations to the Town of Swan Hills and Town of High Prairie inviting the Chief Administrative Officer (CAO) and a member from each Council to attend the Rural Municipalities of Alberta (RMA) convention in November 2022 as Council's guests.

**CARRIED**

***MEMBER AT-LARGE APPOINTMENT – HEALTH CARE PROFESSIONALS ATTRACTION AND RETENTION COMMITTEE:***

**2022-18-390** **MOVED BY COUNCILLOR CHALIFOUX** that Kirsten Sware be appointed to the Health Care Professional Attraction & Retention Committee for a 2-year term.

**CARRIED**

A break was taken from 10:53 a.m. to 11: 03 a.m.

**CORPORATE SERVICES:*****LETTER OF SUPPORT – HIGH PRAIRIE & DISTRICT REGIONAL RECREATION BOARD – COMMUNITY FACILITY ENHANCEMENT PROGRAM:***

**2022-18-391** **MOVED BY COUNCILLOR MONTEITH** that a letter of support for the High Prairie & District Regional Recreation Board's application to the Community Facility Enhancement Program (CFEP) for the Gordon Buchan Area roof repair be approved.

**CARRIED**

**ASSOCIATION OF HIGH PRAIRIE & DISTRICT CHILDREN'S RESOURCE COUNCIL (CRC) – OPERATING GRANT:**

**2022-18-392**      **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that the request from the High Prairie & District Children's Resource Council's (CRC) for 2022 operating funding in the amount of \$25,000 be received for information.

**CARRIED**

**2022-18-393**      **MOVED BY COUNCILLOR AIRTH** that administration be directed to invite representatives from the Children's Resource Council (CRC) as a delegation at a Regular Council meeting, and that administration provide the CRC with information regarding capital grants.

**CARRIED**

**MUNICIPAL SUSTAINABILITY INITIATIVE (MSI) RECONCILIATION:**

Councillor Stewart stepped out of the meeting at 11:20 a.m.

**2022-18-394**      **MOVED BY COUNCILLOR AIRTH** that the report on Municipal Sustainability Initiative (MSI) reconciliation be received for information.

**CARRIED**

Councillor Stewart returned to the meeting at 11:23 a.m.

**SWAN VALLEY CEMETERY COMMITTEE – RESERVE FUNDS:**

**2022-18-395**      **MOVED BY COUNCILLOR STEWART** that Council rescinds the following motion made on October 28, 2022:

*2020-22-597*      *MOVED BY COUNCILLOR STEWART* that the Swan Valley Cemetery be approved for the release of up to \$14,595 from the reserve account for the purpose of placing markers on unmarked graves.

**CARRIED**

**2022-18-396**      **MOVED BY COUNCILLOR HUNT** that Council approves the release of up to \$11,710 from the Swan Valley Cemetery reserve account for the purpose of conducting a field survey, plan preparation of cemetery plan to be registered at Land Titles and place plot markers on 250 graves.

**CARRIED**

**STATEMENT OF OPERATIONS – JULY 2022:**

**2022-18-397**      **MOVED BY COUNCILLOR MONTEITH** that the Statement of Operations – July 2022 be received for information.

**CARRIED**

**PLANNING & DEVELOPMENT:****BYLAW 22-2022 TO ESTABLISH THE SUBDIVISION & DEVELOPMENT AUTHORITY:**

**2022-18-398**      **MOVED BY COUNCILLOR STEWART** that first reading be given to Bylaw 22-2022.

**CARRIED**

**2022-18-399**      **MOVED BY COUNCILLOR CHALIFOUX** that second reading be given to Bylaw 22-2022.

**CARRIED**

**2022-18-400**      **MOVED BY COUNCILLOR AIRTH** that unanimous consent be approved for Bylaw 22-2022 to proceed to third reading.

**CARRIED**

**2022-18-401**            **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that third reading be given to Bylaw 22-2022.

**CARRIED**

**2022-18-402**            **MOVED BY COUNCILLOR MONTEITH** that Council approves an amendment to the 2022 budget in the amount of \$2,500 for additional honorarium and expenses for two members at large to be funded from the Operating Reserve.

**CARRIED**

***LAND USE BYLAW AMENDMENT #19-2022 – SECTION 7.3.2 AGRICULTURE DISTRICT USES:***

**2022-18-403**            **MOVED BY COUNCILLOR STEWART** that first reading be given to Bylaw 19-2022 as amended.

**CARRIED**

**2022-18-404**            **MOVED BY DEPUTY REEVE ZABOLOTNIUK** that a Public Hearing for Bylaw 19-2022 be set for October 12, 2022 at 1:00 p.m. in the Council Chambers of the Big Lakes County Administration Building.

**CARRIED**

**PUBLIC TIME:**

***V. BEDARD:***            Veronica Bedard requested clarification from Council regarding a development permit for a dog kennel approved in 2013 that is considered null and void. She explained that she re-applied for the boarding kennel in 2022 and that application was denied by the MPC. Administration will be getting back to Mrs. Bedard.

**PLANNING & DEVELOPMENT CON'T:**

***LAND USE BYLAW AMENDMENT #21-2022:***

**2022-18-405**            **MOVED BY COUNCILLOR STEWART** that first reading be given to Bylaw 21-2022.

**CARRIED**

**2022-18-406**            **MOVED BY COUNCILLOR AIRTH** that a Public Hearing for Bylaw 21-2022 be set for October 26, 2022 at 1:00 p.m. in the Council Chambers of the Big Lakes County Administration Building.

**CARRIED**

The meeting was recessed for lunch break at 12:01 and reconvened at 12:35 p.m.

Deputy Reeve Zabolotniuk did not return to the meeting.

**PUBLIC WORKS:**

***MOTOR GRADER SPECIFICATION:***

**2022-18-407**            **MOVED BY COUNCILLOR AIRTH** that the report on the motor grader specifications be received for information

**CARRIED**

**ROAD CLOSURE AND LEASE – ROAD ALLOWANCE ADJACENT TO THE NORTH BOUNDARY OF NE 34-71-16-W5:**

Councillor Airth declared pecuniary interest and stepped out of the meeting at 12:52 p.m.

**2022-18-408** **MOVED BY COUNCILLOR STEWART** that administration be directed to create a road closure bylaw and schedule a Public Hearing with regards to the road closure and lease of the road allowance between NE 34-71-16-W and SE 3-72-16-W5.

**CARRIED**

Councillor Airth returned to the meeting at 12:56 p.m.

The meeting recessed for a break at 12:56 p.m. to 1:00 p.m.

**PUBLIC HEARING:****LAND USE BYLAW AMENDMENT 15-2022 – SECOND READING:**

**2022-18-409** **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 15-2022 be called to order at 1:00 p.m.

**CARRIED**

**2022-18-410** **MOVED BY COUNCILLOR CHALIFOUX** that the public hearing for Bylaw 15-2022 be closed at 1:01 p.m.

**CARRIED**

**2022-18-411** **MOVED BY COUNCILLOR AIRTH** that second reading be given to Bylaw 15-2022.

**CARRIED**

**2022-18-412** **MOVED BY COUNCILLOR STEWART** that third reading be given to Bylaw 15-2022.

**CARRIED**

**COMMUNITY & PROTECTIVE SERVICES:****ANIMAL CONTROL PROGRAM:**

**2022-18-413** **MOVED BY COUNCILLOR STEWART** that the regulations regarding cats be removed from the Animal Control Bylaw No. 14-2022.

**CARRIED**

*Councillor Hunt requested a recorded vote:*

*In Favor: Councillor Stewart, Councillor Chalifoux, Councillor Airth, Councillor Monteith*

*Opposed: Councillor Hunt, Reeve Nygaard*

The meeting recessed for a break at 1:26 p.m. and reconvened at 1:30 p.m.

**PUBLIC HEARING:****LAND USE BYLAW AMENDMENTS 16-2022 & 17-2022 – SECOND READING:**

**2022-18-414** **MOVED BY COUNCILLOR CHALIFOUX** that the public hearing for Bylaws 16-2022 & 17-2022 be called to order at 1:30 p.m.

**CARRIED**

**2022-18-415** **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 16-2022 & 17-2022 be closed at 1:39 p.m.

**CARRIED**

**2022-18-416**      **MOVED BY COUNCILLOR HUNT** that second reading be given to Bylaw 16-2022.

**CARRIED**

**2022-18-417**      **MOVED BY COUNCILLOR STEWART** that third reading be given to Bylaw 16-2022.

**CARRIED**

**2022-18-418**      **MOVED BY COUNCILLOR MONTEITH** that second reading be given to Bylaw 17-2022.

**CARRIED**

**2022-18-419**      **MOVED BY COUNCILLOR AIRTH** that third reading be given to Bylaw 17-2022.

**CARRIED**

The meeting recessed for a break at 1:41 p.m. and reconvened at 1:45 p.m.

**PUBLIC HEARING:**

***LAND USE BYLAW AMENDMENTS 18-2022 – SECOND READING:***

**2022-18-420**      **MOVED BY COUNCILLOR AIRTH** that the public hearing for Bylaw 18-2022 be called to order at 1:45 p.m.

**CARRIED**

**2022-18-421**      **MOVED BY COUNCILLOR HUNT** that the public hearing for Bylaw 18-2022 be closed at 1:49 p.m.

**CARRIED**

**2022-18-422**      **MOVED BY COUNCILLOR CHALIFOUX** that second reading be given to Bylaw 18-2022.

**CARRIED**

**2022-18-423**      **MOVED BY COUNCILLOR AIRTH** that third reading be given to Bylaw 18-2022.

**CARRIED**

**COMMUNITY & PROTECTIVE SERVICES CON'T:**

***GIFT LAKE BILL PAYMENT REQUEST:***

**2022-18-424**      **MOVED BY COUNCILLOR CHALIFOUX** that the report regarding Gift Lake's Bill Payment Request be received for information.

**CARRIED**

***PROTECTING GOOD AGRICULTURAL LAND FROM RENEWABLE ENERGY FARMS BRIEFING NOTE:***

**2022-18-425**      **MOVED BY COUNCILLOR AIRTH** that the briefing note on Protecting Good Agricultural Land from Renewable Energy Farms be approved as amended.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

2022-18-426            **MOVED BY COUNCILLOR STEWART** that the information/  
correspondence be received for information.

**CARRIED**

**CLOSED SESSION:**

2022-18-427            **MOVED BY COUNCILLOR CHALIFOUX** that the meeting go into  
closed session at 2:13 p.m. to discuss personnel matters as per section 27,  
Freedom of Information and Protection Act.

**CARRIED**

2022-18-428            **MOVED BY COUNCILLOR HUNT** that the meeting come out of  
closed session at 2:51 p.m.

**CARRIED**

2022-18-429            **MOVED BY COUNCILLOR STEWART** that a Special Council  
meeting be scheduled for September 26, 2022 @ 1:00 p.m. in the Council  
Chambers of the Big Lakes County Administration Building for the  
purpose of interviewing potential candidates for the Interim CAO position.

**CARRIED**

**ADJOURNMENT:**

2022-18-430            **MOVED BY COUNCILLOR MONTEITH** that the meeting be  
adjourned at 2:54 p.m.

**CARRIED**

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Robert Nygaard, Reeve

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Jordan Panasiuk, CAO

**PUBLIC HEARING**  
**Bylaw 15-2022**  
**September 14, 2022**

Minutes of the Big Lakes County Public Hearing for Bylaw 15-2022  
held at the County Administration Building in High Prairie, Alberta  
on Wednesday, September 14, 2022, commencing at 1:00 p.m.

<b><u>PRESENT WERE:</u></b>	Reeve:	Robert Nygaard, Faust
	Councillor:	Tyler Airth, HP East/ Banana Belt Jeff Chalifoux, Grouard Roberta Hunt, Kinuso Lane Monteith, Enilda/ Big Meadow Ann Stewart, S. Sunset House/ Gilwood
	Absent:	Jim Zabolotniuk, N. Gilwood/ Triangle Richard Mifflin, Jousard Garrett Zahacy, Prairie Echo/ Salt Prairie
	Administration:	Jordan Panasiuk, CAO Brett Hawken, Director of Community & Protective Services Jessica Plante, Recording Secretary Pat Olansky, Director of Planning & Development Mary Brust, Animal Control Officer
	Press:	Richard Froese, South Peace News

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

Big Lakes County received an application from Kyle Borman to redistrict Plan 1904V, Block X in the Hamlet of Grouard from the Urban Reserve (UR) District to the Hamlet Residential (HR) District.

This parcel was purchased by the applicant in the County land auction, and he wishes to place a sea can, two recreational vehicles, and future cabin on the lot. Plan 1904V, Block X is currently within the Urban Reserve District; however, recreational vehicle parking site and cabin are neither permitted nor discretionary in this district. The general purpose of this District is to allow some development within lands that are identified for future urban growth.

The applicant is applying to amend the Land Use Bylaw to redistrict Plan 1904V, Block X to the Hamlet Residential District. The general purpose of this District is to allow a variety of residential land uses of a smaller scale and higher density compared to the Hamlet Estate district, which are compatible with the overall residential character of a Hamlet.

According to the Grouard Area Structure Plan (ASP) this parcel is located within the Highway Development 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:

01.5.1 General Policies

- a. The Highway Development Area should support highway commercial, residential, and urban reserve uses.

01.5.4 Urban Reserve Policies

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations



set out in the Land Use Bylaw residents, providing better trail connections, and highlighting the hamlet's rich heritage.

- In process. Application for development permit has been submitted and will conform to the Land Use Bylaw once the redistricting is completed.

The bylaw was given first reading by Council at their regular meeting of August 10, 2022.

The Municipal Planning Commission reviewed the application at its August 24, 2022, meeting and had no comments to provide to Council for the Public Hearing.

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

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

The public hearing was closed at 1:01 p.m.

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Robert Nygaard, Reeve

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Jordan Panasiuk, CAO

**PUBLIC HEARING**  
**Bylaw 16-2022 & 17-2022**  
**September 14, 2022**

Minutes of the Big Lakes County Public Hearing for Bylaw 16-2022 & 17-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, September 14, 2022, commencing at 1:30 p.m.

<b><u>PRESENT WERE:</u></b>	Reeve:	Robert Nygaard, Faust
	Councillor:	Tyler Airth, HP East/ Banana Belt Jeff Chalifoux, Grouard Roberta Hunt, Kinuso Lane Monteith, Enilda/ Big Meadow Ann Stewart, S. Sunset House/ Gilwood
	Absent:	Jim Zabolotniuk, N. Gilwood/ Triangle Richard Mifflin, Jousard Garrett Zahacy, Prairie Echo/ Salt Prairie
	Administration:	Jordan Panasiuk, CAO Jessica Plante, Recording Secretary Pat Olansky, Director of Planning & Development
	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 Darrell Williams to redistrict SE & SW 13-73-11-W5 east of Faust from the Agriculture (AG) District to the Commercial Recreation (CREC) District. The general purpose of the CREC District is to allow compatible for-profit commercial recreational use within the County.

This applicant is proposing to develop a resort (annual leased sites) along the south boundary of both SE & SW 13-73-11-W5. The remainder of the quarter will remain in agricultural use until such time as further development takes place. A “resort” is not included as a Permitted Use, nor is it a Discretionary Use within the AG District.

The Rural Farmland Assessment rates SE 13-73-11-W5 between 0% (3.5 acres) and 44% (30.18 acres) productivity and the SW 13-73-11-W5 between 0% (4.49 acres) and 43% (40.33 acres) productivity. The majority of the land within these quarter sections is not rated at greater than 45% productivity; therefore, it is not considered to be better agricultural land as defined in the Municipal Development Plan.

According to the Land Use Bylaw, the property is currently with the Agriculture (AG) District. No development permit has been submitted to date. Section 6.8 of the Land Use Bylaw contains the general regulations for Campground and Resort development. Resort details will be required at time of development permit submission, including stormwater management plan, campsites, parking, children’s play areas, utility systems, buildings, as well as internal road networks. The County may also require the submission of a Traffic Impact Assessment at time of application. A “Resort” may be used on a short term, long term, or seasonal basis.

Section 4.10 of the Municipal Development Plan states:

**4.10. Area Structure Plan Required**

Commercial recreation developments of 1 acre or more such as bareland resorts and golf courses shall require an ASP, in accordance with the requirements outlined in policy 16.5.

The components of an ASP are:

- 16.5. ASP Components**
- a) Any **ASP** prepared for the County shall address the following details:
    - I. Conformity with all existing statutory and non-statutory plans;
    - II. Proposed land uses and associated densities;
    - III. Phasing of development;
    - IV. How the development will impact adjacent land uses, the natural environment, and methods used to minimize negative impacts;
    - V. How the development will be serviced (sanitary, water and storm);
    - VI. Proposed transportation networks, and how the development will impact existing traffic conditions and road networks, through the development of a TIA;
    - VII. Identification of any natural or man-made hazards, and how the development will address these hazards;
    - VIII. Any additional information deemed necessary by the County.
  - b) All **ASPs** should be accompanied by any necessary technical reports prepared by certified professionals including, but not limited to:
    - I. Geotechnical Report;
    - II. Biophysical Assessment and/or Wetland Delineation Report;
    - III. Environmental Impact Assessment Phase I;
    - IV. Traffic Impact Assessment;
    - V. Hydrogeological Reports;
    - VI. Historical Resource Impact Assessment;
    - VII. Any other report deemed necessary by the County.

Section 6.7 of the Municipal Development Plan states:

**6.7. Commercial Recreation Developments**

The County may allow the development of commercial recreation facilities such as recreational resorts, marinas, and golf courses, provided:

- a) Adequate buffering from adjacent residential areas is provided;
- b) Sensitive natural features, including lakeshores, are avoided and/or preserved using setbacks and buffers;
- c) All other applicable policies within this Plan are followed.

Land Use Bylaw Section 7.4.5 of the CREC District states that ***“Council shall consider the overall impact upon the community when determining re-districting applications of land to this District.”***

The bylaw was given first reading by Council at their regular meeting of August 10, 2022.

The Municipal Planning Commission reviewed the application at its August 24, 2022 meeting and expressed concerns that the land may be prone to flooding.

Reeve Nygaard asked if any submissions had been submitted opposed or in favor. Ms. Olansky read the comments received from Alberta Transportation and CN Rail.

Reeve Nygaard called for comments from the public. William Albert Joseph Brule presented his concerns in opposition to the proposed Land Use Bylaw Amendments.

The public hearing was closed at 1:39 p.m.

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Robert Nygaard, Reeve

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Jordan Panasiuk, CAO

**PUBLIC HEARING**  
**Bylaw 18-2022**  
**September 14, 2022**

Minutes of the Big Lakes County Public Hearing for Bylaw 18-2022 held at the County Administration Building in High Prairie, Alberta on Wednesday, September 14, 2022, commencing at 1:45 p.m.

<b><u>PRESENT WERE:</u></b>	Reeve:	Robert Nygaard, Faust
	Councillor:	Tyler Airth, HP East/ Banana Belt Jeff Chalifoux, Grouard Roberta Hunt, Kinuso Lane Monteith, Enilda/ Big Meadow Ann Stewart, S. Sunset House/ Gilwood
	Absent:	Jim Zabolotniuk, N. Gilwood/ Triangle Richard Mifflin, Jousard Garrett Zahacy, Prairie Echo/ Salt Prairie
	Administration:	Jordan Panasiuk, CAO Jessica Plante, Recording Secretary Pat Olansky, Director of Planning & Development
	Press:	Richard Froese, South Peace News

**CALL TO ORDER:** Reeve Nygaard called the public hearing to order at 1:45 p.m.

Big Lakes County is proposing an amendment to the Land Use Bylaw to redistrict Plan 6010AV, Block 1A in the Hamlet of Grouard from the Urban Reserve (UR) District to the Hamlet Residential (HR) District.

Title to Plan 6010AV, Block 1A was registered in the current owners' names in January of 2022. The new owners are proposing to move in a 2006 manufactured home with deck and have applied for a development permit. During a review of the application, it came to the attention of the Planning & Development Department that the lot was designated as being within the Urban Reserve District in the Land Use Bylaw.

This parcel has been designated as Urban Reserve District as far back as the 1997 Land Use Bylaw. A 1971 mobile home was moved onto this property in 2004 by the previous owner without obtaining a development permit. The mobile home has now been removed from the property in preparation of replacing it.

The general purpose of the Urban Reserve District is to allow some development within lands that are identified for future urban growth. The uses are limited and do not include residential development. As such, the development permit application does not comply with the Land Use Bylaw. The Hamlet Residential District allows a variety of residential land uses of a smaller scale and higher density compared to the Hamlet Estate district, which are compatible with the overall residential character of a Hamlet.

According to the Grouard Area Structure Plan (ASP) this parcel is located within the Highway Development Area. The Highway Development Area consists of lands around Highway 750 between Lesser Slave Lakes and Hilliard's Bay Road, which is currently a mix of residential and commercial uses. These lands present an opportunity to provide residents and visitors access to major commercial services, without having to go back to High Prairie.

Relevant sections from the Grouard ASP include:

01.5.1 General Policies

- a. The Highway Development Area should support highway commercial, residential, and urban reserve uses.

01.5.4 Urban Reserve Policies

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw residents, providing better trail connections, and highlighting the hamlet's rich heritage.
- In process. Application for development permit has been submitted and will conform to the Land Use Bylaw once the redistricting is completed.

The bylaw was given first reading by Council at their regular meeting of August 10, 2022.

The Municipal Planning Commission reviewed the application at its August 24, 2022, meeting and had no comments to provide to Council for the Public Hearing.

Reeve Nygaard asked if any submissions had been submitted opposed or in favor. Ms. Olansky read the comments received from Alberta Transportation.

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

The public hearing was closed at 1:49 p.m.

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Robert Nygaard, Reeve

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Jordan Panasiuk, CAO