



## **Regular Council Meeting Minutes**

**June 13, 2023, 9:00 a.m.**  
**Council Chambers and Through Electronic Communications**  
**Sturgeon County Centre**  
**9613-100 Street**  
**Morinville, Alberta**

**Members Present:**

Mayor Alanna Hnatiw  
Dan Derouin, Councillor - Division 1 (Chair)  
Kristin Toms, Councillor - Division 2  
Matthew McLennan, Councillor - Division 3  
Neal Comeau, Councillor - Division 4  
Deanna Stang, Councillor - Division 5  
Jason Berry, Councillor - Division 6

**Administration Present:**

Reegan McCullough, County Commissioner - CAO  
Scott MacDougall, Chief Operating Officer - COO  
Jesse Sopko, General Manager, Corporate Services  
Travis Peter, General Manager, Development & Strategic Services  
Andrew Hayes, General Manager, Financial Services & Chief Financial Officer  
Gary Mayhew, Director, Transportation & Engineering Services  
Sabrina Duquette, Manager, Corporate Finance & Treasury  
Bonnie McInnis, Manager, Planning & Development Services  
Max Adu-Safo, Program Supervisor, Transportation and Engineering Services  
Tyler McNab, Program Lead, Development and Safety Codes  
Karolina Drabik, Open Spaces Lead, Community Services  
Jonathan Heemskerk, Subdivision & Development Officer  
Rebecca Schapansky, Subdivision & Development Officer  
Amy Oshanyk, Economic Development Officer  
Dianne Mason, Legislative Officer  
Melodie Steele, Legislative Officer

## **1. CALL TO ORDER AND RELATED BUSINESS**

### **1.1 CALL TO ORDER**

Deputy Mayor Derouin called the June 13, 2023 Regular Council Meeting to order at 9:00 a.m. and acknowledged that Council meets on Treaty 6 territory, the traditional homelands of Alexander and Michel First Nations, as well as the Métis Nation of Alberta's Region 4.

We are all Treaty People; we love and cherish this place we call home and the land that provides for us. A place where our families, friends, and other relations live and grow. We commit ourselves to continually becoming better Treaty people so that this place and those we love continue to thrive as long as the sun shines, the grass grows, and the rivers flow.

Council acknowledged the following Proclamations:

- Seniors Week – June 5 – 11, 2023
- Pride Week – June 11 – 17, 2023
- Indigenous Peoples Day – June 21, 2023
- Day of Remembrance for Victims of Terrorism – June 23, 2023

### **1.2 ADOPTION OF AGENDA**

**Motion 216/23**

**Moved by** N. Comeau

That Council adopt the June 13, 2023 Regular Council Meeting Agenda as presented.

**Carried Unanimously**

## **2. CONSENT AGENDA**

There were no consent agenda items.

## **3. ADOPTION OF MINUTES**

### **3.1 May 23, 2023 Regular Council Meeting Minutes**

**Motion 217/23**

**Moved by** K. Toms

That Council adopt the May 23, 2023 Regular Council Meeting Minutes as presented.

**Carried Unanimously**

## **4. PUBLIC PRESENTATIONS**

There were no public presentations.

**6. BUSINESS**

**6.1 Bylaw 1621/23 - Amendment to Land Use Bylaw 1385/17 - Redistricting of a Portion of SW-28-54-27-W4M from AG - Agriculture District to RE - Resource Extraction District - Second and Third Reading**

Presented by Bonnie McInnis, Manager; and Jonathan Heemskerk, Planning and Subdivision Officer; Planning & Development Services.

**Motion 218/23**

**Moved by** N. Comeau

That Council give second reading of Bylaw 1621/23.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry  
Against (1): M. McLennan

**Carried**

**Motion 219/23**

**Moved by** N. Comeau

That Council give third reading of Bylaw 1621/23.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry  
Against (1): M. McLennan

**Carried**

**6.2 Bylaw 1622/23 - Amendment to Land Use Bylaw 1385/17 - Redistricting of a Portion of N-27-54-27-W4M from AG - Agriculture District to RE - Resource Extraction District - Second and Third Reading**

Presented by Bonnie McInnis, Manager; and Rebecca Schapansky, Planning & Subdivision Officer; Planning & Development Services.

**Motion 220/23**

**Moved by** D. Stang

That Council give second reading of Bylaw 1622/23.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry  
Against (1): M. McLennan

**Carried**

**Motion 221/23**

**Moved by** D. Stang

That Council give third reading of Bylaw 1622/23.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry

Against (1): M. McLennan

**Carried**

**6.3 Bylaw 1627/23 - Amendment to Land Use Bylaw 1385/17 - Redistricting of E½-NW-34-54-25-W4M from AG - Agriculture District to RVS - Recreational Vehicle Storage District - Second and Third Reading**

Presented by Bonnie McInnis, Manager; and Jonathan Heemskerk, Planning & Subdivision Officer; Planning & Development Services.

**Motion 222/23**

**Moved by** K. Toms

That Council give second reading of Bylaw 1627/23.

**Defeated Unanimously**

The meeting was recessed at 9:52 a.m.

The meeting was reconvened at 9:58 a.m. with all those members of Council previously listed in attendance.

**6.4 Casa Vista Pedestrian Bridge Capital Project - Reallocation of Capital Funding to 2023**

Presented by Karolina Drabik, Open Spaces Lead, Community Services.

**Motion 223/23**

**Moved by** J. Berry

That Council approve the reallocation of up to \$65,000 from the Open Spaces capital project budget to the Casa Vista Pedestrian Bridge project in 2023.

**Carried Unanimously**

**6.5 2023 Budget Amendments**

Presented by Sabrina Duquette, Manager, Corporate Finance & Treasury.

**Motion 224/23**

**Moved by** N. Comeau

That Council approve \$24,500 in additional Council conference expenditures, \$10,500 in additional Council per diem expenditures, and \$25,000 for CAO Office strategic initiatives to be funded from the General Operating Reserve.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry

Against (1): M. McLennan

**Carried**

**6.6 Contract Award - Rehabilitation of Range Road 220, Juniper Hills Subdivision, and Waterdale Park Drainage Improvements Project**

Presented by Gary Mayhew, Director; and Max Adu-Safo, Program Supervisor; Transportation & Engineering Services.

**Motion 225/23**

**Moved by** J. Berry

That Council award the contract for the Rehabilitation of Range Road 220, Juniper Hills Subdivision, and Waterdale Park Drainage Improvements Project (2023-085) to Allied Paving Co. Ltd. at a contract price of \$6,987,927.30 (excluding GST) and authorize the Chief Administrative Officer to execute the contract.

For (6): A. Hnatiw, D. Derouin, K. Toms, N. Comeau, D. Stang, and J. Berry

Against (1): M. McLennan

**Carried**

**6.7 Contract Award - Carbondale Road Realignment**

Presented by Gary Mayhew, Director; and Max Adu-Safo, Program Supervisor; Transportation & Engineering Services.

**Motion 226/23**

**Moved by** K. Toms

That Council award the contract for the Carbondale Road Realignment (2023-068) project to TBL Construction Ltd. at a contract price of \$1,315,385.25 (excluding GST) and authorize the Chief Administrative Officer to execute the contract.

**Carried Unanimously**

**6.8 2023 Alberta International Airshow Traffic Mitigation Support**

Presented by Amy Oshanyk, Economic Development Officer.

**Motion 227/23**

**Moved by** M. McLennan

That Council approve the Traffic Mitigation Strategy for the 2023 Alberta International Airshow and allocate funding from within the existing 2023 Operating Budget in the amount of \$70,000 for approach upgrades in the east parking lot at the Villeneuve Airport to support improved traffic flow and safety.

For (6): A. Hnatiw, D. Derouin, K. Toms, M. McLennan, N. Comeau, and J. Berry

Against (1): D. Stang

**Carried**

The meeting was recessed at 11:15 a.m.

The meeting was reconvened at 1:01 p.m. with all those members of Council previously in attendance.

## **5. PUBLIC HEARINGS**

### **5.1 1:00 p.m. Public Hearing – Bylaw 1626/23 – Road Closure Bylaw – Area ‘A’ Plan 232 0067**

Deputy Mayor Derouin opened the Public Hearing at 1:01 p.m. and provided an overview of the Public Hearing process.

The Public Hearing was held to hear any submissions for or against Bylaw 1626/23 - Road Closure Bylaw – Area ‘A’ Plan 232 0067.

Bylaw 1626/23 received first reading at the March 28, 2023 Regular Council Meeting.

Gary Mayhew, Director; and Max Adu-Safo, Program Supervisor; Transportation & Engineering Services provided an overview of Bylaw 1626/23.

The Applicant, Cody Gilbert was in attendance to make a presentation regarding the application and to answer questions from Council.

No one spoke in favour of Bylaw 1626/23.

Glen Blaylock spoke in opposition to Bylaw 1626/23.

Written submissions were received from the following individuals in favour of Bylaw 1626/23:

- Karla and Chancey Boddez;
- Richard and Patti Durocher;
- Melissa and Denis Knezacek; and
- Tricia and Darren Tansowny.

A written submission was received from Glen and Mary Blaylock in opposition to Bylaw 1626/23.

Deputy Mayor Derouin closed the Public Hearing at 2:00 p.m.

The meeting was recessed at 2:01 p.m.

The meeting was reconvened at 2:05 p.m. with all those members of Council previously listed in attendance.

### **5.2 2:00 p.m. Public Hearing – Bylaw 1628/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of NW-06-57-23-W4M (Lot 1, Block 1, Plan 1722474) from AG – Agriculture District to REC – Recreational District**

Deputy Mayor Derouin opened the Public Hearing at 2:05 p.m. and provided an overview of the Public Hearing process.

The Public Hearing was held to hear any submissions for or against Bylaw 1628/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of NW-06-57-23-W4M (Lot 1, Block 1, Plan 1722474) from AG – Agriculture District to REC – Recreational District.

Bylaw 1628/23 received first reading at the May 9, 2023 Regular Council Meeting.

Bonnie McInnis, Manager; and Rebecca Schapansky, Planning and Subdivision Officer; Planning & Development Services provided an overview of Bylaw 1628/23.

The applicant, Matthew LeLacheur was in attendance to make a presentation regarding the application and to answer questions from Council.

No one spoke in favour of Bylaw 1628/23.

The following individuals spoke in opposition to Bylaw 1628/23:

- Laurie McAllister;
- Rick Creusot;
- Brian McKie;
- Matt Agostini;
- Archie Schneider; and
- Jason Boutilier.

The following individuals spoke at the Public Hearing but did not identify if they were in favour of or opposed to Bylaw 1628/23:

- Patrick Tighe; and
- Joanne Tighe.

Written submissions were received from the following individuals in favour of Bylaw 1628/23:

- Paul Graff; and
- Mark Thomson.

Written submissions were received from the following individuals in opposition to Bylaw 1628/23:

- Jim and Nicole Roe;
- Jason Boutilier and Victoria Patno;
- Don Klein;
- Laurie McAllister; and
- Rick and Julie Creusot.

Deputy Mayor Derouin closed the Public Hearing at 3:18 p.m.

The meeting was recessed at 3:18 p.m.

The meeting was reconvened at 3:25 p.m. with all those members of Council previously listed in attendance, with the exception of Mayor Hnatiw who left the meeting at 3:18 p.m.

**5.3 2:30 p.m. Public Hearing – Bylaw 1609/23 – Amendment to Land Use Bylaw 1385/17 – Sturgeon Valley South Land Use Districts**

Deputy Mayor Derouin opened the Public Hearing at 3:25 p.m. and provided an overview of the Public Hearing process.

The Public Hearing was held to hear any submissions for or against Bylaw 1609/23 - Amendment to Land Use Bylaw 1385/17 - Sturgeon Valley South Land Use Districts.

Bylaw 1609/23 received first reading at the March 14, 2023 Regular Council Meeting.

Bonnie McInnis, Manager, Planning & Development Services provided an overview of Bylaw 1609/23.

The County is the applicant for this matter.

No one spoke in favour of Bylaw 1609/23.

The following individuals spoke in opposition to Bylaw 1609/23:

- Bev Gaulin;
- Adnan (Danny) Fayad;
- Angelene Gaulin;
- Michelle Northrup; and
- Eileen Madro.

No written submissions were received in favour of Bylaw 1609/23.

Written submissions were received from the following individuals in opposition to Bylaw 1609/23:

- Marion Mass;
- Sheriessa Mass;
- Emilio and Sandra Marocco;
- Danny Fayad;
- Steven Grandinetti;
- Michael Olech;
- Scott Seibel; and
- Brydon Jensen.

Deputy Mayor Derouin closed the Public Hearing at 4:28 p.m.

**7. CLOSED SESSION**

There were no closed session items.



**8. MAYOR AND COUNCIL**

There were no Mayor and Council items.

**9. NOTICES OF MOTION**

There were no notices of motion.

**10. ADJOURNMENT**

**Motion 228/23**

**Moved by** N. Comeau

That Council adjourn the June 13, 2023 Regular Council Meeting at 4:28 p.m.

**Carried Unanimously**

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Mayor

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County Commissioner (CAO)