



Regular Council Meeting Minutes

August 22, 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
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
Travis Peter, General Manager, Development & Strategic Services
Sabrina Duquette, Acting General Manager, Financial Services & Chief Financial Officer
Jackie Sargent, Acting General Manager, Corporate Services
Chris Wells, Director, Community Services
Bonnie McInnis, Manager, Planning & Development Services
Jeffrey Yanew, Manager, Utility & Waste Management Services
Valerie Lawson, Senior Program Lead, Treasury & Financial Planning
Martyn Bell, Program Lead, Current Planning
Tyler McNab, Program Lead, Development & Safety Codes
Jonathan Heemskerk, Planning & Subdivision Officer
Stephen Chipchase, Development Compliance Officer
Dianne Mason, Legislative Officer
Melodie Steele, Legislative Officer

1. CALL TO ORDER AND RELATED BUSINESS

1.1 CALL TO ORDER

Mayor Hnatiw called the August 22, 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.

Mayor Hnatiw declared September 18 - 22, 2023 Alberta Development Officers Week in Sturgeon County.

Mayor Hnatiw declared September 18 - 24, 2023 Rail Safety Week in Sturgeon County.

1.2 ADOPTION OF AGENDA

Motion 289/23

Moved by N. Comeau

That Council adopt the August 22, 2023 Regular Council Meeting Agenda as amended, with the addition of item 5.5, Request to Schedule a Regular Council Meeting for September 5, 2023.

Carried Unanimously

2. ADOPTION OF MINUTES

2.1 July 18, 2023 Regular Council Meeting Minutes

Motion 290/23

Moved by D. Stang

That Council adopt the July 18, 2023 Regular Council Meeting Minutes as presented.

Carried Unanimously

5. BUSINESS

5.1 Bylaw 1624/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting Lot 1, Block 1, Plan 2122926 from AG – Agriculture District to AG2 – Agriculture 2 District – First Reading

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

Motion 291/23

Moved by K. Toms

That Council give first reading of Bylaw 1624/23.

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

Against (1): M. McLennan

Carried

5.2 County Facilities Review

Presented by Scott MacDougall, Chief Operating Officer - COO.

Motion 292/23

Moved by D. Stang

That Council approve a County Facilities Review which will assess and document building facility needs (general physical condition and anticipated future costs of maintenance and repairs); confirm adequate space is available for potential growth (reflecting remote/hybrid/in-person environment); and provide evaluated alternatives for future uses.

Carried Unanimously

Motion 293/23

Moved by D. Stang

That Council defer the Cardiff Room and Front Counter renovations and include in the County Facilities Review.

For (3): A. Hnatiw, D. Derouin, and M. McLennan

Against (4): K. Toms, N. Comeau, D. Stang, and J. Berry

Defeated

Motion 294/23

Moved by D. Stang

That Council approve the allocation of \$150,000 from the General Operating Reserve for the County Facilities Review.

Carried Unanimously

5.3 Request for Tax Agreement – MAGA Energy

Presented by Sabrina Duquette, Acting General Manager, Financial Services & Chief Financial Officer; and Valerie Lawson, Senior Program Lead, Treasury and Financial Planning.

Motion 295/23

Moved by K. Toms

That Council refuse MAGA Energy's request to enter into a tax agreement with Sturgeon County.

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

Against (1): J. Berry

Carried

The meeting was recessed at 10:02 a.m.

The meeting was reconvened at 11:15 a.m. with all those members of Council previously listed in attendance.

3. PUBLIC PRESENTATIONS

3.1 11:00 a.m. Request for Payment Time Extension for Firefighting Invoice - 55227 Range Road 255

Presented by Bradley Smith, Partner, Verhaeghe Law; and Liane Menzel, Property Owner.

Motion 296/23

Moved by K. Toms

That Council move to a closed session at 11:32 a.m. pursuant to section 197(2) of the Municipal Government Act and in accordance with section 27 (privileged information) of the Freedom of Information and Protection of Privacy Act.

Carried Unanimously

The following members of Administration were in attendance for the closed session to provide information and/or administrative assistance:

Reegan McCullough, County Commissioner - CAO; Scott MacDougall, Chief Operating Officer - COO; Travis Peter, General Manager, Development & Strategic Services; Sabrina Duquette, Acting General Manager, Financial Services & Chief Financial Officer; Jackie Sargent, Acting General Manager, Corporate Services; Chris Wells, Director, Community Services; Bradley Reid, Deputy Fire Chief, Operations/Fire Prevention; Kelsey Becker-Brookes, Reynolds, Mirth, Richards and Farmer; Dianne Mason, Legislative Officer; and Melodie Steele, Legislative Officer.

Motion 297/23

Moved by K. Toms

That Council move out of the closed session at 12:05 p.m.

Carried Unanimously

Motion 298/23**Moved by** N. Comeau

That Council accept the request for a further extension of the time to pay the invoice for firefighting costs for 55227 Range Road 255 and the date to pay the invoice be extended to August 31, 2025 or when the legal issues are settled or otherwise resolved, whichever is earlier and on the condition a charge on land be registered on title for the amount owing, payment of interest and payment of Sturgeon County legal fees. An update from the taxpayer regarding the current legal status will be required every six months. In the event of non-compliance with any of the terms contained on the charge on land the full amount will become immediately payable, failing which the County can add the amount to the tax roll.

Carried Unanimously

Motion 299/23**Moved by** N. Comeau

That the closed session discussion of item 3.1 of the August 22, 2023 Council Meeting Agenda remain confidential in accordance with section 27 (privileged information) of the Freedom of Information and Protection of Privacy Act.

Carried Unanimously

The meeting was recessed at 12:08 p.m.

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

4. PUBLIC HEARINGS**4.1 1:00 p.m. Public Hearing – Bylaw 1631/23 – Bylaw Enforcement Officer Technical Amendments Bylaw**

Mayor Hnatiw 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 1631/23 - Bylaw Enforcement Technical Amendments Bylaw.

Bylaw 1631/23 received first reading at the June 27, 2023 Regular Council Meeting.

Bonnie McInnis, Manager; and Tyler McNab, Program Lead, Development & Safety Codes, Planning & Development Services provided an overview of Bylaw 1631/23.

The County is the applicant for this matter.

No one spoke in favour of Bylaw 1631/23.

Bev Gaulin spoke in opposition to Bylaw 1631/23.

Legislative Services confirmed there were no written submissions received after publication of the agenda.

Mayor Hnatiw closed the Public Hearing at 1:22 p.m.

5. BUSINESS (Cont'd.)

5.5 Request to Schedule a Regular Council Meeting for September 5, 2023

Motion 300/23

Moved by K. Toms

That Council schedule a Regular Council Meeting September 5, 2023 at 9:00 a.m. in Council Chambers.

Carried Unanimously

4.2 1:30 p.m. Public Hearing – Bylaw 1623/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion Lot 1, Block 1, Plan 092 2252 (55010 Range Road 231) from AG – Agriculture District to AG2 – Agriculture 2 District

Mayor Hnatiw opened the Public Hearing at 1:30 p.m. and provided an overview of the Public Hearing process.

The Public Hearing was held to hear any submissions for or against Bylaw 1623/23 - Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion Lot 1, Block 1, Plan 092 2252 (55010 Range Road 231) from AG – Agriculture District to AG2 – Agriculture 2 District.

Bylaw 1623/23 received first reading at the July 18, 2023 Regular Council Meeting.

Bonnie McInnis, Manager; Martyn Bell, Program Lead, Current Planning; and Tyler McNab, Program Lead, Development & Safety Codes, Planning & Development Services provided an overview of Bylaw 1623/23.

The applicant, Jasdeep Lail and his consultant, Allison Roslund, Planning Associate, Situate Inc. were in attendance to make a presentation regarding the Bylaw and to answer questions from Council.

Councillor Stang left the meeting at 2:18 p.m.

Councillor Stang returned to the meeting at 2:19 p.m.

No one spoke in favour of Bylaw 1623/23.

The following individuals spoke in opposition to Bylaw 1623/23:

- Dan Julio
- Launi Julio
- Louis Boucher

- Paul Dubois
- Caryn and Jordan Gravelle
- Mitch Yaremko
- Marsha Paradis
- Kelvin Kozak

Councillor Toms left the meeting at 3:05 p.m.

Councillor Toms returned to the meeting at 3:07 p.m.

Councillor Stang left the meeting at 3:08 p.m.

Councillor Stang returned to the meeting at 3:10 p.m.

Written submissions were received from the following individuals in favour of Bylaw 1623/23:

- Davinder Uppal.

Written submissions were received from the following individuals in opposition to Bylaw 1623/23:

- Cheryl Gerlock and Fred Fibi
- Lori Arndt
- Quinten Kozak
- Quade Kozak
- Kianna Kozak
- Craig and Jill Burns
- Louis Boucher

Mayor Hnatiw closed the Public Hearing at 3:15 p.m.

The meeting was recessed at 3:15 p.m.

The meeting was reconvened at 3:25 p.m. with all those members of Council previously in attendance.

4.3 2:30 p.m. Public Hearing – Bylaw 1628/23 – Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of NW-6-57-23-W4M (Lot 1, Block 1, Plan 1722474)

Mayor Hnatiw 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 1628/23 - Amendment to Land Use Bylaw 1385/17 – Redistricting of a Portion of NW-6-57-23-W4M (Lot 1, Block 1, Plan 1722474).

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

Bonnie McInnis, Manager; and Martyn Bell, Program Lead, Current Planning, Planning & Development Services provided an overview of Bylaw 1628/23.

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

Councillor Comeau left the meeting at 3:55 p.m.

Councillor Comeau returned to the meeting at 3:57 p.m.

The following individuals spoke in favour of Bylaw 1628/23:

- Trevor Stelmaschuk
- Mark Thomson
- Kelly Briggs
- Will Schultz
- Ken LeLacheur
- Tim Plamondon

Councillor Toms left the meeting at 4:03 p.m.

Councillor Toms returned to the meeting at 4:05 p.m.

Councillor Comeau left the meeting at 4:13 p.m.

Councillor Comeau returned to the meeting at 4:15 p.m.

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

- Rick Creusot
- Jason Boutilier
- Victoria Padno
- Matt Agostini
- Archie Schneider
- Julie Creusot

Councillor Derouin left the meeting at 4:42 p.m.

Councillor Derouin returned to the meeting at 4:44 p.m.

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

- Duncan Campbell
- Grayson Lautt
- Stacey and Matt Gislaeson
- Danielle Umrysh
- Amos Jensen
- Nicole Paproski
- Kristen Swirles
- Chris Boisvert
- Patrick Walter
- Aaron Davies
- Kelly Briggs
- Liam Auger
- Wally Ovalle
- Kyle Warren
- Daniel Humeniuk
- Leah David
- Jack Olsen
- Scott Koppers
- Simon Deacon
- Brent Ireland
- Lili Chmeit
- Lindsay Monderman
- Todd Proudfoot

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

- Jim and Nicole Roe
- Cheryl Gerlock and Fred Fibi
- Darrell Ouelette

- Don Klein
- Lisa Pino
- Matt Agostini
- Judy McLay
- Ted and Laurie McAllister

Mayor Hnatiw closed the Public Hearing at 4:48 p.m.

5. BUSINESS (Cont'd.)

5.4 Bylaw 1631/23 – Bylaw Enforcement Officer Technical Amendments Bylaw – Second and Third Readings

Presented by Bonnie McInnis, Manager; and Tyler McNab, Program Lead, Development & Safety Codes, Planning & Development Services.

Motion 301/23

Moved by D. Stang

That Council refer item 5.4 to the next Regular Council Meeting.

Carried Unanimously

6. CLOSED SESSION

6.1 Closed Session - Contractual Matter - Alcomdale Bulk Water Station Relocation

Motion 302/23

Moved by K. Toms

That Council move to a closed session at 5:00 p.m. pursuant to section 197(2) of the Municipal Government Act and in accordance with section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act.

Carried Unanimously

Presented by Jeffrey Yanew, Manager, Utility & Waste Management Services.

The following members of Administration were in attendance for the closed session to provide information and/or administrative assistance:

Reegan McCullough - County Commissioner - CAO; Scott MacDougall, Chief Operating Officer – COO; Travis Peter, General Manager, Development & Strategic Services; Jackie Sargent, Acting General Manager, Corporate Services; Sabrina Duquette, Acting General Manager, Financial Services & Chief Financial Officer; Dianne Mason, Legislative Officer; and Melodie Steele, Legislative Officer.

Motion 303/23

Moved by K. Toms

That Council move out of closed session at 5:12 p.m.

Carried Unanimously

Motion 304/23

Moved by M. McLennan

That Council direct Administration to take action as recommended in the Closed Session Request for Decision of item 6.1 of the August 22, 2023 Council Meeting Agenda.

Carried Unanimously

Motion 305/23

Moved by M. McLennan

That the Request for Decision and attachments of item 6.1 of the August 22, 2023 Council Meeting Agenda remain confidential in accordance with section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act.

Carried Unanimously

7. NOTICES OF MOTION

There were no notices of motion.

8. ADJOURNMENT

Motion 306/23

Moved by D. Derouin

That Council adjourn the August 22, 2023 Regular Council Meeting at 5:14 p.m.

Carried Unanimously

Mayor

County Commissioner (CAO)