



## Meeting Minutes - Unadopted Council

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Tuesday, December 14, 2021

9:00 AM

Through Electronic Communications

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

The following members of Council were in attendance through electronic means in accordance with section 199 of the Municipal Government Act, the Meeting Procedures (COVID-19 Suppression) Regulation, and Sturgeon County Procedure Bylaw Amendment 1497/20.

**Present:** 6 - Mayor Alanna Hnatiw, Councillor Dan Derouin, Councillor Kristin Toms, Councillor Matthew McLennan, Councillor Neal Comeau, and Councillor Deanna Stang

#### **A.1 CALL TO ORDER**

Mayor Hnatiw called the December 14, 2021 Regular Council Meeting to order at 9:03 a.m. and acknowledged that Council meets on Treaty 6 Territory, a traditional meeting ground for many Indigenous Peoples, and in particular the Michel Band and Alexander First Nation, and also recognized the Métis and Inuit, whose footsteps have marked these lands and share a deep rooted history.

#### Administration Present Through Electronic Communication

Reegan McCullough, County Commissioner - CAO

Scott MacDougall, Chief Operations Officer - COO

Jesse Sopko, Director, Corporate Services

Travis Peter, Director, Development and Strategic Services

Andrew Hayes, Director, Finance, Assessment and Procurement Services

Bonnie McInnis, Manager, Planning and Development

Sabrina Duquette, Manager, Financial Services

Gary Mayhew, Manager, Transportation and Engineering Services

Jennifer Lavalley, Manager, Corporate Planning and Intergovernmental Services

Luis Delgado, Manager, Assessment Services

Max Adu-Safo, Program Supervisor, Transportation and Engineering Services

Tim Osborne, Corporate Operations Advisor

Tyler McNab, Program Lead, Development and Safety Codes, Planning and Development Services

Matthew Chan, Budget and Financial Planner, Financial Services

Michael Klassen, Program Lead, Long Range and Regional Planning, Planning and Development Services

Martyn Bell, Program Lead, Current Planning, Planning and Development Services

Lisa Schovanek, Legislative Officer, Legislative Services

Dianne Mason, Legislative Officer, Legislative Services

**A.2 ADOPTION OF AGENDA**

**N. Comeau MOVED:**

**Motion 541/21: That Council adopt the December 14, 2021 Regular Council Meeting Agenda as presented.**

**CARRIED UNANIMOUSLY**

**A.3 CONSENT AGENDA**

**A.3.1** December 14, 2021 Consent Agenda

Presented by Jesse Sopko, Director, Corporate Services.

**N. Comeau MOVED:**

**Motion 542/21: That Council adopt the November 30, 2021 Regular Council Meeting Minutes as presented; that Council refuse the request to cancel the 2021 property tax penalties for tax roll 4380039; that Council approve the amended Strategic Plan Policy as presented; that Council approve the appointment of public members to Sturgeon County Boards and Committees as set out within Attachment 1, for terms commencing January 1, 2022; and that Council approve the listed staff members as Fire Guardians for the year 2022:**

**Pat Mahoney, Brad Reid, Glenn Innis, Kurt Richter, Paul Richards, Nico Lozinski, Jevin Van der Leek, Dave MacSween, Will Benson, Nathan Douglas, Lane Hardman, Dylan Wells, Bill Willocks, Matt Roblin, Madero Kendall, Malaine Wark, Kevin Kulbisky, Frank Klinge, Jeffrey Williams, Susie Pestana, Jeannette Bilodeau, Joanne Wynder, Sandy Vansevenandt, Shannon Gagnon, Kristin Hewitt, Shelley Hills, Julie Pinault, Jodi Champagne, and Christine Sommers.**

**CARRIED UNANIMOUSLY**

#### A.4 ADOPTION OF MINUTES

- A.4.1** November 30, 2021 Regular Council Meeting Minutes  
**Motion approved on consent agenda.**

#### **D. NEW BUSINESS**

- D.1** Tax Penalty Cancellation Request for Tax Roll 4380039  
**Motion approved on consent agenda.**
- D.2** Strategic Plan Policy  
**Motion approved on consent agenda.**
- D.3** 2022 Board and Committee Public Member Appointments  
**Motion approved on consent agenda.**
- D.4** Appointment of 2022 Fire Guardians  
**Motion approved on consent agenda.**
- D.5** Sturgeon County Strategic Plan 2022 - 2025  
Presented by Jennifer Lavallee, Manager, Corporate Planning and Intergovernmental Services.

#### **K. Toms MOVED:**

**Motion 543/21: That Council approve the Sturgeon County Strategic Plan (2022 - 2025) as presented.**

**CARRIED UNANIMOUSLY**

**D.6****Bylaw 1564/21 - 2022 Fees and Charges Bylaw - Three Readings**

Presented by Sabrina Duquette, Manager, Financial Services and Matthew Chan, Budget and Financial Planner, Financial Services.

**D. Derouin MOVED:**

**Motion 544/21: That Council give first reading of Bylaw 1564/21 as amended.**

**CARRIED UNANIMOUSLY**

**D. Derouin MOVED:**

**Motion 545/21: That Council give second reading of Bylaw 1564/21.**

**CARRIED UNANIMOUSLY**

**D. Derouin MOVED:**

**Motion 546/21: That Council consider third reading of Bylaw 1564/21.**

**CARRIED UNANIMOUSLY**

**D. Derouin MOVED:**

**Motion 547/21: That Council give third reading of Bylaw 1564/21.**

**CARRIED UNANIMOUSLY**

**D.7** 2022 Operating and Capital Budget, 2023-2025 Operating Financial Forecast and 2023-2027 Capital Financial Forecast

Presented by Andrew Hayes, Director, Finance, Assessment and Procurement Services.

Councillor McLennan left the meeting at 9:36 a.m.

Councillor McLennan returned to the meeting at 9:37 a.m.

**K. Toms MOVED:**

**Motion 548/21: That Council approve the amended Significant Tax Revenue Growth Policy as presented.**

**CARRIED**

**For:5** - A. Hnatiw, D. Derouin, K. Toms, N. Comeau, and D. Stang

**Against:1** - M. McLennan

**K. Toms MOVED:**

**Motion 549/21: That Council approve the proposed 2022 Operating and Capital Budget as amended by motions passed on November 30, 2021.**

**CARRIED**

**For:4** - A. Hnatiw, D. Derouin, K. Toms, and N. Comeau

**Against:2** - M. McLennan, and D. Stang

**K. Toms MOVED:**

**Motion 550/21: That Council approve in principle the 2023-2025 Operating Financial Forecast and the 2023-2027 Capital Financial Forecast as presented in the consolidated Operating and Capital Budget and amended by motions passed on November 30, 2021.**

**CARRIED**

**For:4** - A. Hnatiw, D. Derouin, K. Toms, and N. Comeau

**Against:2** - M. McLennan, and D. Stang

**D.8** Proactive Disclosure of Council Meeting Closed Session Reports Policy

Presented by Jesse Sopko, Director, Corporate Services.

**K. Toms MOVED:**

**Motion 551/21: That Council approve the Proactive Disclosure of Council Meeting Closed Session Reports Policy as presented.**

**CARRIED UNANIMOUSLY**

**D.9** Request to Schedule Regular Council Meeting - December 17, 2021

Presented by Jesse Sopko, Director, Corporate Services.

**D. Stang MOVED:**

**Motion 552/21: That Council schedule a Regular Council Meeting on December 17, 2021 at 1:00 p.m.**

**CARRIED UNANIMOUSLY**

**D.10** Bylaw 1563/21 - Repeal of Bylaw 1475/20 - 2020 Supplementary Assessment Bylaw - Three Readings

Presented by Luis Delgado, Manager, Assessment Services.

**K. Toms MOVED:**

**Motion 553/21: That Council give first reading of Bylaw 1563/21.**

**CARRIED UNANIMOUSLY**

**K. Toms MOVED:**

**Motion 554/21: That Council give second reading of Bylaw 1563/21.**

**CARRIED UNANIMOUSLY**

**K. Toms MOVED:**

**Motion 555/21: That Council consider third reading of Bylaw 1563/21.**

**CARRIED UNANIMOUSLY**

**K. Toms MOVED:**

**Motion 556/21: That Council give third reading of Bylaw 1563/21.**

**CARRIED UNANIMOUSLY**

The meeting was recessed at 10:05 a.m.

The meeting reconvened at 10:10 a.m. with all those members of Council previously listed in attendance.

**D.11**                      2022 Gravel Supply Contract Award

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

Councillor Derouin left the meeting at 10:22 a.m.

**Present:**     5 - Mayor Alanna Hnatiw, Councillor Kristin Toms, Councillor Matthew McLennan, Councillor Neal Comeau, and Councillor Deanna Stang

**Absent:**      1 - Councillor Dan Derouin

**N. Comeau MOVED:**

**Motion 557/21: That Council award the 2022 Gravel Supply Contract for the Lily Lake Stockpile to Seven M Construction Ltd., as per the 2022 Gravel Supply tender submission results.**

**CARRIED UNANIMOUSLY**

**N. Comeau MOVED:**

**Motion 558/21: That Council award the 2022 Gravel Supply Contract for the Opal Stockpile to Dale Croswell Construction Co., as per the 2022 Gravel Supply tender submission results.**

**CARRIED UNANIMOUSLY**

Councillor Derouin returned to the meeting at 10:24 a.m.

**Present:** 6 - Mayor Alanna Hnatiw, Councillor Dan Derouin, Councillor Kristin Toms, Councillor Matthew McLennan, Councillor Neal Comeau, and Councillor Deanna Stang

**N. Comeau MOVED:**

**Motion 559/21: That Council award the 2022 Gravel Supply Contract for the Villeneuve Stockpile to Lehigh Hanson Materials, as per the 2022 Gravel Supply tender submission results.**

**CARRIED UNANIMOUSLY**



**D.12** Villeneuve Airport Area - Area Structure Plan:  
Communications and Engagement Plan

Presented by Bonnie McInnis, Manager; Michael Klassen, Program Lead, Long Range and Regional Planning, Planning and Development Services; and Brandy MacInnis, Associate, Dillon Consulting Limited.

**D. Stang MOVED:**

**Motion 560/21: That Council approve the Villeneuve Airport Area - Area Structure Plan (VAA-ASP) Communications and Engagement Plan, provided as Attachment 1, as a foundation for the delivery of stakeholder communications and engagement for the initiative.**

**CARRIED UNANIMOUSLY**

**D.13** Bylaw 1567/21 - Amendment to Land Use Bylaw 1385/17 -  
2021 Amendment to Direct Control District 21 - First  
Reading

Presented by Bonnie McInnis, Manager and Martyn Bell, Program Lead, Current Planning, Planning and Development Services.

**K. Toms MOVED:**

**Motion 561/21: That Council give first reading of Bylaw 1567/21.**

**CARRIED**

**For:**5 - A. Hnatiw, K. Toms, M. McLennan, N. Comeau, and D. Stang

**Against:**1 - D. Derouin

The agenda was reconsidered to move Item D.17 after item D.13.

**D.17**

CLOSED SESSION - Business Development Opportunity

\*\*\*Closed session pursuant to section 197(2) of the Municipal Government Act and in accordance with section 24 (advice from officials) and section 25 (disclosure harmful to economic or other interests of a public body) of the Freedom of Information and Protection of Privacy Act\*\*\*

**N. Comeau MOVED:**

**Motion 562/21: That Council move to a closed session at 10:57 a.m. pursuant to section 197(2) of the Municipal Government Act and in accordance with section 24 (advice from officials) and section 25 (disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act.**

**CARRIED UNANIMOUSLY**

Presented by Scott MacDougall, Chief Operations Officer - COO.

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

Reegan McCullough, County Commissioner - CAO; Jesse Sopko, Director, Corporate Services; Travis Peter, Director, Development and Strategic Services; Andrew Hayes, Director, Finance, Assessment and Procurement Services; Tim Osborne, Corporate Operations Advisor; Lisa Schovanek, Legislative Officer, Legislative Services; and Dianne Mason, Legislative Officer, Legislative Services

**N. Comeau MOVED:**

**Motion 563/21: That Council move out of the closed session at 11:45 a.m.**

**CARRIED UNANIMOUSLY**

**N. Comeau MOVED:**

**Motion 564/21: That Council direct Administration to take action as provided in the confidential Request for Decision of item D.17 of the December 14, 2021 Council meeting Agenda.**

**CARRIED**

**For:**5 - A. Hnatiw, D. Derouin, K. Toms, N. Comeau, and D. Stang

**Against:**1 - M. McLennan

**N. Comeau MOVED:**

**Motion 565/21: That the Request for Decision and Attachments of item D.17 of the December 14, 2021 Council Meeting Agenda remain confidential in accordance with section 24 (advice from officials) and section 25 (disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act.**

**CARRIED UNANIMOUSLY**

The meeting was recessed at 11:48 a.m.

The meeting was reconvened at 1:00 p.m. with all those members of Council previously listed in attendance.

**C. PRESENTATIONS/PUBLIC HEARINGS/INTERVIEWS****C.1 PUBLIC HEARINGS****C.1.1**

1:00 p.m. Continuation of Public Hearing - Bylaw  
1560/21 - 2021 General Amendments to Land Use  
Bylaw 1385/17

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

The Public Hearing opened on November 30, 2021 was continued for Council to hear any additional submissions for or against Bylaw 1560/21.

Bylaw 1560/21 received first reading at the November 9, 2021 Council meeting.

Bonnie McInnis, Manager, and Tyler McNab, Program Lead, Development and Safety Codes, Planning and Development Services, provided an overview of Bylaw 1560/21.

The County is the Applicant in this matter.

Legislative Services confirmed no further submission were received either for or against Bylaw 1560/21.

Mayor Hnatiw closed the Public Hearing at 1:12 p.m.

**D.14** Bylaw 1560/21 - 2021 General Amendments to Land Use  
Bylaw 1385/17 - Second and Third Reading

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

**D. Stang MOVED:**

**Motion 566/21: That Council give second reading of Bylaw 1560/21 as amended.**

**CARRIED UNANIMOUSLY**

**D. Stang MOVED:**

**Motion 567/21: That Council give third reading of Bylaw 1560/21.**

**CARRIED UNANIMOUSLY**

The meeting was recessed at 1:15 p.m.

The meeting was reconvened at 1:30 p.m. with all those members Council previously listed in attendance.

**C.1.2** 1:30 p.m. Public Hearing - Bylaw 1568/21 - Amendment to Land Use Bylaw 1385/17 - Redistrict Block B Plan 1484NY from AG - Agriculture District to RVS - Recreational Vehicle Storage District

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

A Public Hearing was held to hear any submissions for or against Bylaw 1568/21.

Bylaw 1568/21 received first reading at the November 9, 2021 Council meeting.

Bonnie McInnis, Manager, and Martyn Bell, Program Lead, Current Planning, Planning and Development Services, provided an overview of Bylaw 1568/21.

Scott Mackie, Vice President and Lilit Houlder, Planner, Invistec Consulting Ltd., agents for the Applicant, made a presentation.

Legislative Services confirmed no submissions were received either for or against Bylaw 1568/21.

Mayor Hnatiw closed the Public Hearing at 1:45 p.m.

**D.15** Bylaw 1568/21 - Amendment to Land Use Bylaw 1385/17 - Redistrict Block B Plan 1484NY from AG - Agriculture District to RVS - Recreational Vehicle Storage District - Second and Third Reading

Presented by Bonnie McInnis, Manager, and Martyn Bell, Program Lead, Current Planning, Planning and Development Services.

**D. Stang MOVED:**

**Motion 568/21: That Council give second reading of Bylaw 1568/21.**

**CARRIED UNANIMOUSLY**

**D. Stang MOVED:**

**Motion 569/21: That Council give third reading of Bylaw 1568/21.**

**CARRIED UNANIMOUSLY**

The meeting was recessed at 1:47 p.m.

The meeting was reconvened at 2:00 p.m. with all those members of Council previously listed in attendance.

**C.1.3**                      2:00 p.m. Public Hearing - Bylaw 1561/21 - Amendment to  
Land Use Bylaw 1385/17 - 2021 Land Use District Audit  
Bylaw

Mayor Hnatiw opened the Public Hearing at 2:00 p.m. and provided an overview of the Public Hearing process.

A Public Hearing was held to hear any submissions for or against Bylaw 1561/21.

Bylaw 1561/21 received first reading at the November 9, 2021 Council meeting.

Bonnie McInnis, Manager, and Martyn Bell, Program Lead, Current Planning, Planning and Development Services, provided an overview of Bylaw 1561/21.

The County is the Applicant in this matter.

Hugh Allen, resident, was in attendance and spoke against Bylaw 1561/21.

Legislative Services read a written submission from Barton Erickson against Bylaw 1561/21.

Mayor Hnatiw recessed the Public Hearing to January 11, 2022.

Councillor Derouin left the meeting at 2:35 p.m.

**Present:**     5 - Mayor Alanna Hnatiw, Councillor Kristin Toms, Councillor  
Matthew McLennan, Councillor Neal Comeau, and Councillor  
Deanna Stang

**Absent:**     1 - Councillor Dan Derouin

**I. ADJOURNMENT**

**N. Comeau MOVED:**

**Motion 570/21: That Council adjourn the December 14,  
2021 Regular Council Meeting at 2:36 p.m.**

**CARRIED UNANIMOUSLY**

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MAYOR

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COUNTY COMMISSIONER (CAO)