

MINUTES OF THE REGULAR COUNCIL MEETING OF THE COUNTY OF STETTLER NO. 6 HELD ON WEDNESDAY, MAY 12, 2021 AT 10:02 A.M. IN THE COUNCIL CHAMBERS OF THE COUNTY OF STETTLER NO. 6 ADMINISTRATION BUILDING, STETTLER, ALBERTA AND VIA TELECONFERENCE

PRESENT: Reeve Larry Clarke
Councillor Ernie Gendre
Councillor Dave Grover
Councillor Cheri Neitz
Councillor James Nibourg
Councillor Wayne Nixon
Councillor Les Stulberg
Chief Administrative Officer Yvette Cassidy
Director of Communications Niki Thorsteinsson
Director of Municipal Services Andrew Brysiuk
Director of Operations Rick Green
Director of Finance Christa Cornelssen
Sharon Larsen, Tax and Assessment Clerk
Director of Planning Services Jacinta Donovan (by teleconference)
Executive Assistant Marlene Hanson

CALL TO ORDER

The meeting was called to order at 10:02 a.m., Wednesday, May 12, 2021 by Reeve Clarke.

AGENDA APPROVAL

132.05.12.21 Moved by Councillor Stulberg

“that the agenda for the May 12, 2021 Regular County of Stettler No. 6 Council Meeting be approved with the following additions:

- April 20, 2021 Special County of Stettler No. 6 Council Meeting Minutes
- Administration Office Wheelchair Accessibility
- Aerial Photos
- Peace Officer Policy – Enforcement of Primary Highways
- Appointment of Deputy Directors of Emergency Management
- Ag Society RE: Letter of Support.” Carried Unanimously

MINUTES APPROVAL

133.05.12.21 Moved by Councillor Nibourg

“that the April 14, 2021 Regular and April 20, 2021 Special County of Stettler No. 6 Council Meeting minutes be approved as presented.”

Carried Unanimously

DELEGATIONS

(None)

COUNCIL'S REQUEST FOR INFORMATION

(None)

NEW BUSINESS

2021 Revised Budget:

134.05.12.21 Moved by Councillor Nixon

“that the County of Stettler No. 6 approve the 2021 Revised Budget, attached and forming part of these minutes.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover, Gendre and Reeve Clarke

Opposed: Councillor Neitz

Carried

BYLAWS

Bylaw 1660-21 - 2021 Tax Rate Bylaw:

135.05.12.21 Moved by Councillor Stulberg

“that Bylaw 1660-21, being the County of Stettler No. 6 Tax Rate Bylaw, be given first reading.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover, Gendre and Reeve Clarke

Opposed: Councillor Neitz

Carried

136.05.12.21 Moved by Councillor Gendre

“that Bylaw 1660-21, being the County of Stettler No. 6 Tax Rate Bylaw, be given second reading.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover, Gendre and Reeve Clarke

Opposed: Councillor Neitz

Carried

137.05.12.21 Moved by Councillor Nibourg

“that Bylaw 1660-21, being a County of Stettler No. 6 Tax Rate Bylaw, be presented for third reading.”

Carried (Unanimously)

138.05.12.21 Moved by Councillor Stulberg

“that Bylaw 1660-21, being the County of Stettler No. 6 Tax Rate Bylaw, be given third reading.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover, Gendre and Reeve Clarke

Opposed: Councillor Neitz

Carried

NEW BUSINESS continued . . .

Set Organization Meeting in October:

139.05.12.21 Moved by Councillor Gendre

“that the County of Stettler No. 6 Council set the date for the 2021 Organizational Meeting as Monday, October 25, 2021 at 10:00 a.m.”

Carried Unanimously

Sharon Larsen and Christa Cornelssen left the meeting at 10:18 a.m.

Senior’s Week Declaration:

140.05.12.21 Moved by Councillor Grover

“that the County of Stettler No. 6 proclaim June 7-13, 2021, Seniors Week;
and

that the County of Stettler No. 6 provide cash donations to each seniors' club within the County of Stettler (\$150.00 donation to each seniors' club in the County of Stettler: Botha, Byemoor, Erskine, Donaldal, Big Valley and Gadsby for a total of \$900.00);
and

that the County of Stettler No. 6 cost share with the Town of Stettler to provide fruit trays and activity kits to each of the lodges within the Town of Stettler (\$900.00 cost sharing with the Town of Stettler for fruit trays and activity kits for the senior lodges within the Town of Stettler);
and

that the County of Stettler No. 6 Councillors participate in a joint parade (vehicle convoy) with the Town of Stettler on Friday, June 13, 2021 (times and route being established by the Town of Stettler)."

Carried Unanimously

Fire Invoice:

141.05.12.21 Moved by Councillor Stuberg

"that the County of Stettler No. 6 Council enter into an installment plan, for a maximum of 6 months with no interest being charged, for payment of invoice COS-004750 in the amount of \$1,300.00."

Carried Unanimously

Award Backup Generator for Shop:

142.05.12.21 Moved by Councillor Nibourg

"that the County of Stettler No. 6 award the contract to supply and install a backup generator for the Public Works shop to Ampko Electric (2006) Inc., Stettler, Alberta for \$71,737.32 plus GST with a 10% contingency for an authorized project total of \$78,911.05."

Carried Unanimously

Council noted that an automatic transfer switch for start-up when the power goes out is to be an add-on to the back-up generator, which will become part of the 10% contingency.

Award Power and Gate Automation:

143.05.12.21 Moved by Councillor Nixon

"that the County of Stettler No. 6 Council award the supply of power to Ampko Electric (2006) Inc., Stettler, Alberta for \$8,945.38 plus GST;
and
that the County of Stettler No. 6 award the gate automation to Q & Q Fencing, Red Deer County, Alberta for \$8,983.00 plus GST."

In Favour: Councillors Nibourg, Stulberg, Nixon, Neitz and Gendre
Opposed: Councillor Grover and Reeve Clarke

Carried

Approve Revised Gravel Specifications:

144.05.12.21 Moved by Councillor Nixon

"that the County of Stettler No. 6 approve the recommended gravel specifications as outlined in the attached memo dated 2021.05.05 and titled Gravel Specifications."

Carried Unanimously

4H Beef Intermediate Excellence Award:

145.05.12.21 Moved by Councillor Stulberg

"that the County of Stettler No. 6 support the Stettler District 4H Beef Club's annual event and sponsor in the amount of \$400.00 and conduct the interviews and recommend a recipient for the *4H Beef Intermediate Excellence* award."

Carried Unanimously

Administration Office Wheelchair Accessibility:

Councillor Nibourg suggested that the wheelchair accessibility options be discussed with a wheelchair bound person to give a personal opinion.

146.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 enter into an agreement with CR Glass, Stettler, Alberta to supply and install two sets of aluminum doors, with one set of doors controlled by a pushbutton automatic door operator and the other set by a sensor automatic door operator, inclusive of all required electrical wiring for \$18,000.00 plus GST.”

Carried Unanimously

Rich Fitzgerald joined the meeting at 10:58 a.m.

Aerial Photos:

147.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 award the contract to acquire and deliver orthorectified aerial photographs collected in the Summer of 2021 pursuant to quote 2021-16 to KBM Resources Group, Thunder Bay, Ontario in the amount of \$67,225.00.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Neitz, Gendre and Reeve Clarke

Opposed: Councillor Grover

Carried

Peace Officer Policy – Enforcement of Primary Highways:

148.05.12.21 Moved by Councillor Nixon

“that the County of Stettler No. 6 adopt Peace Officer Policy 17 – Enforcement on Primary Highways, as presented.”

In Favour: Councillors Stulberg, Nixon, Neitz, Gendre and Reeve Clarke

Opposed: Councillors Nibourg and Grover

Carried

Appointment of Deputy Directors of Emergency Management:

It was announced that the County has hired two new Peace Officers.

149.05.12.21 Moved by Councillor Neitz

“that the County of Stettler No. 6 Council appoint Chase Comaniuk and Aislinn Reule as Deputy Directors of Emergency Management.”

Carried Unanimously

Ag Society RE: Letter of Support:

150.05.12.21 Moved by Councillor Grover

“that the County of Stettler No. 6 Council support the Ag Society by a Letter of Support as they apply for a grant through the Community Facility Enhancement Program to improve the ag society grounds.”

Carried Unanimously

UNFINISHED BUSINESS

Gravel Pit Enforcement Update:

151.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 table the Gravel Pit Enforcement Update item until the June 9, 2021 County of Stettler No. 6 Council Meeting.”

Carried Unanimously

Cara McKenzie joined the meeting at 11:22 a.m. by teleconference.

AGENDA ITEMS

Aggregate Extraction Permit Application Requirements:

A development permit (DP 15120) was issued for a Sand, Gravel and Surface Mineral Extraction (12.78 hectares/31 acres) on the SE 36-34-21 W4M for five years and expires on June 30, 2021. On December 9, 2020, the County of Stettler Land Use Bylaw was amended (Bylaw 1644-20) to clarify various sections of the bylaw pertaining to Sand, Gravel and Surface Mineral uses. Both the landowner and tenant of the property have raised objections to these requirements.

152.05.12.21

Moved by Councillor Nibourg

“that the County of Stettler No. 6 receive for information the Aggregate Extraction Permit Application Requirements item and authorize Administration to proceed as per Bylaw 1644-20.”

Carried Unanimously

Cara McKenzie left the meeting at 11:32 a.m.

Red Willow Lagoon Drainage:

The Red Willow Lagoon was drained in the fall of 2020, and the outfall of treated effluent did not fully follow the established ditch and there was some accumulation in an adjacent wetland, so the drainage was stopped. Examination has shown that the ditch may no longer be consistent with the as-constructed grades due to use by farming operations that have deposited cultivated soils into the ditch, in effect partially changing the flow path for lagoon discharge. Prior to the next planned discharge this year, the County will conduct a topographic survey the drainage path and verify against our approvals and as-constructed records.

153.05.12.21

Moved by Councillor Nibourg

“that the County of Stettler No. 6 Council receive the Red Willow Lagoon Drainage item for information.”

Carried Unanimously

BYLAWS continued . . .

Bylaw 1661-21 Amend Land Use Bylaw (Add Contractor’s Business – HB to CRA District):

154.05.12.21

Moved by Councillor Nixon

“that Bylaw 1661-21, amending Section 95.3 of Land Use Bylaw 1443-10, as amended, be given first reading and schedule a Public Hearing for June 9, 2021 commencing at 1:00 p.m.”

Carried Unanimously

REPORTS

Chief Administrative Officer’s Report:

Through Councillor Ernie Gendre’s question the following was noted: that Twp Rd 38-2 – 1½ inch gravel works into the roads with moisture producing a great base for the said road. May require a change in driver habit (lower speeds) for a period of time. County is working on finding a middle ground to address the issues/concerns.

155.05.12.21

Moved by Councillor Stulberg

“that the May 12, 2021 Chief Administrative Officer’s Report be received for information.”

Carried Unanimously

Financial Reports:

156.05.12.21

Moved by Councillor Nibourg

“that the Payment Register for payments posted between April 1 and 30, 2021; Bank Reconciliation, Reserves and the Year to Date Budget for

the month ended March 31, 2021 (all attached and forming part of these minutes) Reports to be approved as presented.”

Carried Unanimously

Councillor Fee Sheet Reports:

157.05.12.21 Moved by Councillor Nixon

“that the Councillor Fee Sheet Reports for the month of April, 2021 be received for information.”

Carried Unanimously

Councillor Committee Reports:

1. Stettler and District Family and Community Support Services (FCSS): (Nibourg)
2. Stettler Public Library Board: (Stulberg)

158.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 Committee Reports for the May 12, 2021 Council Meeting be received for information.”

Carried Unanimously

CONSENT AGENDA ITEMS

Letter from Munisight RE: Rural Communities Scholarship Program:

159.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 Council direct Administration/Staff to place the Munisight’s Rural Communities Scholarship Program on the County of Stettler No. 6 webpage.”

Carried Unanimously

Letter from Ratepayer RE: County Residents Burdened with Abandoned Cats:

160.05.12.21 Moved by Councillor Nixon

“that the County of Stettler No. 6 Council suggested that Administration respond by letter to Jessie Kennedy notifying that the County of Stettler No. 6 is not prepared to put funds toward addressing the Abandoned Cats concern.”

Carried Unanimously.

Letter from Red Willow Pork Farm RE: Connection to Proposed Gadsby Waterline:

161.05.12.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 Council direct Administration to bring back Red Willow Pork Farm RE: Connection to Proposed Gadsby Waterline costs, revenue and connection items, to the June 9, 2021 County of Stettler No. 6 Council Meeting.”

Carried Unanimously

162.05.12.21 Moved by Councillor Stulberg

“that the following County of Stettler No. 6 Consent Agenda Items for the May 12, 2021 Council Meeting be received for information:

1. Letter from the Town of High River
RE: Eastern Slopes Coal Exploration and Public Consultation on the 1976 Coal Development Policy
2. Letter from the Municipality of Crowsnest Pass
RE: Eastern Slopes Coal Exploration and Public Consultation on the 1976 Coal Development Policy
3. Letter from Athabasca County
RE: Class 1 Mandatory Entry-Level Training (MELT) Program Courses
4. Letter from County of Paintearth No. 18
RE: Support for the RCMP
5. E-Newsletter from Damien Kurek Member of Parliament for Battle River–Crowfoot

- RE: Monthly E-Newsletter
6. Letter from County of St. Paul
RE: County of St. Paul Support for the RCMP
 7. Letter from Town of Didsbury
RE: Alberta Provincial Police Service Transition Study
 8. Letter from the Town of Tofield
RE: Rural Alberta Vaccine Provisions to Honorable Tyler Shandro
Minister of Health
 9. Letter from the Town of Tofield
RE: Rural Alberta Vaccine Provisions to Mr. Damien C. Kurek
Member of Parliament
 10. Newsletter from Battle River Power Coop
RE: April 2021 Newsletter.” Carried Unanimously

The meeting recessed at 12:00 p.m.

PUBLIC HEARING

Jacinta Donovan and Cara McKenzie joined the meeting with Rick Green not rejoining the meeting.

Call To Order:

Larry Clarke as Chairperson opened the Public Hearings for:

- Bylaw 1656-21 to Amend the Land Use Bylaw – Merger of Gadsby and County Land Use Bylaw
- Bylaw 1657-21 to Amend Land Use Bylaw (Add Motel, Hotel, Hostel, Special - Dwelling Unit as Discretionary Uses to the Recreational Facility District)
- Bylaw 1658-21 to Amend Land Use Bylaw to Amend Recreational Vehicle Uses
- Bylaw 1659-21 to Amend Land Use Bylaw to Rezone NW 9-39-19 W4M from Agricultural to Industrial

at 1:01 p.m.

Andrew Brysiuk introduced all Council Members and staff present.

Andrew Brysiuk explained teleconference procedures.

Bylaw 1656-21 to Amend the Land Use Bylaw – Merger of Gadsby and County Land Use Bylaw:

Purpose of Public Hearing:

To hold a Public Hearing for Bylaw 1656-21 to Amend the Land Use Bylaw – Merger of Gadsby and County Land Use Bylaw.

Notice of Intention:

Bylaw 1656-21's notice of intention was published in the April 29 and May 6, 2021 editions of the Stettler Independent and mailed to adjacent landowners on April 26, 2021.

Niki Thorsteinsson read out loud the nature of the proposed amendment as advertised.

Reeve Clarke reviewed the meeting agenda and stated the Rules of Conduct to be followed during the Public Hearing.

Written Notice of Intention Responses:

In Support: None

In Opposition: None

Verbal Presentations:

In Support: None

In Opposition: None

Presentations from Resource Person(s):

No presentation was presented.

Reeve Clarke asked if there were any questions from Council.

Bylaw 1657-21 to Amend Land Use Bylaw (Add Motel, Hotel, Hostel, Special - Dwelling Unit as Discretionary Uses to the Recreational Facility District:

Purpose of Public Hearing:

To hold a Public Hearing for Bylaw 1657-21 to Amend Land Use Bylaw (Add Motel, Hotel, Hostel, Special - Dwelling Unit as Discretionary Uses to the Recreational Facility District).

Notice of Intention:

Bylaw 1657-21's notice of intention was published in the April 29, 2021 and May 6, 2021 editions of the Stettler Independent and Notice of Intention forwarded to Buffalo Lake Residents and member municipalities within the Buffalo Lake Inter-Municipal Development Plan and Buffalo Lake South Shore Inter-Municipal Development Plan on April 26, 2021.

Written Notice of Intention Responses:

In Support: None

In Opposition: None

Verbal Presentations:

In Support: None

In Opposition: None

Presentations from Resource Person(s):

A presentation was not made.

Reeve Clarke asked if there were any questions from Council.

Bylaw 1658-21 to Amend Land Use Bylaw to Amend Recreational Vehicle Uses:

Purpose of Public Hearing:

To hold a Public Hearing for Bylaw 1658-21 to Amend Land Use Bylaw to Amend Recreational Vehicle Uses.

Notice of Intention:

Bylaw 1658-21's notice of intention was published in the April 29 and May 6, 2021 editions of the Stettler Independent and Notice of Intention forwarded to Buffalo Lake Residents and member municipalities within the Buffalo Lake Inter-Municipal Development Plan and Buffalo Lake South Shore Inter-Municipal Development Plan on April 26, 2021.

Written Notice of Intention Responses:

In Support: Notice of intention responses were received from Ken Smith, Mark Luchenski and Elisabeth Sherman/Michael Brenner/Calayo Communications

In Opposition: Bill and Penny Remmer, Lori-Lynn Berry, R. A. Pearce for Scenic Sands, Barry Tschetter and Sheryl Joseph, HUB International Limited (Brad Borie, C.A.I.B, RIBO), Lindon Petty, Brian and Judy Knodel, Kim Tillmar and family, Phillip and Shelly Pals, Don Lynn (Chief

Executive Officer, Canadian Water Recyclers Inc.), Steven J. Fix (Fix and Smith Law Office), Shawna and Kelly Desmarais, Roger Dellezay, Donna Arseniuk and Ed Reirson, Sheila Kirk, Buffalo Lake Meadows Owners Association, Veronika Badzgon, Ivan and Robyn Clavelle, Sharon and Lester Steblyk, Kyle Bruggencate and Dean Curry. Submission to be presented by Julie Rattan.

Letters not provided in the package were read into the record from: Bruce Olson - President of Buffalo Lake Meadows Association and Ken and Elaine Partsch. (Andrew Brysiuk noted that records that were read out loud have been reviewed by all of Council.)

Verbal Presentations:

In Support: None

In Opposition:

- Lorrane Tweit owns Lots 9 and 11 in Rochon Sands Heights – Alternative to what people are already paying issue a permit at a zero cost, and have an online check-in. Those that do not use as a full time camping spot should not be penalized. Implement a specific amount of time to build.
- Julie Ruttan – responding on behalf of 2 organizations – referred to a letter in the package for all communities on the south shore (Scenic Sands, Rochon Sands Heights, Abbey Road, Buffalo Lake Meadows, Rochon Sands Estates and County residents around the lake) dated May 10, 2021 – approximately 325 residents who have requested that the letter be read (which Julie did).
- Julie Ruttan (read out loud the letter) – Rochon Sands Heights Community Association being approximately 80 households, issue is those that don't play by the rules – hope situation will improve this year – those that do not abide need enforcement – bylaw is not the issue enforcement is, focus on enforcement not new rules – compliance and continue to educate is the better way. Opinion is based on everyone's own situation and there is not one solution that will please everyone. Issue is on the requirement to get a permit for short stays and how to receive a permit may be an issue. Requests that the bylaw not be approved at this time, the Board of the Association is more than willing to work with the County to continue in education efforts.
- Corrine DeSouza - Rochon Sands Estates Property owner: Echoes the items in the letters that Julie Ruttan read out loud. Does not use lot for more than 16 weekends a year and maybe one additional week a year. Bylaw has a purpose, all responsible owners, live by the law and enforce rules amongst ourselves and never obstructing parking for emergency vehicles or access. Does not see any purpose of the bylaw - disagrees with the bylaw. A two tier situation – cabin and an RV are accepted – then penalizes herself as they have chosen not to build on the land and there was no obligation that they build, when they purchased the property 14 years ago, is an inconvenience to haul the RV off - only has 2 RVs (for themselves and family members) on lot at any given time. Disagrees with age of RV – depends on appearance of the RV/residence – do not want to have land devalued. Intent is for family to get together – enjoy peace and quiet; who will police? – county enforcing on a complaint basis – not sure how the Bylaw will be enforced; communication was not received by herself – posted on the websites but as a landowner that does not live here, the communication was lost. Planning and Development did send a letter, however, only

received part of the letter. County needs to understand that they do pay heavy taxes and don't see any value for those taxes.

Councillor Questions: Through Councillor Nibourg's question the following was identified: communication – Noted that information was sent to all the lake residents on the tax roll, unfortunately one letter only contained partial information.

- Dianne Moran – Scenic Sands resident – is their summer spot – this puts them in a difficult situation as their 3 children cannot stay at the same time and/or for the same amount of time (3 weeks vs 5 days); COVID – campgrounds are booked-up and there is limited access – this is frustration to tell them to camp somewhere else; price of permits could become quite high with kids coming and going (\$100-200 per season) – seems like a cash grab; winter parking – why can't trailers be parked in the winter (it's her lot, she owns the property), when not using the lot in the winter; and Registering – no problem, however, fee/rules/timelines connected is a great frustration and will create problems.

Councillor Questions: Councillor Nixon's question clarified that the current bylaw (winter RV parking) does allow parking/storage providing there is a dwelling on the property, and the second unit is not provided for.

- Al Stevens – resident at Poplar Place in Scenic Sands – do not have a home on the lot – haul a travel trailer and place it on a parking pad – purchased as no building requirement forcing them to build at that location – have owned for 10 years and do not leave the trailer for more than 21 days, as they then haul the trailer back to Calgary and place in storage; 21 day permit with requirement of removing trailers off the lot is an issue for the rest of the residents in the community. Biggest issue around obtaining a permit and making a payment – if available on the website would be much better due to the number of permits applied for on long weekends; permits to be placed on RV, recommends that it go on the lot sign for the individual unit; Enforcement is the biggest issue – how will they be monitored – will Bylaw Officers be there every weekend to monitor – complaints need to be addressed on immediate basis and does not see how this is feasible – a cash grab and no additional service.

Questions from Council:

- Councillor Nixon – Administration verified that in Scenic Sands permission for an RV longer than 21 days is only granted if they are constructing a home and if the home is built it can be stored on the site. Exceptions are those that are grandfathered until 2022 for lots that currently have a RV without a house.
- Councillor Stulberg – website payments/permits without a call. (Andrew Brysiuk noted that it is in the plan to have something, internally, that staff can operate. Would need a 3rd party involved if a payment is involved. The Officer would be able to view on a map the lots when a temporary permit has been issued.)
- Reeve Clarke – Enforcement – Peace Officers have been available to attend if need be (Andrew Brysiuk noted that the challenge is the need to demonstrate that they are out of compliance – there more than 21 days and during that period have not removed for more than 5 days – need a trail of evidence (involves 5-6 inspections) – permitted system would show the permitting cycle of the trailer

and make the enforcement much simpler and is the reason for the bylaw change.

- Councillor Nibourg – could purchase permit ahead of time? Could be processed by self serve or by phone – self serve could eliminate the after hours/short notification.
- Councillor Neitz – each bylaw will be discussed later in the meeting for Council to debate and approve or defeat readings.

Presentations from Resource Person(s):

Jacinta Donovan clarified the following:

- *Why is the County proposing changes to the LUB?*
 - To assist County in monitoring the number of guest RV units at the lake and to better estimate the summer population which will aid the County in Emergency Management Planning and Processes and in planning for future infrastructure and projects
 - If a temporary permit is issued, the dates that the RV can be on the site would be identified on the permit to assist with monitoring and establish the timelines. Prior to re-installing a trailer on the site for an additional 21 days, a new temporary permit would be required.
- A permit is not required to park/store a RV on a developed lot.
- *Does the Bylaw apply to all County Residents?*
 - The bylaw applies to all land use districts as does the current provisions of the bylaw. The County acts on a complaint basis.
- RV units in a RV Park (ie: Ol' MacDonald's) do not require a temporary Development Permit. The proposed amendments to the Bylaw pertain specifically to RVs as a dwelling unit on a parcel of land that is not a RV Park or Campground. A development permit for a RV park or campground would be issued for the allotted RV stalls.
- If a development permit has been issued for a primary RV unit or Dwelling, a second or additional RV's would require a temporary permit. A second RV would be allowed for 21 days, additional RVs would be allowed for 5 days.
- No changes are proposed to the number of RV units allowed on a temporary basis. All units and towing vehicles must be accommodated on the lot, no street parking will be permitted.
- *Is an RV permitted on a site without a development permit for 21 days?*
 - A temporary permit would be required if a development permit has NOT been issued for primary RV(s).
 - In Scenic Sands (Resort Residential District) an RV is not permitted on the site for longer than 21 days unless a Dwelling is being constructed on the site.
 - In Buffalo Lake Meadows - two RVs are permitted for a 5-year period once a development permit has been issued for the two recreational vehicles.
 - In Buffalo Sands, Rochon Sands Heights, Rochon Sands Estates - one RV unit is permitted per lot, provided a Development Permit has been issued.
 - With Bylaw 1658-21, a temporary development permit would be required for a 2nd or additional RV, if the amendment is approved. Currently, under the Land Use Bylaw (Bylaw 1443-10) a second RV for 21 days and additional RVs for 5 days do not require a temporary development permit.
- *If there is no house on the lot, is the RV considered number 1 with no permit, and RV number 2 needs a permit?*

- In order to install an RV on a property for longer than 21 days a permit is required in the land use district where RVs are listed as a use. If an RV is not listed as a use, the RV must be removed from the property for a five day period. Additional units would require a temporary permit.
- *Monitoring Complaints* - on a complaint basis in most circumstances.
- *Obtaining Permits* - The application form will be available on the County website. The completed form can be submitted by email and would be deemed an interim permit until such time as the permit is issued. County would likely implement a self generated permitting system.
- Community Association have indicated willingness to educate residents regarding enforcement matters.
- 15-year age of a RV at the time of applying for a development permit is already in the Land Use Bylaw – maximum allotted time for when an RV is installed on the property – currently do not monitor unless there are complaints.
- Installing permits on a sign – may work for larger properties, however, in the smaller subdivisions permits in the RV window may work better if there are multiple RVs on a property. The permit would require weather proof material – distribution of “tags” would be difficult if permit is self processed.

Reeve Clarke asked if there were any questions from Council.

Bylaw 1659-21 to Amend Land Use Bylaw to Rezone NW 9-39-19 W4M from Agricultural to Industrial:

Purpose of Public Hearing:

To hold a Public Hearing for Bylaw 1659-21 to Amend Land Use Bylaw to Rezone NW 9-39-19 W4M from Agricultural to Industrial.

Notice of Intention:

Bylaw 1659-21's notice of intention was published in the April 29 and May 6, 2021 editions of the Stettler Independent and mailed to adjacent landowners on April 26, 2021.

Written Notice of Intention Responses:

In Support: None

In Opposition: Greg Martin and Cindy Wakefield

Verbal Presentations:

In Support: George Clark, Alberta BioBord CAO – Development Permits will require specific details - positive benefits: construction will provide jobs; 1st phase - pellet plant will be a \$40 million investment; 2nd phase - Co-Gen Plant will be a \$120 million investment; 3rd phase - MDF Plant will be a \$700 million investment; there will be income for instruction, permit and agricultural producers. Plan to do in phases so that other necessary structures can handle the population growth (schools, etc.); no outdoor storage on the quarter, all unloading of supplies will be inside the buildings – no dust/noise issues; looking at more opportunities for people to remain in Stettler region, if they wish. Will do everything possible and will take any concerns brought up under advisement and try to mitigate.

Kelly Hicks – Stettler Dodge, his business, serves all residents and this type of development benefits the community – renewable resource providing opportunities. Development is a huge factor in the growth of

the county. Trusts that the County staff will ensure that the development follows all requirements, being done properly. BioBord not asking for tax initiatives, tax support and development would benefit the tax base. Nothing but a positive development.

Brandi Page – is a resident and business operator, here, lives in area where BioBord will be built – is in full support – can only see positives. Will increase the value of our community, increase taxes, help with better development in that area, help with better businesses, generate revenue back into our community and create more tourism. In full support of everything. Well within their parameters – taken note of noise issues, where the roads are coming and going, therefore, will not cause any more disruptions than there already is.

Dallas Pybus – Northstar Trucking, Stettler – Stettler and area has lost a lot of jobs due to the slowdown of oil and gas, any investment especially one of this size will create jobs – huge impact on Town of Stettler. If this project is approved and completed it shows other investors that Stettler is open for business. Is in favor of the development.

Darren Benson – supports fully – increases tax revenue, will be a complete game changer for the County regarding services to the ratepayers. Increase in jobs and influx of new people in the community will be great for small businesses, restaurants, hotels, etc. Development is all positive with few negatives. Very good points have been brought up and he fully supports the development.

In Opposition: None

Presentations from Resource Person(s):

No presentation – clarified that Bylaw is to rezone the property from Agricultural to Industrial not for a development permit.

Reeve Clarke asked if there were any questions from Council.

Councillor Nibourg questioned the email 2-page letter of objection that was received and was part of the attachment (Jacinta Donovan identified that she has not verified information in the information accompanying the letter of objection that was received – samples provided of similar plants) – information not verified.

163.05.12.21 Reeve Clarke declared

“that the Public Hearings for:

- Bylaw 1656-21 to Amend the Land Use Bylaw – Merger of Gadsby and County Land Use Bylaw
- Bylaw 1657-21 to Amend Land Use Bylaw (Add Motel, Hotel, Hostel, Special - Dwelling Unit as Discretionary Uses to the Recreational Facility District)
- Bylaw 1658-21 to Amend Land Use Bylaw to Amend Recreational Vehicle Uses
- Bylaw 1659-21 to Amend Land Use Bylaw to Rezone NW 9-39-19 W4M from Agricultural to Industrial

be adjourned at 2:33 p.m.”

BYLAWS continued . . .

Bylaw 1656-21 to Amend the Land Use Bylaw – Merger of Gadsby and County Land Use Bylaw:

164.05.12.21 Moved by Councillor Nixon

“that Bylaw 1656-21 to amend the Land Use Bylaw being a merger of the Village of Gadsby and County of Stettler No. 6 Land Use Bylaw, be given second reading.” Carried Unanimously

165.05.12.21 Moved by Councillor Stulberg

“that Bylaw 1656-21 to amend the Land Use Bylaw being a merger of the Village of Gadsby and County of Stettler No. 6 Land Use Bylaw, be given third reading.” Carried Unanimously

Bylaw 1657-21 to Amend Land Use Bylaw (Add Motel, Hotel, Hostel, Special Dwelling Unit as discretionary uses to the Recreational Facility District):

166.05.12.21 Moved by Councillor Nibourg

“that Bylaw 1657-21, amending Section 108.3 of Land Use Bylaw 1443-10, as amended, be given second reading.” Carried Unanimously

167.05.12.21 Moved by Councillor Grover

“that Bylaw 1657-21, amending Section 108.3 of Land Use Bylaw 1443-10, as amended, be given third reading.” Carried Unanimously

Bylaw 1658-21 to Amend Land Use Bylaw to Amend Recreational Vehicle:

168.05.12.21 Moved by Councillor Grover

“that Bylaw 1658-21 amending Section 76 of Land Use Bylaw 1443-10, as amended, be given second reading.”

In Favour: Councillors Nibourg, Stulberg, Grover, Gendre and Reeve Clarke

Opposed: Councillors Nixon and Neitz
Carried

169.05.12.21 Moved by Councillor Nibourg

“that Bylaw 1658-21 amending Section 76 of Land Use Bylaw 1443-10, as amended, be given third reading.”

In Favour: Councillors Nibourg, Stulberg, Grover, Gendre and Reeve Clarke

Opposed: Councillors Nixon and Neitz
Carried

Bylaw 1638-20 Fee Bylaw:

170.05.12.21 Moved by Councillor Nibourg

“that Bylaw 1638-20, being a County of Stettler No. 6 Fee Bylaw, be given second reading.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover and Reeve Clarke

Opposed: Councillors Neitz and Gendre
Carried

171.05.12.21 Moved by Councillor Nibourg

“that Bylaw 1638-20, being a County of Stettler No. 6 Fee Bylaw, be given third reading.”

In Favour: Councillors Nibourg, Stulberg, Nixon, Grover and Reeve Clarke

Opposed: Councillors Neitz and Gendre
Carried

172.05.12.21 Moved by Councillor Nixon
“that the County of Stettler No. 6 Council waive Bylaw 1638-20 – Fee Bylaw - Schedule A - Planning and Development 5(d) – *Temporary Development permit for the short-term use of a recreational vehicle pursuant to Section 76.1 of the Land Use Bylaw - \$25.00* fee until December 31, 2021.”

In Favour: Councillors Stulberg, Nixon, Gendre and Reeve Clarke
Opposed: Councillors Grover, Neitz and Nibourg
Carried

Bylaw 1659-21 to Amend Land Use Bylaw to Rezone NW 9-39-19 W4M from Agricultural to Industrial:

173.05.12.21 Moved by Councillor Grover
“that Bylaw 1659-21 to rezone the NW 9-39-19 W4M from the Agricultural (A) District to the Industrial (I) District, be given second reading.” Carried Unanimously

174.05.12.21 Moved by Councillor Stulberg
“that Bylaw 1659-21 to rezone the NW 9-39-19 W4M from the Agricultural (A) District to the Industrial (I) District, be given third reading.” Carried Unanimously

IN-CAMERA SESSION

175.05.12.21 Moved by Councillor Nibourg
“that the County of Stettler No. 6 enter into an in-camera session at 3:30 p.m. to discuss items exempt from disclosure in the *Freedom of Information and Protection of Privacy Act* as:
Section 25: Disclosure harmful to economic and other interests of a public body
RE: Sale of Land.” Carried Unanimously

Jacinta Donovan and Cara McKenzie left the meeting.

176.05.12.21 Moved by Councillor Nibourg
“that the County of Stettler No. 6 Council exit out of in-camera at 4:17 p.m.” Carried Unanimously

The meeting reconvened.

NEXT MEETING

The next regular Meeting of County of Stettler No. 6 Council will be held on Wednesday, June 9, 2021 at 10:00 a.m.

ADJOURNMENT

177.05.12.21 Moved by Councillor Grover
“that the County of Stettler No. 6 Regular Meeting of Council be adjourned at 4:18 p.m.” Carried Unanimously

Reeve

Chief Administrative Officer