

MINUTES OF THE REGULAR COUNCIL MEETING OF THE COUNTY OF STETTLER NO. 6 HELD ON WEDNESDAY, JULY 14, 2021 AT 10:03 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 (joined at 11:14 a.m.)
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
Executive Assistant Marlene Hanson

CALL TO ORDER

The meeting was called to order at 10:03 a.m., Wednesday, July 14, 2021 by Reeve Clarke.

Reeve Clarke acknowledged and a moment of silence was held on behalf of Council and its residents to pay respects for the children whose remains have been discovered at residential schools that operated from 1890 until the second half of the 20th Century.

AGENDA APPROVAL

206.07.14.21 Moved by Councillor Nibourg

“that the agenda for the July 14, 2021 Regular County of Stettler No. 6 Council Meeting be approved with the following additions:

- Erskine Landscaping (Updated Request for Decision)
- Letter from the East Central Alberta Heritage Society
RE: Support for Grant Submission
- Additional Information for Delegations:
 - Glen Goertzen
RE: Red Willow Sewage Lagoon
 - James and Crystal Marshall
RE: Use and Enforcement of Bylaws on Selected Individuals
 - North Star Trucking Ltd. (Dallas Pybus)
RE: Road Use Agreements and CAP Levy
- In Camera RE: Legal Update and Release.” Carried Unanimously

MINUTES APPROVAL

207.07.14.21 Moved by Councillor Gendre

“that the June 9, 2021 Regular County of Stettler No. 6 Council Meeting minutes be approved as presented.” Carried Unanimously

COUNCIL'S REQUEST FOR INFORMATION

None

NEW BUSINESS

Additional Named Insured – Endiang Riding and Roping Club:

- 208.07.14.21 Moved by Councillor Stulberg**
“that the County of Stettler No. 6 approve the Endiang Riding and Roping Club’s request to become an Additional Named Insured under the County of Stettler Insurance Policy to obtain liability coverage.”
Carried Unanimously

Sale of Land from Endiang:

- 209.07.14.21 Moved by Councillor Stulberg**
“that the County of Stettler No. 6 Council accept the tender for Plan 4374DN, Block 1, Lot 10 and 11 for purchase:
1. Plan 4374DN Block 1 Lot 10 in the Hamlet of Endiang for the amount of \$500.00 plus G.S.T.
2. Plan 4374DN Block 1 Lot 11 in the Hamlet of Endiang for the amount of \$500.00 plus G.S.T.
AND FURTHER that each of the above offers shall be subject to the following conditions:
a. The purchaser shall be responsible for the land titles transfer costs; and
b. The purchaser shall agree that the property is sold on an “as is where is basis” and that the County of Stettler No. 6 makes no representation and gives no warranty whatsoever as to the adequacy of service, soil conditions, land use districting, development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser.”
Carried Unanimously

Tax Sale Dates:

- 210.07.14.21 Moved by Councillor Nibourg**
“that the County of Stettler No. 6 Council sets the date for the 2021 Tax Sale for December 1, 2021 at the County Administration Building for 9:00 a.m.”
Carried Unanimously

Forgive Portion of the 2021 Taxes Due to Fire:

- 211.07.14.21 Moved by Councillor Gendre**
“that the County of Stettler No. 6 forgive the portion of the 2021 Property Taxes on Roll 788401 after April 15, 2021 for the building lost in the April 15, 2021 fire in the amount of \$1,283.93.”
Carried Unanimously

Forgiveness of Charges of Lot Clean Up:

- 212.07.14.21 Moved by Councillor Neitz**
“that Council of the County of Stettler No. 6 forgive Invoice COS-004512 in the amount of \$1,260.00 plus interest of \$18.90.”
In Favour: Councillor Neitz
Opposed: Councillors Nibourg, Stulberg, Nixon, Gendre and Reeve Clarke
Motion Denied

License of Occupation:

- 213.07.14.21 Moved by Councillor Stulberg**
“that the County of Stettler No. 6 Council authorize Administration to enter into a License of Occupation between the County of Stettler No. 6 and the landowner of 4915 – 54 Street, Botha, Alberta.”
Carried Unanimously

- NETAGO Municipal Access Agreement:
- 214.07.14.21 Moved by Councillor Neitz**
 “that the County of Stettler No. 6 Council authorize Administration to enter into a Municipal Access Agreement with NETAGO.”
 Carried Unanimously
- Sale of Grader:
- 215.07.14.21 Moved by Councillor Nixon**
 “that the County of Stettler No. 6 Council approve selling units C-97 and C-98 to Headwater Equipment Sales Ltd., Coalhurst, Alberta for \$410,000 plus GST.”
 In Favour: Councillors Nibourg, Stulberg, Nixon, Gendre and Reeve Clarke
 Opposed: Councillor Neitz
 Carried
- Award Fenn Road Asphalt Overlay:
- 216.07.14.21 Moved by Councillor Nibourg**
 “that the County of Stettler No. 6 Council award the contract for Asphalt Overlay and Other Work (Schedule A – 7 miles) to Lahrmann Construction Inc., Lacombe, Alberta for \$1,131,545.00 plus GST with a 2.5% contingency (work quality bonus/penalty adjustments as per specifications) for an authorized project total of \$1,159,833.63; with Administration to seek any granting that is possible; and that if taken from reserves, those funds to be replaced over a 3-year period.”
 Carried Unanimously
- Road Stabilization Trial:
- 217.07.14.21 Moved by Councillor Stulberg**
 “that the County of Stettler No. 6 Council table the consideration of the request to perform a road stabilization product trial until budget deliberations for 2022.”
 Carried Unanimously

DELEGATIONS

Damien Kurek joined the meeting and introductions were completed.

MP Kurek RE: Representative Update:

Member of Parliament - Battle River-Crowfoot Damien Kurek thanked the County Council for their work on the ground level of governance as it is essential to have good governance at every level, and appreciates the opportunity to connect with Councils.

The following were addressed:

- In-crisis that exist between different levels of government and areas of jurisdiction, reflects the need for good governance at every level. His philosophy is: direct service to constituents and being a strong partner in Federal Governance – office remained open during the course of the COVID-19 pandemic – distributes informational newsletters
- National Public Policy – member of Public Safety Committee – ongoing conversations are very important to hear from the County on behalf of ratepayers to ensure that he can effectively advocate on our behalf on the national stage being our voice
- Rates of Rural Crime – Quality of life is being threatened – Need to address some of the challenges.
- Identified a bill that he has co-sponsored to ensure that sentencing for crime is reflective on emergency services response times being a

step to assist with Rural Crime. Also, discussed other bills that have been brought in that relate to Rural Crime.

A question and answer session took place.

Councillor Neitz invited MP Kurek to attend a Rural Crime Prevention Meeting noting a concern with the catch and release program (repeat offenders); and to share available tools/information. MP Kurek responded that upon being invited, he would be pleased to attend.

Councillor Nibourg identifying that the FCSS Board wrote a letter (Canada Works is still shut down and MP Kurek took phone calls, however, questioned what he is doing to get Canada Works back to work) as have struggled with Mental Health crisis, finance, etc., therefore, requested that this be brought to the government's attention and that something needs to be done. MP Kurek requested to be kept informed and if something is being held up specifically, he can try to get answers.

Dave Grover joined the meeting at 11:14 a.m.
Reeve Clarke thanked MP Kurek for attending.

Glen Goertzen RE: Red Willow Sewage Lagoon:

Glen Goertzen (along with Derwin Massey the tenant) joined the meeting at 11:19 a.m. and distributed a 'Red Willow Effluent Release' information package which was also presented in the agenda additions package. Mr. Goertzen explained the sequence of events (lagoon being released/emptied), unresolved issues and how to fix the problem.

Identified concerns:

- A 3 wire fence was put up and requested that it be removed;
- Ditch was dug in the attempt to make berm without Mr. Goertzen's consent;
- Mr. Goertzen is sure that the area was never surveyed for the water to run down the ditch; and
- Legal stance – County has no easement on any of the land – there is a water course, however, the water has never flowed through.
Would like to see a water flow survey completed.

Reeve Clarke noted that the item will be researched, with a written response to be mailed.

Glen Goertzen left the meeting at 11:34 a.m.

James and Crystal Marshall RE: Use and Enforcement of Bylaws on Selected Individuals:

James Marshall joined the meeting at 11:35 a.m.

Noted that this is being presented representing James Marshall Trucking, addressing concerns as a ratepayer. He listed events:

- July 11, 2018 – Earl Marshall called County to report an operator not following development permit and Alberta Regulations regarding exploration with a water table
- July 13, 2018 – James Marshall submitted a safety concern to the CAO regarding North Star Trucking not adhering to setback requirements of the development permit, requesting CAO to look at other pits operated by North Star (see email and pictures #1-14)

- July 16, 2018 – Notified Rick Green that Dallas Pybus was on the wrong side of property line, two members of Protective Services and RCMP attended
- July 18, 2018 – Email to CAO - A survey conducted to see if he was on the wrong side of property – in fact he was
- No stop work order issued for any of this
- 2nd pit operated by Dallas Pybus, North Star Trucking
- July 27, 2018 – Discussed with the Reeve set-backs for gravel being removed from a neighbouring County of Stettler property (See pictures 9 and 13)
- July 28, 2018 – appears North Star was tipped off (James' opinion) – pictures of attempt to hide evidence (see pictures 19 and 20). North side of this pit is operated by Earl Marshall – fence is hanging in the air.
- July 29, 2018 – contacted Reeve regarding this information
- July 31, 2018 – emailed Reeve – see email in package
- August 2, 2018 – Reeve replied to put in a Ratepayer Request on Monday
- None of the information appears in the FOIP Request regarding the ratepayer request being filed by James Marshall – see package
- August 9, 2018 – emailed Reeve cc-ed CAO and all of Council RE: agreements between the County of Stettler and North Star Trucking
- August 15, 2018 – Received email that Ernie Gendre, CAO, Reeve and Rick Green visited the site to inspect the fence line between the two pits. Reeve stated that DP conditions are being met.
- This is not according to pictures taken July 13, 2018 (see pictures 10-12). Note James Marshall has pictures of the same fence line showing encroachments and in some places the fence is still hanging in the air - pictures documented for June 12, 2021.
- September 11, 2018 – Called Councillor Neitz
- September 14, 2018 – email from Councillor Neitz in response to the call (see email in package)
- Document were never produced between North Star and County of Stettler regarding gravel removed from County land; no stop work order was issued
- February 28, 2019 – FOIP request – April 11, 2019 received information, from 2013 until 2019 when the request was made, that cost him \$1,962.00.
- FOIP revealed Officer Jackson stated North Star Trucking had RUA (see package)
- September 21, 2018 – FOIP request did not provide information, as North Star Trucking never had one while hauling to Paradise Shores
- January 28, 2019 – Officer Sime received calls from Dallas Pybus requesting RUA – documents sent to North Star Trucking
- March 14 – No RUAs were returned to Protective Services – never followed up to observe if road was ever used – just closed the file – no actions taken
- No other company in the aggregate usage in the County of Stettler had gotten a RUA besides James Marshall Trucking as discovered through the FOIP request
- Water Diversion Licenses issued from Alberta Government – issued to North Star Trucking September 20, 2018 – AB Government issued an in lake pit permit (see pictures 2, 4, 5, 8, 16-18 – taken prior to development permit being obtained)
- North Star Permit 18068 approved November 28, 2018 – North Star in accordance – No stop work order was issued
- In 2018 James Marshall Trucking was stopped on September 13 and 14 on Twp Rd 35-0 and harassed by Protective Services that he

- must get a RUA; several thousands of dollars worth of tickets were issued; all tickets were thrown out except for one as took to Court in January, 2020; was told by officers that he was being treated the same as everyone else
- November 28, 2018 North Star received DP and never had a RUA
 - North Star Development Permit 18068 is good for 5 years/James Marshall Trucking Development Permit 6073 expires in 4 years according to MPC
 - Questions enforcement being equal; County staff targeting his company; councillors not adhering by Code of Conduct Bylaw, MGA Act; Andrew Brysiuk not following CAP Levy Bylaw and makes a false statement having James Marshall summoned to Court for a pit that he does not operate; not following County Bylaws regarding enforcement; CAO guilty of definition of MGA section 558(a) and 558(b) in regard to her statement in the Stop Work Order issued to Earl Marshall and identified dust in pictures that is not blowing toward he residents house (Why no pictures of the grader and water truck on the property that was there to remedy the problem?); Why are pictures in the Stop Work Order so grainy/distorted?; Why does County hold the public to a higher standard than for themselves?; green area in satellite pictures is not green and not reclaimed; June 23, 2020 site inspection – why was Development Authority not present for – MGA 645; Twp Rd 35-0 has 6 gravel pit operators using for access – questions grant funds going only to the Fenn Road; and Land Use Bylaw changes for aggregate industry – Earl Marshall Trucking needs air quality and noise assessment – offered to supply and County served with an attempted Court Order, Stop Work Order – LUB does not have clear direction of what the County wants.

Reeve Clarke noted that the accusations that have been made are not taken lightly, identifying the way that James Marshall has treated/talked to staff in the past, we do appreciate Mr. Marshall coming in and will follow-up on. As far as the issue with other pit operators, the County has to deal with Alberta Environment for our reclamation the same as others and yes, when we viewed the pit to see what was going on, the agreements between landowners were reviewed and have no thought at all that any gravel was stolen from the County. That is 2018 which have been addressed with you, so you are bringing things up and posting on Facebook things that have been dealt with, but will note your points and respond to you in writing. Thank you for coming in.

James Marshall left the meeting at 11:51 a.m.

North Star Trucking Ltd. Dallas Pybus RE: Road Use Agreements and CAP Levy:

Dallas Pybus joined the meeting at 11:52 a.m. He noted that the Road Use Agreement is not working as it takes up to 3 days to be approved and expressed concern with the \$450 application fee for short distance hauls - this is not acceptable. Is willing to cooperate and requests cooperation in order to streamline the Road Use Agreement process.

Councillor Nibourg noted that we are learning as we go and have discussed blanket Road Use Agreements. Will work on a workable solution.

CAO Cassidy and Rick Green left the meeting at 11:54 a.m.

CAP Levy:

- Funds that have been paid since introduced (Approximately \$44,000 collected in 2020) - North Star Trucking contributed over half of this figure.
- Andrew Brysiuk noted that Council made amendments around the auditing of tickets compel and report. Still need to follow-up on unreported Levy through an audit.
- Dallas Pybus noted that CAP Levy adds up on large projects.
- Was introduced to maintain roads.

Dallas left the meeting at 12 Noon

The meeting recessed at 12 Noon

PUBLIC HEARING

Call To Order:

Larry Clarke as Chairperson opened the Public Hearing for Bylaw 1662-21 - South Shore Area Structure Plan and to Repeal Bylaw 1496-12 - Buffalo Lake South Shore IDP and Bylaw 1588-18 - Paradise Shores Area Structure Plan at 1:00 p.m.

All Councillor Members and members of the Gallery introduced themselves with Jacinta Donovan, Craig Teal, Stu Salkeld with the East Central Alberta Review, Bruce Olson, Corrine Cruickshank, Julie Ruttan, Justin Stevens and Kathy Hankins joining the Hearing.

Purpose of Public Hearing:

To hold a Public Hearing for Bylaw 1662-21 - South Shore Area Structure Plan and to Repeal Bylaw 1496-12 - Buffalo Lake South Shore IDP and Bylaw 1588-18 - Paradise Shores Area Structure Plan.

Notice of Intention:

Bylaw 1662-21's notice of intention was published in the June 24 and July 1, 2021 editions of the Stettler Independent and Central Alberta Review and mailed to adjacent and area landowners, municipalities, agencies and government departments on June 15, 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.

Public Engagement Summary:

A detailed review being the Public Input Summary – South Shore Area Structure Plan was made available as part of the agenda package.

Written Notice of Intention Responses:

In Support:

Notice of intention responses from:

- John Duhault
- Camrose County

In Opposition:

Notice of intention responses from:

- Summer Village of White Sands
- Buffalo Lake Meadows Owners Association

- A form letter content (in some instances, additional content was added) was submitted by:
 1. Judy Peelar, resident/property owner, Summer Village of White Sands
 2. Dan Amey and Katrina Milaney, residents/property owners, Summer Village of White Sands
 3. Leanne Whitechurch, resident/property owner, Summer Village of White Sands
 4. Dean and Jami Lovell, residents/property owners, Summer Village of White Sands
 5. Andrew and Marlene Bunting, residents/property owners, Summer Village of White Sands
 6. Duane and Andrea Hildebrand, residents/property owners, Summer Village of White Sands
 7. Ainsley Hebert, resident/property owner, Summer Village of White Sands
 8. Allan Dick, resident/property owner, Summer Village of White Sands
 9. Kelly and Hans Langejans, residents/property owners, Summer Village of White Sands and County of Stettler
 10. Jeannie Kezama, resident/property owner, Summer Village of White Sands
 11. Marian McFarlane, resident/property owner, Summer Village of White Sands
 12. David Cheetham, resident/property owner, Summer Village of White Sands
 13. Jeffery and Jessica Lutzak and Brian and Mary Ann Lacoursiere, residency not indicated and
 14. Wes and Pam Thomas, residents/property owners, Summer Village of White Sands

Submissions were enclosed in the agenda package.

Other submissions received from and read out loud by Jacinta Donovan:

- Shawn MacLeod and Kristine MacLeod
- Eric and Virginia Thomas
- Jill Page
- Shawn and Paula Kobi
- Lance and Maureen Kadatz
- Ken Vertz

Verbal Presentations:

In Support: (None)

In Opposition:

- Jill Page, on behalf of Pelican Point Community Association – not part of County of Stettler but active in BLIDP and concerned that some of the proposals will impact Buffalo Lake as a whole. Has submitted questions that were not answered, request that Council consider them and answer when able. Addressed concern regarding the following:
 - Number of Development Units - allowing 2,700 and 2,800 development units. Later the document states the number may increase to 2,969 which they would object to without further consideration. Hopes for another opportunity for a Public Hearing and to give notice to everyone around the lake as all are impacted.

- Counting of Development Units: Requests a review of the definition and method of counting development units.
- Waste Water – Page 14 – Red Willow Lagoon only has room for 250 seasonal development units and have approved 170 that have not been sold or built upon – does not leave much room; would expect parties to arrange for their own waste water treatment and disposal of - does not say it would be required and hopes it would be monitored;
- Boats on lake (Marina) – requires 12 feet of clearance – most on the lake do not have 12 feet of clearance – Council should be aware of this.
- Until questions are answered, they must object to what Council is doing. (Councillor Nibourg noted that waste water is a concern and in the process of taking steps with 2 other municipalities on either side to deal with and hope their organization is doing the same; for RV unit numbers, have adopted a Bylaw implementing a tag system to address this; number of units – we are allowed to use the 2,900 unit number (Craig Teal identified that in the Buffalo Lake IDP the development units assigned/allotted is 2,969 and the plan is for less than that; and tracking RV's can be difficult – needs to be managed around the entire shoreline by abiding by the definition.)
- Bruce Olson, President Buffalo Lake Meadows Owners Association and representing South Shore Community Group.
South Shore (Growth Node) Community Group:
 - Main issue is unlimited density for campgrounds/RV Parks/condominiums/other multi development unit properties – objections have been raised – problematic that no density changes have been added since the 1st reading – can place 875 RVs on as little as 31 acres as only the Land Use Bylaw deals with density and it conflicts with the Buffalo Lake IDP which requires the development to observe the rural characteristics and appropriate scale to be consistent with surrounding developments – if adopted with applying reasonable density limit, it could be subject to legal actions under the Buffalo Lake IDP. Ruling of the SDAB for Paradise Shores – most negative impacts mitigated by limiting the density. Suggests closing the loop hole by: 1. Apply a 50% limit on multi development unit properties in each of the plan areas, rather than combining all the plan areas together; and changing the word 'should' to 'shall' on 4.3.9 to provide a mandatory limit of 262 rather than the 524 allowed in area B and area C would limit to 438 instead of 875; or 2. Apply a reasonable density limit to multi lot division properties to 3 RVs per acres.
 Buffalo Lake Meadows Owners Association:
 - Validates what is said above by the South Shore Community Group and in addition provided feedback on the lake issues – off Range Road 21-1, plan states there is some facilities, however, there is no lake access as no one launches boats from this location now. Plan implies there is boat access and would like to see this cleared up. On page 24 suggests modifying the statement that talks about three steps, with step one reading: "The County will prepare preliminary design for new and expanded facilities in all three locations". Suggests that the wording be changed to say: "The County will prepare a preliminary design for new and expanded facilities at all three locations as well as potential to expand existing south shore

- facilities, the provincial park or other municipalities". In order for this to be included when the review process takes place.
- (Councillor Nibourg asked if it would be advantageous if the number of sites was done in a staged approach? (Bruce Olson noted that a density limit would address that.)
 - Julie Ruttan, Rochon Sands Heights Community Association – appreciated recognition that Bayview Street cannot be an arterial road, the need for pathways to link the communities and strengthening the buffer requirements.
The following are requests made to be incorporated in the plan:
 - Bayview Street – 1st reading of Plan removed Bayview Street as an arterial road and does limit the speed, concerned as calling it an “unique” roadway means that it does not need to comply with any road design standards. Bayview Street does not meet collector road standards and the older portion does not meet standards either. The Association believes that Bayview Street should not be exempt, from road design standards.
 - Any further development for road network changes that has the potential to add traffic to Bayview Street, needs a plan to upgrade the road network infrastructure in the area. (Specifically, Township Road 40-2 and Range Road 20-4 – paving should be part of any new large scale Development permit.)
 - A separate sidewalk or pathway on Bayview Street to move pedestrians and other self-propelled methods of transportation is required.
 - Unlimited density for multi development unit property – they have cosigned Bruce Olson’s letter which does address their issues concerning density.
 - Pathways – pavement should be an option for pathway surface treatment, (Policy 4.2.3.2) in addition to grass and gravel.
 - Boat launches – area east of Highway 835 – new boat launch(s) needs to be considered along with upgrades to existing ones. Upgrading the boat launches at Rochon Sands Provincial Park and the Summer Village of Rochon Sands marina should be included in the plan for future consideration.
 - Steve Wigglesworth and Deanna Jarard in White Sands (40 and 38 Lakeview Avenue) – Concerns have been addressed regarding boat traffic/access on and off the water/highway traffic/sewage concerns, etc., therefore, asked if a density phased approach would make it better to maintain the health of the lake, lifestyle in the community and the residence that reside there. They spoke against this primarily due to density – feels this is not being addressed. (Councillor Neitz asked where the Village of White Sands dispose of sewer? Sewer is private disposals being pumped out and hauled to Red Willow.)
 - Kathy Hankins - Hopes the Council means what they say – are listening and considering comments. Density is the major issue – at Rochon Sands Estates density is an issue as they are back lot lake owners and for them to be able to take a watercraft to the lake, has been extremely difficult. Noted that the plan does not address that the aesthetic/natural environment of the lake be kept the best possible – suggests this be incorporated. Timeline for developing – put in some architectural controls and place timelines for development that will give good revenue. Noted Councilors need to understand that Councils’ job is for the good of the whole of the County and sure they get tired of hearing from people of the lake and hopes that they can do a really good job on this plan so that these debates do not continue to occur.

(Craig Teal referred to page 26 and 27 of the ASP noting that it prevents clear cutting of all trees, natural upland habitats and terrain and working with the lands.)

- Justin Stevens – Buffering and single lot connections to water and sewer mains were good. Requests to know where this Council stands (their vision) – changes to be presented to Council. Paradise Shores is the elephant in the room – density and scale – no one ever envisioned a 1,000 lot RV park on the lake – density was the single biggest concern during the consultation stage and no density rules were changed, therefore, asks if a 875 lot RV park would match this Council’s vision. Requested clarification that when a development application is made under this plan, it triggers a Public Hearing – is there a change that would trigger a new hearing – Justin noted items (build a road 3 vehicles wide to back into lake/moved a marina in/brush burning) that had taken place which changed what the original Public Hearing represented, with no additional Public Hearing triggered. 50% detached dwelling unit – confused between the should and shall – does not say has to be 50% detached dwellings – suggested that a phased approach would allow to incorporate infrastructure, upgrades, lake access, etc., giving greater control for that.
(Councillor Nibourg to Craig Teal– “shall” and “should” – will address in remarks)

Presentations from Resource Person(s):

Craig Teal responded by:

- Part of a power point was used to address the following:
 - Guide for growth node – purpose to set out the framework for landowners to develop property and County’s prerequisites to make the develop a success (Land use activity may contain large green areas, dedicated park space, land use and transportation infrastructure);
 - Density
 - allocation of density – Plan has to fit in with the large water shed area around the lake with various growth nodes and plans – 2,969 is the overall agreed upon growth node between all in Buffalo Lake IDP – buffers (secondary suite/RV numbers) created to bring down to 1,715;
 - overall density across the entire node - is the overall target for the entire node - 0.9 units per acre – plan gives variable growth nodes. Breaks into 4 large area, 3 of which are color coded and the 4th is existing development units;
 - Expecting more detailed local plans to determine how to meet the overall plans and policies. There is flexibility to accommodate a variety of project types, regardless of the density on any one of the given parcels, they do have to preserve the natural area (green area/storm water/sewer/public infrastructure/road systems/lake access/vehicular access/boat access/parks).
 - Sewer Servicing – Desire to have infrastructure (sewer/lift systems) in place to avoid leaching, etc.
 - Other Plans: Developments are required to meet the requirements of Buffalo Lake Intermunicipal Development Plan (being the overall plan for around the Lake), County of Stettler Land Use Bylaw and South Shore Area Structure Plan.
 - Public Referrals – all documentation collected prior to 1st reading have been documented into a Public Input

Summary, is part of the package and distributed for Council's decision making information.

- Summary
 - Changes that were made back in April and May did include padding the amount of space (Approximately 336 hectares of land intended to be open space);
 - Added a policy regarding buffers and transitions;
 - Added policies regarding trails, grass and gravel (determined on a trail by trail bases);
 - Policies: 4.3.8 added in response to development approval timelines (hording, etc.); 4.2.2 – Design of vehicular access points – part A being the Background Section, part B is Concept Section and Part C being the Policy Plan for future determination.
- County has another document, Inter Municipal Collaboration Framework, addressing partnerships with other municipalities.

Dave Grover left the meeting at 2:36 p.m.

- Vehicular access points - Bayview Street treating as unique and will be treated to a standard particular to that road. One of the two north connections down to Highway 601 should be built-up.

Dave Grover rejoined the meeting at 2:38 p.m.

- Collective water and waste water – really for multi unit/lot subdivisions
- Issue of “shall” and “should” – “shall” and “must” is mandatory; for “may”, Council can choose to apply and for “should” Council has complete discretion on where or not the aspect should be employed. Wording was requested to be changed from “should” to “shall” in 4.3.9 on the 50% split – “should be 50%” is what policy reads (as per Justin's report).

Through Councillor's questions the following was identified:

- Density – Needs to be determined case by case and to satisfy other plans, in order to determine the areas that are required to be left vacant.
- Paradise Shores will need to apply for a new Development Permit and will be required to follow the new documents/rules. (Andrew Brysiuk noted that it kills the regulatory side, they may come forward with a proposal to salvage some of what they have done, however, will need to fit the new rules subject to new public participation policies, Land Use Bylaw and Statutory Plans that exist at the time of application.)
- Reeve Clarke made a comment on Summer Village of White Sands submission: Council worked through all the Buffalo Lake South Shore IDP phases and their Council/representatives removed themselves from the last two meetings/phases of that process. Some of the questions could have been addressed through this process. Reeve Clarke made it aware that the County was acting in good faith going through the process and some of the questions that their residents have had could have been answered by their Council during that process. Summer Village of Rochon Sands and the County both worked through the process in good faith.

- CAO Cassidy noted that the major IDP review is overdue. Buffalo Lake IDP Review will be up for a major review.
- This South Shore Area Structure Plan is a living document and there will be opportunities for amendments and reviews; Municipal Development Plan will place conditions on the developers to make sure they comply.
- Andrew Brysiuk – identified that all of the written submissions presented to the Resource Officer were part of the Council package, and speaking to Density – Buffalo Lake IDP sets capacity (based on how many boats can be on the lake and residents, and local density affects resource and structure).

218.07.14.21 Reeve Clarke Declared
 “that the Public Hearing for Bylaw 1662-21 - South Shore Area Structure Plan and to Repeal Bylaw 1496-12 - Buffalo Lake South Shore IDP and Bylaw 1588-18 - Paradise Shores Area Structure Plan be adjourned at 2:51 p.m.”

219.07.14.21 Moved by Councillor Nibourg
 “that the County of Stettler No. 6 Council Meeting recessed at 2:53 p.m.” Carried Unanimously

220.07.14.21 Moved by Councillor Nibourg
 “that the County of Stettler No. 6 Council Meeting reconvened at 3:05 p.m.” Carried Unanimously

BYLAWS

Bylaw 1662-21 South Shore Structure Plan and Repeal Buffalo Lake South Shore IDP and Repeal Paradise Shores Area Structure Plan:

221.07.14.21 Moved by Councillor Grover
 “that Bylaw 1662-21 - South Shore Area Structure Plan and to Repeal Bylaw 1496-12 - Buffalo Lake South Shore IDP and Bylaw 1588-18 - Paradise Shores Area Structure Plan, with an amendment to 4.3.9 - density 50% by changing “should” to “shall”, be given second reading.”
 In Favour: Councillors Nibourg, Stulberg, Grover, Neitz, Gendre and Reeve Clarke
 Opposed: Councillors Nixon
 Carried

222.07.14.21 Moved by Councillor Nibourg
 “that Bylaw 1662-21 - South Shore Area Structure Plan and to Repeal Bylaw 1496-12 - Buffalo Lake South Shore IDP and Bylaw 1588-18 - Paradise Shores Area Structure Plan, as amended, be tabled.”
 Carried Unanimously

Jacinta Donovan, Craig Teal, Bruce Olson, Corrine Cruickshank, Julie Ruttan, Justin Stevens and Kathy Hankins left the meeting at 3:12 p.m.

NEW BUSINESS Continued . . .

Tender Mower Garage Building:

223.07.14.21 Moved by Councillor Nixon
 “that the County of Stettler No. 6 direct Administration to advertise tenders for a Mower Garage Building and bring results back to a future County of Stettler No. 6 Council Meeting for decision.”
 In Favour: Councillors Nibourg, Stulberg, Nixon and Neitz
 Opposed: Councillors Grover, Gendre and Reeve Clarke
 Carried

Erskine Landscaping:
224.07.14.21 Moved by Councillor Nibourg
“that the County of Stettler No. 6 Council approve hiring Skaley Landscaping, Stettler, Alberta to supply and install the trees for the Erskine east subdivision at a cost of up to no more than \$17,600.00 plus GST.” In Favour: Councillors Nibourg, Stulberg, Nixon, Neitz and Reeve Clarke
Opposed: Councillors Grover and Gendre
Carried

Award Byemoor Watermain Replacement:
225.07.14.21 Moved by Councillor Stulberg
“that the County of Stettler No. 6 Council award the Byemoor Watermain Replacement to Action Plumbing and Excavating (1998) Ltd. of Stettler, Alberta for \$59,600.00 + GST.” Carried Unanimously

School Resource Officer:
226.07.14.21 Moved by Councillor Grover
“that the County of Stettler No. 6 Council adopts the School Resource Officer Agreement as presented and in partnership with the Town of Stettler and Clearview Public Schools, at an estimated cost of \$40,000.00 to \$50,000.00 per annum.” Carried Unanimously

UNFINISHED BUSINESS

None

AGENDA ITEMS

Memo RE: Petition to Allow the Keeping of Urban Chickens:
July 6, 2021 the County of Stettler Administration received a petition in regard to allowing the keeping of Urban Chickens requesting that Gadsby Land Use Bylaw 419/17 and the County of Stettler Bylaw 1640-20 be changed to allow for the keeping of chickens in the hamlets located in Stettler County.

227.07.14.21 Moved by Councillor Nixon
“that the County of Stettler No. 6 Council take Bylaw 1640-20 to allow for the keeping of chickens in the hamlets located in Stettler County to a Committee of the Whole Meeting.” Carried Unanimously

REPORTS

Chief Administrative Officer’s Report:
228.07.14.21 Moved by Councillor Grover
“that the July 14, 2021 Chief Administrative Officer’s Report be received for information.” Carried Unanimously

Financial Reports:
229.07.14.21 Moved by Councillor Stulberg
“that the Payment Register for payments posted between June 1 and 30, 2021; Bank Reconciliation, Reserves and the Year to Date Budget for the month ended May 31, 2021 (all attached and forming part of these minutes) Reports to be approved as presented.” Carried Unanimously

Councillor Fee Sheet Reports:

230.07.14.21 Moved by Councillor Nixon

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

Councillor Committee Reports:

1. Battle River Research Group: (Dave Grover)
2. Stettler Public Library Board: (Les Stulberg)
3. Stettler Town and Country Airport Committee: (James Nibourg)
4. Stettler and District Family and Community Support Services (FCSS): (James Nibourg)

231.07.14.21 Moved by Councillor Stulberg

“that the County of Stettler No. 6 Committee Reports for the July 14, 2021 Council Meeting be received for information.” Carried Unanimously

CONSENT AGENDA ITEMS

Letter from the East Central Alberta Heritage Society RE: Support for Grant Submission:

232.07.14.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 send a letter supporting the East Central Alberta Heritage Society’s grant submission to the Canada Community Revitalization Fund that is being managed by Western Diversification Canada.” Carried Unanimously

Invite from Starland County RE: Grand Opening of the New Starland County Facility:

233.07.14.21 Moved by Councillor Stulberg

“that the County of Stettler No. 6 Council take a gift to Starland County’s Grand Opening for the new Starland County Facility being held on August 5, 2021.” Carried Unanimously

234.07.14.21 Moved by Councillor Nibourg

“that the following County of Stettler No. 6 Consent Agenda Items for the July 14, 2021 Council Meeting be received for information:

1. Letter from the Village of Lougheed
RE: Royal Canadian Mounted Police and Provincial Policing
2. Letter from the Town of Nanton
RE: Support for the RCMP
3. Letter from the City of Fort Saskatchewan
RE: Support of the RCMP
4. Letter from Cypress County
RE: Support for the RCMP
5. Letter from the Town of Beaverlodge
RE: Support of the RCMP
6. Letter from the Town of Thorsby
RE: Royal Canadian Mounted Police and Provincial Policing
7. Letter from the Town of Turner Valley
RE: Town of Turner Valley Support for RCMP
8. Letter from the Village of Holden
RE: Proposed Provincial Police Force
9. Letter from the Village of Rockyford
RE: Support for RCMP
10. Letter from the Town of Viking
RE: Proposed Provincial Police Force
11. Letter from Lac La Biche County

- RE: Support for RCMP
12. Letter from County of Forty Mile No. 8
RE: Support for the RCMP
 13. Letter from the Town of Fairview
RE: Support for the RCMP
 14. Card from the Stettler History Book Committee
RE: Thank You
 15. Card from the Donalda Coulee Friendship Club
RE: Thank You
 16. Email from STARS Air Ambulance
RE: Special Message to our Donors
 17. Letter from the Town of Ponoka
RE: COVID-19
 18. Certificate from the Legion
RE: Certificate of Appreciation
 19. Letter from the Royal Canadian Mounted Police
RE: Rural Municipalities Association Spring 2021 Meeting
 20. Letter from Alberta Justice and Solicitor General
RE: Justice System and Crime in your Community.”
- Carried Unanimously

IN-CAMERA SESSION

- 235.07.14.21 Moved by Councillor Nibourg**
 “that the County of Stettler No. 6 enter into an in-camera session at 3:49 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: Tax Agreement
 and
 Section 27: Privileged Information
 RE: Legal Update and Release.” Carried Unanimously
- 236.07.14.21 Moved by Councillor Nibourg**
 “that the County of Stettler No. 6 Council exit out of in-camera at 4:24 p.m.” Carried Unanimously
- 237.07.14.21 Moved by Councillor Nibourg**
 “that the County of Stettler No. 6 Council offer a counter-proposal to enter into a formal Tax Repayment Agreement for Tax rolls 798048,798049, 798050, 798051, 798052, 798053, 798054, 798055, 798222, 798223, 798224, 798225, 798226, 798227, 798228, 798229, 798230, 798231, 798232, and 864147 subject to the following conditions.
 a. The ratepayer shall pay, starting August 1, 2021, \$15,000 per month and shall pay the outstanding balance on or before July 1, 2022;
 b. If the aforementioned amounts are paid, the County of Stettler shall cancel penalties in arrears in the amount of \$2,272.09 and shall cancel current penalties in the amount of \$ \$1,999.44;
 c. If the aforementioned amounts are paid, the County of Stettler shall waive future interest or penalties; and
 d. Any future taxes (ie. 2022 and onward) are payable in the normal course.” Carried Unanimously

238.07.14.21 Moved by Councillor Nibourg

“that the County of Stettler No. 6 Council instruct Administration to bring back a definitive response to the concerns raised at delegations from today.” Carried Unanimously

The meeting reconvened.

NEXT MEETING

The next regular Meeting of County of Stettler No. 6 Council will be held on Wednesday, August 11, 2021 at 10:00 a.m.

ADJOURNMENT

239.07.14.21 Moved by Councillor Grover

“that the County of Stettler No. 6 Regular Meeting of Council be adjourned at 4:25 p.m.” Carried Unanimously

Reeve

Chief Administrative Officer