

**MINUTES
COUNTY OF NORTHERN LIGHTS
REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS
ON TUESDAY, MARCH 28, 2023 at 9:00 A.M.
COUNTY BUILDING, MANNING, ALBERTA**

PRESENT:

Gary These	Ward One	Weberville/Stewart
KayIn Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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IN ATTENDANCE:

Josh Hunter – Director of Finance/Acting Chief Administrative Officer
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Anna Glover – ISL Engineering Planning & Development Technician (virtually)

01.0 Call to Order

01.1.1 Land Acknowledgement

Reeve Terry Ungarian called the Tuesday, March 28, 2023 Council Meeting to order at 9:00 a.m.

02.0 Adoption of the Agenda

119/28/03/23 **MOVED BY Councillor These to acknowledge receipt of the Tuesday, March 28, 2023 Council Meeting Agenda and adopt it with the following additions:**
06.1.1-E Mercer Peace River Woodroom Ribbon Cutting Ceremony Invitation
06.1.1-F Town Hall Invitation from Peace River School Division
06.1.2-A CAO Report
Info Package: 08.20-e) cc'd letter from the Ministry of Transportation and Economic Corridors to NAV Canada RE: Peace River Regional Airport
06.1.1 -G Discussion on Hiring of Consultants/Engineering
CARRIED

03.0 Adoption of the Minutes of the Previous Regular or Special Meeting(s)

A. Tuesday, March 14, 2023 Council Meeting Minutes

120/28/03/23 **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 14, 2023 Council Meeting Minutes and adopt them as presented.**
CARRIED

04.0 Delegations

A. Steve Blanton, Manning Forest Products, Aaron Jones, West Fraser Management Forester for Alberta, Daryl Richards, General Manager and Keith Wells, Planning Superintendent at 9:05 a.m. (in-person & virtually)

Delegation A exited meeting at 9:33 a.m.

06.0 Municipal/CAO & Departmental Reports/Business

06.1 Government Services

06.1.1 Council/Legislative

A. Request for Letter of Support – Northern Lakes College/Peace Region Economic Development Alliance

121/28/03/23 **MOVED BY Councillor Dechant to acknowledge receipt of the request for a letter of support for Northern Lakes College from the Peace Region Economic Development Alliance and direct administration to send a letter of support as requested.**
CARRIED

B. cc'd Letter from Town of Peace River to Northern Sunrise County RE: Regional Collaboration

122/28/03/23 **MOVED BY Councillor Yasinski to acknowledge receipt of the letter from the Town of Peace River to Northern Sunrise County concerning regional collaboration and accept it for information.**

CARRIED

C. 2023 Northern Lakes College Convocation Invitation

123/28/03/23 **MOVED BY Councillor Reese to acknowledge receipt of the 2023 Northern Lakes College Convocation Invitation and send our congratulations and rsvp Councillor Schugs attendance.**
CARRIED

D. Town of Manning – Financial Request

124/28/03/23 **MOVED BY Councillor Schug to acknowledge receipt of the Town of Manning financial request and commit to funding the additional \$8,770.00 to the Town of Manning for the arena.**
CARRIED

E. Mercer Peace River Woodroom Ribbon Cutting Ceremony Invitation

125/28/03/23 **MOVED BY Councillor Dechant to acknowledge receipt of the Mercer Peace River Woodroom Ribbon Cutting Ceremony Invitation and send Reeve Ungarian and/or Councillor These on behalf of the County to the Ceremony on Thursday, April 20th at 10:00 a.m.**
CARRIED

F. Town Hall Invitation from Peace River School Division

126/28/03/23 **MOVED BY Councillor These to acknowledge receipt of the Town Hall Invitation from Peace River School Division and have Councillor Yasinski attend via zoom to represent the County on Wednesday, March 29, 2023 at 7:00 p.m.**
CARRIED

G. Discussion on Hiring of Consultants/Engineering

127/28/03/23 **MOVED BY Councillor Yasinski to accept the verbal discussion on hiring of consultants and engineering companies.**
CARRIED

*Recessed meeting at 10:07 a.m.
Reconvened meeting at 10:15 a.m.
Delegation B enters meeting virtually at 10:15 a.m.*

04.0 Delegations

B. Auditors Review of Financial Statements: Scott Mockford CPA, CA, Doyle & Company Professional Accountants at 10:15 a.m.(virtually)

Reeve Ungarian welcomes Scott Mockford to Council. Scott reviews the audited financial statements for council.

128/28/03/23 **MOVED BY Councillor Dechant to adopt the 2022 Audited Financial Statements with the indicated updates on page 21, note 5.**
CARRIED

06.1.2 Administration
A. CAO Report

129/28/03/23 **MOVED BY Councillor These to have administration write a 'clean-up' letter to landowner in the Hamlet of North Star, indicating a 30-day action timeline.**
CARRIED

04.0 Delegations

C. Public Hearing for Land Use Bylaw No.23-61-482 at 11:00 a.m.

Chair Terry Ungarian declared the Public Hearing for Bylaw No. 23-61-482 open at 11:03 a.m.

Chair Ungarian welcomed all participants, including Anna Glover, ISL Engineering and Land Service Planning and Development Technician.

Chair Ungarian asked that the nature of the proposed amendment be read into the record. Anna Glover read the following into the record:

The nature of these text amendments is to introduce new and revised regulations into the County of Northern Lights Land Use Bylaw (Bylaw 12-61-290) for the purposes of:

- 1.0 Defining a new use for Fertilizer Storage & Sales
- 2.0 Revising the definition for Agricultural Industry
- 3.0 Including the new definition of Fertilizer Storage & Sales into the appropriate districts

The proposed amendment is being considered in conjunction with the proposed development permit application DP-23-01. At the property of lot 14, block 2, plan number 082 5397.

Chair Ungarian requested confirmation that notification requirements (newspaper ads, announcements, time frames, etc.) had been met.

Notice of the public hearing for the proposed amendment was advertised in the Mile Zero Banner Post on March 8 and March 15, 2023, and on the County website and its social media channels. No comments were received.

Chair Ungarian stated the Rules of Conduct that would be followed during the hearing.

Chair Ungarian called for the PRESENTATION:

The proposed use of Fertilizer Storage & Sales was prepared in response to a development permit application to replace existing agriculture fertilizer storage tanks with a larger facility in the north manning industrial park that is also within the Airport Protection Zone. No development permits were issued for the existing development and no compatible uses exist that do not also have some nuisances attached to them that could negatively interfere with the use of the site within the airport protection zone.

The fertilizer facilities could be included under the Agriculture Industry defined use but, the definition is quite broad and includes some uses that could negatively interfere in the operation of the airport and surrounding area. Agriculture Industries is not a listed use in the Airport Protection Zone 1 District and should not be added.

The definition of agriculture industry should be amended to exclude fertilizer storage and sales.

Fertilizer Storage & Sales should be included as a use in several land use districts in the LUB so that similar fertilizer handling facilities can also be developed in other districts.

Fertilizer Storage & Sales should be a permitted use in the Agriculture General, Agriculture Restricted, Highway Development, General Industrial Districts and a discretionary use in the heavy industrial and airport protection zone 1 districts.

Chair Ungarian called for any WRITTEN SUBMISSIONS in support of the proposed amendment.

To date, no written submissions in support were received.

Chair Ungarian called for any WRITTEN SUBMISSIONS opposed to the proposed amendment.

To date, no objections have been received or expressed.

Chair Ungarian called for any VERBAL SUBMISSIONS in support of the proposed amendment.

No verbal submissions of support for the amendment were expressed.

Chair Ungarian called for any VERBAL SUBMISSIONS opposed to the proposed amendment.

No verbal submission opposed to the amendment were expressed.

Chair Ungarian calls for a RECOMMENDATION.

Anna responded:

It is recommended that the proposed text amendments be APPROVED.

Chair Ungarian asked if there were any questions from Council.

Gloria directed a question to a member of the public. Do you remember getting a development permit?

Response from member of public "I thought there was."

Chair Ungarian adjourned the Public Hearing for Bylaw No. 23-61-482 at 11:09 a.m.

05.0 Policies/ Bylaws

A. Proposed Land Use Bylaw Amendment No. 23-61-482 (after P.H. 2nd & 3rd Reading)

130/28/03/23 MOVED BY Councillor Schug to give SECOND READING to Bylaw No. 23-61-482; a bylaw to apply text amendments to the County of Northern Lights Land Use Bylaw No. 12-61-290. CARRIED

131/28/03/23 **MOVED BY Councillor Yasinski to give THIRD AND FINAL READING to Bylaw No. 23-61-482; a bylaw to apply text amendments to the County of Northern Lights Land Use Bylaw No. 12-61-290.**
CARRIED

*Recessed meeting for Municipal Planning Commission Meeting at 11:10 a.m.
Reconvened meeting at 11:13 a.m.*

06.6 Environmental Development

06.6.1 Development [Planning/Zoning/Subdivisions]

A. 23NL03 Subdivision Proposal NW 8-95-21-W5M

132/28/03/23 **MOVED BY Councillor Dechant to approve subdivision application 23NL03, to create a 19.5 ha (48.2 ac) lot on NW 8-95-21-W5M; subject to the following six (6) conditions:**

1. That the proposed lot be consolidated with the SW 8-95-21-W5M by way of Plan of Subdivision prepared in accordance with Condition #6.
2. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the west boundary of NW 8-95-21-W5M adjacent to Range Road 215, pursuant to Section 662(1) of the Municipal Government Act.
3. That the applicant/owner enter into a development agreement with the County of Northern Lights to include but not be limited to, the installation of an approach to the proposed lots from Range Road 215, if required. Access to Highway 692 is not permitted.
4. That the applicant/owner carry forward and/or provide agreements, caveats, easements and/or rights-of-way in accordance with the municipal requirements, and agency and/or utility company requirements as identified in the Comments from Referral Agencies Section of this report.
5. That the applicant/owner pay all outstanding property taxes pursuant to Section 654(1)(d) of the Municipal Government Act prior to the endorsement of the plan of subdivision, or arrangements made which are satisfactory to the County of Northern Lights.
6. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain the title(s) under this decision.

CARRIED

B. 23NL04 Subdivision Proposal NE 1-95-22-W5M

133/28/03/23 **MOVED BY Councillor Reese to approve subdivision application 23NL04, to create an 48.7ha (120.3ac) lot on NE 1-95-22-W5M, subject to the following five (5) conditions:**

1. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the north and south boundary of the proposed lots adjacent to Range Road 220A, pursuant to Section 662(1) of the Municipal Government Act.
2. That the applicant/owner enter into a development agreement with the County of Northern Lights to include but not be limited to, the installation of approaches to the proposed lots, if required.
3. That the applicant/owner carry forward and/or provide agreements, caveats, easements and/or rights-of-way in accordance with the municipal requirements, and agency and/or utility company requirements as identified in the Comments from Referral Agencies Section of this report.
4. That the applicant/owner pay all outstanding property taxes pursuant to Section 654(1)(d) of the Municipal Government Act prior to the endorsement of the plan of subdivision, or arrangements made which are satisfactory to the County of Northern Lights.
5. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain the title(s) under this decision.

CARRIED

C. 23NL05 Subdivision Proposal NW 1-95-22-W5M

134/28/03/23 **MOVED BY Councillor These to approve subdivision application 23NL05, to create a 8.7 ha (21.5 ac) lot on NW 1-95-22-W5M, subject to the following six (6) conditions:**

1. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the north 134m boundary of the proposed lot and the balance of the quarter section adjacent to Range Road 220A, pursuant to Section 662(1) of the Municipal Government Act.
2. That the applicant/owner enter into a development agreement with the County of Northern Lights to include but not be limited to, the installation of an approaches to the proposed lots, if required.
3. That the applicant/owner upgrade or relocate the sewage system in accordance with the requirements of the Alberta Private Sewage Systems Standard of Practice 2015.
4. That the applicant/owner carry forward and/or provide agreements, caveats, easements and/or rights-of-way in accordance with the municipal requirements, and agency and/or utility company requirements as identified in the Comments from Referral Agencies Section of this report.

5. That the applicant/owner pay all outstanding property taxes pursuant to Section 654(1)(d) of the Municipal Government Act prior to the endorsement of the plan of subdivision, or arrangements made which are satisfactory to the County of Northern Lights.
6. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain the title(s) under this decision.

CARRIED

Anna Glover exited meeting at 11:20 a.m.

06.1.2 Administration
A. CAO Report

**135/28/03/23 MOVED BY Councillor Schug to ask Sergeant B. Ferdais to council to discuss the criteria, feasibility, and wording of a Dog Bylaw for the County.
CARRIED**

**136/28/03/23 MOVED BY Councillor Schug to provide an extension to DP-22-32, with a deadline of April 30th, 2023; and that administration not only write, but phone call the landowner.
CARRIED**

06.3 Transportation/Drainage/Public Works
06.3.1 Public Works
A. Public Works Report

**137/28/03/23 MOVED BY Councillor Reese to acknowledge receipt of the Public Works written and verbal Report and accept it for information.
CARRIED**

*Recessed for lunch at 12:01 p.m.
Reconvened meeting at 12:29 p.m.*

06.3.2 Roads

06.3.3 Airport

06.3.7 Drainage Ditches

06.4 Utilities/Public Works
06.4.1 Water

06.4.2 Sewage

06.4.3 Solid Waste

06.6 Environmental Development

06.6.1 Development [Planning/Zoning/Subdivisions]

06.6.2 Community Services / Economic Development

06.6.3 Agriculture Services

06.6.5 Natural Resources

06.6.6 Housing / Seniors

06.6.9 Tourism

06.1 Government Services

06.1.1 Council/Legislative

06.1.3 Assessment

06.1.4 Taxation

06.1.5 Finance

A. 2023-2028 Operating & Capital Budget

**138/28/03/23 MOVED BY Councillor Schug to acknowledge receipt of the 2023-2028 Operating & Capital Budget and adopt it with the Agriculture Research change from \$125,000.00 to \$100,000.00.
CARRIED**

B. 2023 Property Tax Bylaw No. 23-14-484

139/28/03/23 MOVED BY Councillor Yasinski to give FIRST READING to Bylaw No. 23-14-484; a bylaw for the purpose of authorizing and fixing the tax rates levied and imposed against assessable property in the County of Northern Lights for the 2023 taxation year.

CARRIED

140/28/03/23 **MOVED BY Councillor Schug to give SECOND READING to Bylaw No. 23-14-484; a bylaw for the purpose of authorizing and fixing the tax rates levied and imposed against assessable property in the County of Northern Lights for the 2023 taxation year.**
CARRIED

141/28/03/23 **MOVED BY Councillor Dechant to PROCEED TO THIRD AND FINAL READING of Bylaw No. 23-14-484.**
CARRIED UNANIMOUSLY

142/28/03/23 **MOVED BY Councillor Reese to give THIRD AND FINAL READING to Bylaw No. 23-14-484; a bylaw for the purpose of authorizing and fixing the tax rates levied and imposed against assessable property in the County of Northern Lights for the 2023 taxation year.**
CARRIED

06.1.6 Equipment/Supplies

06.1.7 Buildings/Properties

06.1.8 Personnel/Human Resources

06.2 Protective Services

06.2.1 Policing

06.2.3 Fire protection

06.2.4 Emergency Measures & Disaster Services

06.2.5 Ambulance/First Aid

06.2.6 By-law Enforcement

07.0 Ward and/or Committee Reports

08.0 Info Items

A. Tuesday, March 28, 2023 Info Package

ADDITION 08.20-e) cc'd letter from AB. Transportation and Economic Corridors to NAV Canada RE: Peace River Regional Airport

143/28/03/23 **MOVED BY Councillor These to acknowledge receipt of the Tuesday, March 28, 2023 Info Package, including addition and accept it for information.**
CARRIED

09.0 Open Mic

Decisions on Delegations

10.0 In Camera Items

A. Legal Discussion under FOIP Section 27

144/28/03/23 **MOVED BY Councillor Dechant to have the Tuesday, March 28, 2023 Council Meeting go in camera to discuss Legal under FOIP Section 27 at 1:36 p.m.**
CARRIED

Dan Archer, Reporter and Teresa Tupper, Executive Assistant exited meeting at 1:36 p.m.

145/28/03/23 **MOVED BY Councillor Yasinski to have the Tuesday, March 28, 2023 Council Meeting come out of camera at 1:57 p.m.**
CARRIED

11.0 Adjournment

Reeve Terry Ungarian adjourned the Tuesday, March 28, 2023 Council Meeting at 1:57 p.m.



Chief Elected Official
Terry Ungarian



Acting Chief Administrative Officer
Josh Hunter