

**MINUTES
COUNTY OF NORTHERN LIGHTS
REGULAR COUNCIL MEETING HELD IN COUNTY CHAMBERS
ON TUESDAY, JULY 25, 2023 at 1:00 P.M.
COUNTY BUILDING, MANNING, ALBERTA**

<https://us02web.zoom.us/j/84774337161?pwd=SjhHS042dmZjUG9WblpVS1hQNTJKUT09>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln 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
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

Theresa Van Oort – Chief Administrative Officer
Josh Hunter – Director of Finance
Charles Schwab – Director of Public Works
Teresa Tupper – Executive Assistant/ Recorder
Dan Archer – Mile Zero Banner Post Reporter
Natalie Tremblay – ISL Engineering Community Planner (virtually)

01.0 Call to Order

01.1.1 Land Acknowledgement

Reeve Terry Ungarian called the Tuesday, July 25, 2023 Council Meeting to order at 1:00 p.m.

02.0 Adoption of the Agenda

273/25/07/23 **MOVED BY Councillor Halabisky to acknowledge receipt of the Tuesday, July 25, 2023 Council Agenda and adopt it with the following additions:**
06.6.1-B Wolfe Ventures (Peace River) Ltd Subdivision
06.6.2-B Come Alive Gospel Music Fest Sponsorship Request
07.A Councillor Yasinski' s Ward Report
Info Package 08.10-f) Letter from RMA to Minister Horner RE: Camrose Casino Relocation
Info Package 08.10-g) Letters from RMA to Alberta Gaming, Liquor and Cannabis RE: Camrose Casino Relocation
Info Package 08.60-h) cc'd letter from County of Stettler No. 6 RE: Feed & Transportation Assistance Programs for Alberta Ag Disaster Areas
Info Package 08.70-c) Ice Plant Update from the Town of Manning
10.0 A Evaluation under FOIP Section19
CARRIED

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

A. Tuesday, June 27, 2023 Council Meeting Minutes

274/25/07/23 **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, June 27, 2023 Council Meeting Minutes and adopt them as presented.**
CARRIED

05.0 Policies/ Bylaws

A. Council Advocacy Policy

275/27/05/23 **MOVED BY Councillor Dechant to acknowledge receipt of the Council Advocacy Policy and adopt it with the updated Schedule.**
CARRIED

06.0 Municipal/CAO & Departmental Reports/Business

06.1 Government Services

06.1.1 Council/Legislative

A. Request for Letter of Support

276/25/07/23 **MOVED BY Councillor Schug to acknowledge receipt of the Request for Letter of Support and send a letter of support for the MD of Fairview's concern regarding the demolition and transfer of ownership of buildings at the Northwestern Polytechnic, Fairview Campus.**
CARRIED

B. Information Session concerning Northwestern Polytechnic, Fairview Campus

277/25/07/23 **MOVED BY Councillor Reese to acknowledge receipt of the Information Session concerning Northwestern Polytechnic, Fairview Campus and send Reeve Ungarian and Deputy Reeve Yasinski to the information session on Thursday, July 27, 2023.**
CARRIED

C. Information for District Four Zone Meeting

278/25/07/23 **MOVED BY Councillor Halabisky to acknowledge receipt of the Information for District Four Zone Meeting and accept it for information.**
CARRIED

D. Request for Donation of Gravel to Notikewin Provincial Park

279/25/07/23 **MOVED BY Councillor Reese to acknowledge receipt of the Request for donation of gravel to the Notikewin Provincial Park and donate 2 to 3 loads of gravel from the Notikewin Stockpile to the Notikewin Provincial Park.**
CARRIED

E. Request for Funding – Clinton Kohut

280/25/07/23 **MOVED BY Councillor Schug to acknowledge receipt of the Request for Funding and advise Mr. Kohut that there is no funding available to assist with private erosion control or repairs to private dugouts.**
CARRIED

F. Complaints Regarding ATV use on County Roads

281/25/07/23 **MOVED BY Councillor Halabisky to acknowledge receipt of the complaint regarding ATV use on County roads and conduct a social media campaign regarding safe ATV use on County roads.**
CARRIED

G. Rail Safety Week Proclamation

282/25/07/23 **MOVED BY Councillor Halabisky to acknowledge the Rail Safety Week support request and proclaim September 18 to 24, 2023 Rail Safety Week in the County of Northern Lights; and have administration follow-up with crossing concerns (brushing/roughness) in Keg River on highway 695.**
CARRIED

06.1.2 Administration
A. CAO Report

283/25/07/23 **MOVED BY Councillor These to acknowledge receipt of the CAO Report and accept it for information.**
CARRIED

06.1.3 Assessment

06.1.4 Taxation

06.1.5 Finance
A. Director of Finance Update

284/25/07/23 **MOVED BY Councillor Dechant to acknowledge receipt of the Director of Finance Update and accept it for information.**
CARRIED

B. Year-To-Date Budget

285/25/07/23 **MOVED BY Councillor Schug to acknowledge receipt of the Year-to-Date Budget Report and accept it for information.**
CARRIED

04.0 Delegations
A. Public Hearing for Bylaw No. 23-61-485 at 2:00 p.m.

Chair Terry Ungarian declared the Public Hearing for Bylaw No. 23-61-485 open at 2:15 p.m.

Chair Ungarian welcomed all participants, including Natalie Tremblay, ISL Engineering Community Planner

Chair Ungarian asked that the nature of the proposed amendment be read into the record.

Natalie read the following into the record:

The purpose of this Land Use Bylaw (LUB) amendment is to redesignate a 4.0 ha (9.9 ac) portion of NW 9-88-21-W5 from the Agriculture General (A) District to the Country Residential General (CR1) District, as shown in the attached sketch.

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 July 5 and July 12, 2023, and on the County website and its social media channels. No letters or comments from adjacent landowners were received.

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

Chair Ungarian called for the PRESENTATION.

The proposed bylaw is to redesignate a 4.0 ha (9.9 ac) portion of NW 9-88-21-W5 from the Agriculture General (A) District to the Country Residential General (CR1) District as shown in the sketch.

The amendment is required to accommodate the subdivision of a country residential lot from a portion NW 9-88-21-W5. The proposed lot is the second lot out of the quarter section, and rezoning is required to allow the subdivision.

The proposed lot contains a house, a shed, a dugout, and a septic tank that is connected to an underground septic field approximately 3 m east of the existing residence. The quarter section and surrounding area is predominately flat, consists of trees, brush, agricultural land, and some low-lying potential wetland areas.

There is a developed farmstead to the north of the subject quarter section situated across Highway 743 and to the west across Range Road 214 partially covered in trees.

The surrounding lands to are zoned are zoned A District and developed with farmsteads. The surrounding areas consist of undeveloped quarter sections that are predominantly in agricultural production except for a low-lying creek area that runs adjacent to the south property line of the existing lot.

According to a 2016 Lands Assessment report, the subject land has a Canada Land Inventory (CLI) rating of Class 6 (severe soil limitations with the capability for producing some perennial forage crops) and Class 7 (no capability for permanent pasture) which is not considered to be Better Agricultural Land in accordance with the definition in the MDP.

The proposed lot has legal and physical access from Range Road 214 and the balance of the existing Lot 1 Block 1 has legal and physical access from Highway 743. Legal access to the balance of the quarter section is provided via Range Road 214 but does not have physical access. Construction of an approach to the balance is required prior to registration of the proposed subdivision.

Chair Ungarian called for WRITTEN SUBMISSIONS in support of the proposed amendment.
To date, no written submissions in support have been received.

Chair Ungarian called for WRITTEN SUBMISSIONS opposed to the proposed amendment.
To date, no objections have been received or expressed.

Chair Ungarian called for VERBAL SUBMISSIONS in support of the proposed amendment.
No verbal submissions of support for the amendment were expressed.

Chair Ungarian called for VERBAL SUBMISSIONS opposed to the proposed amendment.
No verbal submission opposed to the amendment were expressed.

Chair Ungarian calls for a RECOMMENDATION.
Natalie responded:

It is recommended that the proposed amendments be APPROVED.

Chair Ungarian asked if there were any questions from Council.

none

Chair Ungarian adjourned the Public Hearing for Bylaw No. 23-61-485 at 2:19 p.m.

05.0 Policies/ Bylaws

B. Proposed Land Use Bylaw Amendment No. 23-61-485 (2nd & 3rd Reading after P.H.)

286/25/07/23 MOVED BY Councillor Dechant to give SECOND READING to Bylaw No. 23-61-485; a bylaw for the purpose of amending Schedule 2 (maps) in the County's Land Use Bylaw No. 12-61-290.
CARRIED

287/25/07/23 MOVED BY Councillor Schug to give THIRD AND FINAL READING to Bylaw No. 23-61-485; a bylaw for the purpose of amending Schedule 2 (maps) in the County's Land Use Bylaw No. 12-61-290.
CARRIED

06.6 Environmental Development

06.6.1 Development [Planning/Zoning/Subdivisions]

A. 23NL09 Vandemark Subdivision

288/25/07/23 MOVED BY Councillor Halabisky to grant a waiver of Section 19 (the provisions of a service road) of the Matters Relating to Subdivision and Development Regulation for Subdivision 23NL09.
CARRIED

289/25/07/23 MOVED BY Councillor Dechant to approve the boundary adjustment to create a 7.5 ha (18.5 ac) lot on SW 17-90-23-W5 for Development Permit 23 NL09 subject to the following eight (8) conditions:

1. That the proposed lot be consolidated with existing Lot 1, Block 1, Plan 932 1112 by way of Plan of Subdivision prepared in accordance with condition #8.
 2. That the applicant/owner dedicate a 30.0 m service road right-of-way by caveat along the west boundary of the proposed lot adjacent to Highway 35 in accordance with Alberta Transportation requirements pursuant to Section 19(1) of the Matters related to Subdivision and Development regulation.
 3. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the south boundary of the balance of the quarter section adjacent to Township Road 902, pursuant to Section 662(1) of the Municipal Government Act.
 4. 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 balance of the quarter section, if required, subject to separation distances between approaches on the same side of a local road, pursuant to Section I31.4 of the Land Use Bylaw.
 5. 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.
 6. That the applicant/owner contact rightofwayAB@telus.com to initiate a TELUS right-of-way Agreement.
 7. 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.
 8. 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. 23NL11 Wolfe Ventures (Peace River) Ltd Subdivision

290/205/07/23 MOVED BY Councillor Yasinski to grant a waiver to Section 18 (Distance from highways) and 19 (Service roads) of the Matters Relating to Subdivision and Development Regulations for Subdivision 23NL11.
CARRIED

291/25/07/23 MOVED BY Councillor Reese to approve the subdivision application to create a 4.0 ha (9.9 ac) lot on NW 9-88-21-W5M; subject to the following six (6) conditions:

1. That money-in-lieu of Municipal Reserve in the amount of \$82.00 (based on 0.99 ac at an assessed value of \$82.00/ac) be paid to the County of Northern Lights pursuant to Section 666(2) 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 approach to the balance of the quarter section, if required, subject to separation distances between approaches on the same side of a local road, pursuant to Section I31.4 of the Land Use Bylaw.
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 or obtain a variance from a Safety Codes Officer to address the setback deficiencies identified with respect to the underground discharge / leach field location.

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**

*Recessed council meeting at 2:27 p.m.
Reconvened meeting at 2:28 p.m.
Recessed meeting at 2:28 p.m.
Reconvened meeting at 2:40 p.m.*

C. Water Utility Rates Discussion

- 292/25/07/23** **MOVED BY Councillor Reese to acknowledge receipt of the Water Utility Rates Discussion Report and increase all water rate fees 20%, effective November 01, 2023.**
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

06.3 Transportation/Drainage/Public Works

06.3.1 Public Works

A. Director of Public Works Report

- 293/25/07/23** **MOVED BY Councillor These to acknowledge receipt of the Director of Public Works Report and accept it for information.**
CARRIED

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

06.6.2 Community Services / Economic Development

A. Backdrop Options

- 294/25/07/23** **MOVED BY Councillor Halabisky to acknowledge receipt of the Backdrop Options Report and provide funding of up to \$3000.00 to purchase a new backdrop from the 2023 economic development budget.**
CARRIED

B. Come Alive Gospel Music Fest

295/25/07/23 **MOVED BY Councillor Ungarian to acknowledge receipt of the Come Alive Gospel Music Fest Sponsorship Request and provide sponsorship at the Silver level of \$300.00**
DEFEATED

296/25/07/23 **MOVED BY Councillor Reese to deny sponsorship of the Come Alive Gospel Music Fest request.**
CARRIED

06.6.3 Agriculture Services
 A. Agriculture Disaster Declaration

297/25/07/23 **MOVED BY Councillor These to acknowledge receipt of the Agriculture Disaster Report and declare the County of Northern Lights as a 'State of Agriculture Disaster'.**
CARRIED

B. Mowing at Long Lake Main Site (verbal)

298/25/07/23 **MOVED BY Councillor Schug to acknowledge receipt of the Mowing at Long Lake Site Verbal Report and have the site mowed as soon as possible.**
CARRIED

06.6.5 Natural Resources

06.6.6 Housing / Seniors

06.6.9 Tourism

07.0 **Ward and/or Committee Reports**
 A. Councillor Ward Reports

299/25/07/23 **MOVED BY Councillor Dechant to acknowledge receipt of the verbal and written Councillor Ward Reports and accept them for information.**
CARRIED

08.0 **Info Items**

A. Tuesday, July 25, 2023 Info Package
ADDITIONS: 08.60-h) cc'd letter from County of Stettler No. 6 RE: Feed & Transportation Assistance Programs for Alberta Ag Disaster Areas
08.70-c) Ice Plant Update from the Town of Manning
08.10-f) Letter from RMA to Minister Horner RE: Camrose Casino Relocation
08.10-g) Letters from RMA to Alberta Gaming, Liquor and Cannabis RE: Camrose Casino Relocation

300/25/07/23 **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, July 25, 2023 Info Package and accept it for information.**
CARRIED

09.0 **Open Mic**

Decisions on Delegations

10.0 **In Camera Items**

A. Evaluation under FOIP Section 19

301/25/07/23 **MOVED BY Councillor Halabisky to have the Tuesday, July 25, 2023 Council Meeting go into Camera to discuss evaluation at 3:31 p.m.**
CARRIED

Dan Archer Reporter, Teresa Tupper Executive Assistance, Josh Hunter Director of Finance, and Charles Schwab Director of Public Works exited meeting at 3:31 p.m.

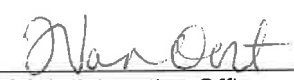
302/25/07/23 **MOVED BY Councillor Halabisky to have the Tuesday, July 25, 2023 Council meeting come out of camera at 3:44 p.m.**
CARRIED

11.0 **Adjournment**

Reeve Terry Ungarian adjourned the Tuesday, July 25, 2023 Council Meeting at 3:44 p.m.



Chief Elected Official
Terry Ungarian



Chief Administrative Officer
Theresa Van Oort