



Parkland County

53109A Highway 779
Parkland County, Alberta
T7Z 1R1
Parklandcounty.com

Meeting Minutes

Council

Mayor Allan Gamble
Deputy Mayor Rob Wiedeman
Council Member Sally Kucher-Johnson
Council Member Phyllis Kobasiuk
Council Member Natalie Birnie
Council Member Kristina Kowalski

Tuesday, April 22, 2025

9:00 AM

Council Chambers

CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Mayor Gamble called the meeting to order at 9:00 a.m.

On behalf of Council, Mayor Gamble offered the following Treaty 6 lands acknowledgement:

We acknowledge that our meeting today convenes on the lands of Treaty 6 which is the traditional home of the Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux Nations and members of the Metis Nation of Alberta, Inuit and all first Nations sharing in this land for generations.

We recognize the long history and contributions of Indigenous peoples who have cared for this land from time immemorial to the present. We acknowledge that we are all Treaty people, bound to one another by the spirit and intent of Treaty "as long as the sun shines, the grass grows and the river flows."

Administration:

Laura Swain, Chief Administrative Officer - Virtual attendance and in person
Jeff Dyck, Chief Operating Officer
Rob McGowan, General Manager, Operations Services (In-part)
Brian Cornforth, Interim General Manager, Community & Development Services (In-part)
Michelle Kirchmayer, Director, Assessment & Tax (In-part)
Clarence Wong, Director, Growth & Strategy (In-part)
Rob Coon, Consultant (In-part)
Stephanie Over, Interim Manager, Environment Services (In-part)
Craig Froehlich, Director, Finance (In-part)
Katelyn Palmer, Acting Manager Financial Reporting & Operations (In-part)
Krista Quesnel, Director, Agriculture & Environment Services (In-part)
April Gallays, Manager, Subdivision & Planning Coordination (In-part)
Nick Zazula, Planner I, Planning Coordination (In-part)
Jared Candlish, Planner II, Planning Coordination (In-part)
Aman Jhawer, Senior Planner, Development Planning (In-part)
Natasha De Sandi, Senior Planner, Planning Coordination (In-part)
Derek MacDonald, Planner II, Planning Coordination (In-part)
Jessica Harnden, Senior Planner, Subdivision (In-part)

Odessa Bartel, Manager, Legislative & Legal Services
Rachel Coupal, Legislative Officer, Legislative & Legal Services (Recording Secretary)
Deb Crowder, Legislative Officer, Legislative & Legal Services

INSPIRATIONAL REFLECTION

Council Member Wiedeman offered a short inspirational reflection.

ADOPTION OF AGENDA

A motion was made by Council Member Kowalski that the April 22, 2025 Council meeting agenda be adopted, as presented.

The motion carried unanimously.

ADOPTION OF MINUTES

[MIN 25-017](#)

Adoption of the April 8, 2025 Council Meeting Minutes

Proposed Motion

That the April 8, 2025 Council Meeting Minutes be adopted, as presented.

A motion was made by Council Member Wiedeman that the April 8, 2025 Council meeting minutes be adopted, as presented.

The motion carried unanimously.

DELEGATIONS

[App 25-031](#)

9:05 a.m. - Public Input (15 minutes)

Mayor Gamble asked the gallery if there were any concerns that the public wishes to bring to the attention of Parkland County. No one came forward.

Legislative Matters

[RFD 25-067](#)

Public Member Appointments to Boards and Committees

Proposed Motion

That the following Public Member Appointments to Boards and Committees be approved effective April 26, 2025:

Alternate Land Use Services (ALUS) Partnership Advisory Committee (PAC)
Laura Phalen - 4 year term

Agricultural Services Board
Susan Schafers - 2 year term *
Ben Jespersen - 2 year term *
Trevor Weiss - 2 year term *

Economic Diversification Committee

Kate Polkovsky - 1 year term *

Mitch Fix - 1 year term *

Shelley Spangler - 1 year term *

Kristine Olsen - 1 year term *

* incumbent

A motion was made by Council Member Kobasiuk that the following Public Member Appointments to Boards and Committees be approved effective April 26, 2025:

Alternate Land Use Services (ALUS) Partnership Advisory Committee (PAC)

Laura Phalen - 4 year term

Agricultural Services Board

Susan Schafers - 2 year term *

Ben Jespersen - 2 year term *

Trevor Weiss - 2 year term *

Economic Diversification Committee

Kate Polkovsky - 1 year term *

Mitch Fix - 1 year term *

Shelley Spangler - 1 year term *

Kristine Olsen - 1 year term *

The motion carried unanimously.

[BL 25-021](#)

Acheson Water Special Tax Bylaw 2025-15

Proposed Motions

1. That Bylaw 2025-15 receive first reading.
2. That Bylaw 2025-15 receive second reading.
3. That Bylaw 2025-15 be presented at this meeting for third reading.
4. That Bylaw 2025-15 receive third and final reading.

A motion was made by Council Member Kucher-Johnson that Bylaw 2025-15 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-15 receive second reading.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-15 be presented at this meeting for third reading.

The motion carried unanimously.

A motion was made by Council Member Kucher-Johnson that Bylaw 2025-15 receive third and final reading.

The motion carried unanimously.

[BL 25-022](#)

Tax Rate Bylaw 2025-14

Proposed Motions

1. That Bylaw 2025-14 receive first reading.
2. That Bylaw 2025-14 receive second reading.
3. That Bylaw 2025-14 be presented at this meeting for third reading.
4. That Bylaw 2025-14 receive third and final reading.

A motion was made by Council Member Kowalski that Bylaw 2025-14 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-14 receive second reading.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-14 be presented at this meeting for third reading.

The motion carried unanimously.

A motion was made by Council Member Kucher-Johnson that Bylaw 2025-14 receive third and final reading.

The motion carried unanimously.

[RFD 25-079](#)

Municipal 2025 Tax Cancellation on Leased Land Minimum Taxes

Proposed Motions

1. That Council cancel the 2025 minimum taxes on the lands leased from the Crown to the landowners on Roll Numbers 2195001, 2196001, 2198001, and 2197001 in the amount of \$160.56.
2. That Council cancel the 2025 minimum taxes on Roll Number 275001 in the amount of \$33.23.

A motion was made by Council Member Kowalski that Council cancel the 2025 minimum taxes on the lands leased from the Crown to the landowners on Roll Numbers 2195001, 2196001, 2198001, and 2197001 in the amount of \$160.56.

The motion carried unanimously.

A motion was made by Council Member Weideman that Council cancel the 2025 minimum taxes on Roll Number 275001 in the amount of \$33.23.

The motion carried unanimously.

COMMUNICATIONS[COM 25-030](#)

Proclamations - May 2025

Proposed Motion

That the following proclamations for May 2025 be received for information:

National Day of Awareness for Missing and Murdered Indigenous People

(MMIP)
Emergency Preparedness Week
National Hospice Palliative Care Week
Goodwill Week
National Nursing Week
National Public Works Week
World Bee Day
Paramedic Services Week

A motion was made by Council Member Kobasiuk that the following proclamations for May 2025 be received for information:

National Day of Awareness for Missing and Murdered Indigenous People (MMIP)
Emergency Preparedness Week
National Hospice Palliative Care Week
Goodwill Week
National Nursing Week
National Public Works Week
World Bee Day
Paramedic Services Week

The motion carried unanimously.

[COM 25-043](#)

Rural Municipalities of Alberta Newsletter Update

Proposed Motion

That the Rural Municipalities of Alberta newsletter be received for information, as presented.

A motion was made by Council Member Kucher-Johnson that the Rural Municipalities of Alberta newsletter be received for information, as presented.

The motion carried unanimously.

[COM 25-044](#)

Federation of Canadian Municipalities Update

Proposed Motion

That the Federation of Canadian Municipalities update be received for information, as presented.

A motion was made by Council Member Kowalski that the Federation of Canadian Municipalities update be received for information, as presented.

The motion carried unanimously.

[COM 25-045](#)

Mayor's Report

Proposed Motion

That the Mayor's Report be received for information, as presented.

A motion was made by Council Member Wiedeman that the Mayor's Report be received for information, as follows:

- Regional Collaboration Meeting

- Heavy Metal Place Tour
- Pembina River District 3 Meeting
- Wabamun Community League Meeting
- Developer, Builder, and Realtor Meeting (Big Lake)
- G Squared Launch Event
- Minister McIvor Virtual Town Hall – Bill 50
- Garlic Fest Sorrentino's Event

The motion carried unanimously.

[COM 25-046](#)

Committee Reports

Proposed Motion

That the Committee Reports be received for information, as presented.

A motion was made by Council Member Kobasiuk that the Committee Reports be received for information, as follows:

1. Council Member Kowalski

- Economic Developers Alberta Annual Conference in Kananaskis
- Pembina River District 3 Meeting
- Developer Meeting with Mayor regarding Big Lake
- Stony Plain Tri-Expo home show
- Parkland Village and Rolling Meadows Meetings

2. Council Member Wiedeman

- ARROW Meeting
- Pembina River District 3 Meeting
- Wabamun Community League Meeting

3. Council Member Kobasiuk

- Economic Developers Alberta Annual Conference
- Pembina River District 3 Meeting
- PARS Meeting
- Craft Brewery opening ceremony Zacharias
- Community Sustainability Committee Meeting
- Minister McIvor Bill 50 Town Hall Meeting
- Economic Development Committee Meeting

4. Council Member Kucher-Johnson

- Pioneer Museum Retreat
- Clifford E. Lee bird sanctuary meeting
- Clymont Hall volunteer dinner
- Pembina River District 3 Meeting
- Parkland County Library Board strategic plan workshop
- Pioneer Museum Board meeting
- Mayor Gamble and Council Member Kucher-Johnson provided a donation to the President of the Graminia School Foundation for the school playground.
- Economic Diversification Committee Meeting
- TriLeisure Centre Board Meeting

The motion carried unanimously.

CLOSED SESSION

[RFD 25-095](#)

Closed Session

Proposed Motion

That Council convene in closed session pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Section 24 of the Freedom of Information and Protection of Privacy Act.

A motion was made by Council Member Kucher-Johnson that Council convene in closed session at 9:38 a.m. pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 21 and 24 of the Freedom of Information and Protection of Privacy Act.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 9:38 a.m., and reconvened the meeting at 9:48 a.m.

[PRE 25-036](#)

Wabamun Projects Update
FOIP Section 24 - Advice from officials

[RFD 25-096](#)

Regular Session

Proposed Motion

That Council revert to regular Meeting session.

A motion was made by Council Member Kowalski that Council revert to regular meeting session at 10:55 a.m.

The motion carried unanimously.

BUSINESS ARISING FROM CLOSED SESSION

[PRE 25-036](#)

Wabamun Projects Update
FOIP Section 24 - Advice from officials

A motion was made by Council Member Wiedeman that Council approve \$400,000 in funding from the Environmental Restricted Surplus for remediation of the former Building Products site in the Hamlet of Wabamun now owned by Parkland County.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Council approve \$100,000 in funding from the Business Attraction Restricted Surplus for the development of a Wabamun Revitalization Strategy.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 11:00 a.m. and reconvened the meeting at 11:07 a.m.

DELEGATIONS

[App 25-033](#)

10:00 a.m. Appointment - Natural Asset Inventory and Valuation

Proposed Motions

1. That Council accept the Natural Asset Inventory and Valuation report for information, as presented.
2. That Council direct administration to include natural asset implementation items in the 2026 department business plan and budget, as presented.

A motion was made by Council Member Kucher-Johnson that Council accept the Natural Asset Inventory and Valuation report for information, as presented.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Council direct administration to include natural asset implementation items in the 2026 department business plan and budget, as presented.

The motion carried unanimously.

CLOSED SESSION

[RFD 25-064](#)

Closed Session

Proposed Motion

That Council convene in closed session pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 21 and 24 of the Freedom of Information and Protection of Privacy Act.

A motion was made by Council Member Wiedeman that Council convene in closed session at 11:29 a.m. pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 21 and 24 of the Freedom of Information and Protection of Privacy Act.

The motion carried unanimously.

[PRE 25-030](#)

10:30 a.m. Appointment - 2024 Audited Financial Statements
Noel Chin, Audit Partner, Metrix Group LLP
FOIP Section 21 - Harmful to intergovernmental relations
FOIP Section 24 - Advice from officials

[RFD 25-065](#)

Regular Session

Proposed Motion

That Council revert to regular Meeting session.

A motion was made by Council Member Wiedeman that Council revert to regular meeting session at 11:58 a.m.

The motion carried unanimously.

Chief Operating Officer**RFD 25-098**

2024 Audited Financial Statements

Noel Chin, Audit Partner, Metrix Group LLP

Richard Zhao, Senior Manager, Metrix Group LLP

Proposed Motions

1. That the 2024 Audited Consolidated Financial Statements presented by Metrix Group LLP be received for information, as presented.
2. That the 2024 Audited Consolidated Financial Statements be approved, as presented.

A motion was made by Council Member Kobasiuk that the 2024 Audited Consolidated Financial Statements presented by Metrix Group LLP be received for information, as presented.

The motion carried unanimously.

A motion was made by Council Member Kucher-Johnson that the 2024 Audited Consolidated Financial Statements be approved, as presented.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 12:13 p.m., and reconvened the meeting at 12:57 p.m.

CLOSED SESSION**RFD 25-081**

Closed Session

Proposed Motion

That Council convene in closed session pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Section 24 and 27 of the Freedom of Information and Protection of Privacy Act.

A motion was made by Council Member Kowalski that Council convene in closed session at 12:57 p.m. pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 24 and 27 of the Freedom of Information and Protection of Privacy Act.

The motion carried unanimously.

[PRE 25-031](#) 11:30 a.m. Appointment - Nature Policy Framework
Guy Greenaway, Executive Director, Corvus Centre
FOIP Section 24 - Advice from officials
FOIP Section 27 - Legal privilege

[RFD 25-082](#) Regular Session

Proposed Motion

That Council revert to regular Meeting session.

A motion was made by Council Member Wiedeman that Council revert to regular meeting session at 1:53 p.m.

The motion carried unanimously.

BUSINESS ARISING FROM CLOSED SESSION

[PRE 25-031](#) 11:30 a.m. Appointment - Nature Policy Framework
Guy Greenaway, Executive Director, Corvus Centre
FOIP Section 24 - Advice from officials
FOIP Section 27 - Legal privilege

A motion was made by Council Member Kobasiuk that Council accept the Draft Nature Policy Framework and associated policies for information, as presented.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 1:54 p.m., and reconvened the meeting at 2:09 p.m.

CLOSED SESSION

[RFD 25-083](#) Closed Session

Proposed Motion

That Council convene in closed session pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 17, 24 and 27 of the Freedom of Information and Protection of Privacy Act.

A motion was made by Council Member Kucher-Johnson that Council convene in closed session at 2:10 p.m. pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 17, 24 and 27 of the Freedom of Information and Protection of Privacy Act.

The motion carried unanimously.

[PRE 25-032](#)

Council Code of Conduct Matter
FOIP Section 17 - Harmful to personal privacy
FOIP Section 24 - Advice from officials
FOIP Section 27 - Legal Privilege

[RFD 25-084](#)

Regular Session

Proposed Motion

That Council revert to regular Meeting session.

A motion was made by Council Member Kowalski that Council revert to regular meeting session at 2:15 p.m.

The motion carried unanimously.

BUSINESS ARISING FROM CLOSED SESSION

[PRE 25-032](#)

Council Code of Conduct Matter
FOIP Section 17 - Harmful to personal privacy
FOIP Section 24 - Advice from officials
FOIP Section 27 - Legal Privilege

A motion was made by Council Member Kobasiuk that the Code of Conduct matters on the agenda be tabled to the regular meeting of Council on May 27, 2025.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 2:22 p.m., and reconvened the meeting at 5:01 p.m.

DELEGATIONS

[BL 25-020](#)

5:00 p.m. Public Hearing - Bylaw 2025-12 - Parkland County Land Use Bylaw

Proposed Motions

1. That Bylaw 2025-12 be amended as provided in Attachment 2: Bylaw 2025-12 Amending Motions.
2. That Bylaw 2025-12 receive second reading, as amended.
3. That Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025.

Mayor Gamble called the Public Hearing to order at 5:02 p.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw 2025-12 - Parkland County Land Use Bylaw, and explained the process of the Public Hearing.

Administration presented proposed Bylaw 2025-12 - Parkland County Land Use Bylaw.

Verbal Submissions

1. Jon Bauer, Parkland County resident
2. Walt Neilson, President, Mayatan Lake Management Association
3. Crystal Brightwell, Cameron Communities Inc.
4. Sara Sherman, B&A Studios Inc.

RECESS

Mayor Gamble recessed the meeting at 6:39 p.m., and reconvened the meeting at 7:01 p.m.

[BL 25-020](#)

5:00 p.m. Public Hearing - Bylaw 2025-12 - Parkland County Land Use Bylaw

Proposed Motions

1. That Bylaw 2025-12 be amended as provided in Attachment 2: Bylaw 2025-12 Amending Motions.
2. That Bylaw 2025-12 receive second reading, as amended.
3. That Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025.

Verbal Submissions

5. Hiroki Currie, Parkland County resident
6. Chris Goudreau, Danielle Goudreau, Dan Goudreau and Kendyl Goudreau, Parkland County residents
7. Pat Bichel, Parkland County resident
8. Floyd Young, Parkland County resident
9. Orville Eidick, Parkland County resident
10. Anthony Webb, Parkland County resident

RECESS

Mayor Gamble recessed the meeting at 7:45 p.m., and reconvened the meeting at 8:15 p.m.

[BL 25-020](#)

5:00 p.m. Public Hearing - Bylaw 2025-12 - Parkland County Land Use Bylaw

Proposed Motions

1. That Bylaw 2025-12 be amended as provided in Attachment 2: Bylaw 2025-12 Amending Motions.
2. That Bylaw 2025-12 receive second reading, as amended.
3. That Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025.

Administration provided answers to the questions that were asked by members of the public.

Written Submissions

1. The Agriculture Services Board
2. Edmonton Inuit
3. Brazeau County
4. Realtors Association of Edmonton

- 5. Parkland County Community Sustainability Committee
- 6. Irene Vanderwell
- 7. Jennifer Banda
- 8. Jessin Beaudry

Mayor Gamble closed the Public Hearing at 8:58 p.m.

RECESS

Mayor Gamble recessed the meeting at 8:59 p.m., and reconvened the meeting at 9:09 p.m.

[BL 25-020](#)

5:00 p.m. Public Hearing - Bylaw 2025-12 - Parkland County Land Use Bylaw

Proposed Motions

- 1. That Bylaw 2025-12 be amended as provided in Attachment 2: Bylaw 2025-12 Amending Motions.
- 2. That Bylaw 2025-12 receive second reading, as amended.
- 3. That Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025.

A motion was made by Council Member Kobasiuk that Bylaw 2025-12 be amended as provided in Attachment 2: Bylaw 2025-12 Amending Motions.

The motion carried unanimously.

A motion was made by Council Member Kucher-Johnson that Bylaw 2025-12 receive second reading, as amended.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-12 be scheduled for third and final reading on May 27, 2025.

The motion carried unanimously.

CLOSE OF MEETING

Mayor Gamble closed the meeting at 9:13 p.m.

Mayor

Manager, Legislative Services