



# Parkland County

53109A Highway 779  
Parkland County, Alberta  
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Parklandcounty.com

## Meeting Minutes

### Council

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

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Tuesday, November 26, 2024

9:00 AM

Council Chambers

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### CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

*Council Member Wiedeman attended the meeting virtually.*

**Mayor Gamble called the meeting to order at 9:02 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."**

**Present:** 6 - Council Member Sally Kucher-Johnson, Council Member Phyllis Kobasiuk, Council Member Natalie Birnie, Council Member Rob Wiedeman, Mayor Allan Gamble and Council Member Kristina Kowalski

#### **Administration:**

**Jeff Dyck, Interim Chief Administrative Officer**  
**Dave Cross, General Manager, Agriculture, Community & Protective Services (In-part)**  
**Rob McGowan, General Manager, Operations Services (Virtually)**  
**Craig Froehlich, Interim General Manager Corporate & Shared Services (In-part)**  
**Nancy Domijan, Interim General Manager, Development Services**  
**Carolyn Zenko, Interim Director, Finance (In-part)**  
**Neil Jamieson, Director Public Works Services Department (In-part)**  
**Suzanne Merrills, Director, Community Services (In-part)**  
**Jody Hancock, Director, Engineering Services (In-part)**  
**Brett Rawluk, Engineering Officer (In-part)**  
**Lois Tyerman, Senior Advisor, Strategy & Engagement (In-part)**  
**Laura Godin, Corporate Strategist (In-part)**

Ric Gibbons, Chief Information Officer (In-part)  
Krista Quesnel, Director, Agriculture & Environment Services (In-part)  
April Gallays, Manager, Current & Long Range Planning (In-part)  
Karen Kormos, Acting Director, Planning & Development (In-part)  
Brian Cornforth, Fire Chief (In-part)  
Jaitik Berawala, Manager, Water, Wastewater & Solid Waste Services (In-part)  
Natasha De Sandi, Senior Planner, Long Range Planning (In-part)  
Derek MacDonald, Long Range Planner (In-part)  
April Gallays, Manager, Current & Long Range Planning (In-part)  
Barb Williams, Manager, Legislative and Legal Services  
Rachel Coupal, Legislative Officer, Legislative and Legal Services (Recording Secretary)

## INSPIRATIONAL REFLECTION

Council Member Kucher-Johnson offered a short inspirational reflection.

## ADOPTION OF AGENDA

A motion was made by Council Member Kowalski that the November 26, 2024 Council meeting agenda be adopted, as presented. The motion carried unanimously.

## ADOPTION OF MINUTES

### [MIN 24-039](#)

Adoption of the November 12, 2024 Council Meeting Minutes

#### **Proposed Motion**

That the November 12, 2024 Council Meeting Minutes be adopted, as presented.

A motion was made by Council Member Birnie that the November 12, 2024 Council meeting minutes be adopted, as presented. The motion carried unanimously.

## DELEGATIONS

### [App 24-066](#)

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

Mayor Gamble asked the gallery if there were any issues that the public wishes to bring to the attention of Parkland County.

Pastor Brian Coldwell, of Parkland County, came forward to update Council on the status of his Development Permits.

## NEW BUSINESS

### Legislative Matters

#### [BL 24-039](#)

Election Bylaw 2024-23

##### **Proposed Motions**

1. That Bylaw 2024-23 receive first reading.
2. That Bylaw 2024-23 receive second reading.
3. That Bylaw 2024-23 be presented at this meeting for third reading.
4. That Bylaw 2024-23 receive third and final reading.

**A motion was made by Council Member Wiedeman that Bylaw 2024-23 receive first reading. The motion carried unanimously.**

**A motion was made by Council Member Kobasiuk that Bylaw 2024-23 receive second reading. The motion carried unanimously.**

**A motion was made by Council Member Kucher-Johnson that Bylaw 2024-23 be presented at this meeting for third reading. The motion carried unanimously.**

**A motion was made by Council Member Kobasiuk that Bylaw 2024-23 receive third and final reading. The motion carried unanimously.**

#### [BL 24-031](#)

Bylaw 2024-19 - 2025 Fees & Charges

##### **Proposed Motions**

1. That Bylaw 2024-19 receive first reading;
2. That Bylaw 2024-19 receive second reading;
3. That Bylaw 2024-19 be presented at this meeting for a third reading and;
4. That Bylaw 2024-19 receive a third and final reading.

**A motion was made by Council Member Kowalski that Bylaw 2024-19 receive first reading. The motion carried unanimously.**

**A motion was made by Council Member Birnie that Bylaw 2024-19 receive second reading. The motion carried unanimously.**

**A motion was made by Council Member Wiedeman that Bylaw 2024-19 be presented at this meeting for a third reading. The motion carried unanimously.**

**A motion was made by Council Member Kucher-Johnson that Bylaw 2024-19 receive a third and final reading. The motion carried unanimously.**

#### [BL 24-042](#)

Bylaw 2023-03

Road Closure for the Purpose of Sale and Consolidation - Portion of Beachway Road within SE 15-53-5-W5

##### **Proposed Motions**

1. That Bylaw 2023-03 receive second reading.
2. That Bylaw 2023-03 receive third and final reading.

**A motion was made by Council Member Kobasiuk that Bylaw 2023-03 receive**

second reading. The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2023-03 receive third and final reading. The motion carried unanimously.

### **Chief Financial Officer**

#### **RFD 24-312**

2024 Local Growth and Sustainability Grant (LGSG) Application

##### **Proposed Motion**

That Administration be directed to submit an application for the Local Growth and Sustainability Grant for the Bevington Roadway Extension in Acheson Zone 4 (from north of Hwy 16A to south of 114 Avenue)

A motion was made by Council Member Kowalski that Administration be directed to submit an application for the Local Growth and Sustainability Grant for the Bevington Roadway Extension in Acheson Zone 4 (from north of Hwy 16A to south of 114 Avenue). The motion carried unanimously.

### **Development Services Matters**

#### **RFD 24-289**

Q3 Project Update Report

##### **Proposed Motion**

That the Q3 Project Update Report be received for information, as presented.

*Council Member Birnie left the meeting at 10:28 a.m. and returned to the meeting at 10:31 a.m.*

*Council Member Wiedeman left the meeting at 10:55 a.m. and returned to the meeting at 10:58 a.m.*

A motion was made by Mayor Gamble that the Q3 Project Update Report be received for information, as presented. The motion carried unanimously.

### **COMMUNICATIONS**

#### **COM 24-101**

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 Wiedeman that the Rural Municipalities of Alberta newsletter be received for information, as presented. The motion carried unanimously.

#### **COM 24-102**

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 Kucher-Johnson that the Federation of Canadian Municipalities update be received for information, as presented. The motion carried unanimously.

### [COM 24-103](#)

#### Mayor's Report

##### **Proposed Motion**

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

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

- Edmonton Metropolitan Region Board Governance and HR Committee
- Tim Horton's Smile Cookie kick off campaign – Stony Plain
- Agricultural Services Board Produce Dinner – Blueberry Hall
- Pipe Ceremony and Community Round Dance – Wabamun
- BILD Spirit Awards – JW Marriott
- Parkland County Budget Presentations
- Edmonton Metropolitan Region Board Presentation to Beaumont Council
- UCP Event with Minister McIvor and Minister Turton
- Parkland County Rolling Meadows Open House event
- Edmonton Metropolitan Region Board Committee of the Whole
- Public Committee Interviews
- Parkland County Social Club Christmas Party
- Parkland School Division Trustee Lunch and Meeting

The motion carried unanimously.

### [COM 24-104](#)

#### 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 Kobasiuk**

- Community Sustainability Committee Lake Access and Land Use Bylaw and activities update
- Red Brick Common/Multiculture Centre Annual General Meeting
- Economic Diversification staff updates and committee input
- BILD Housing the Nation Development Trends
- Joint meeting with Parkland School Division Superintendent and Board
- Parkland County Social Club Christmas Party

##### **2. Council Member Kucher-Johnson**

- Agricultural Services Board Producer's Dinner at Blueberry Hall
- Ukrainian Night with Councillor Kobasiuk at Clymont Hall.
- Budget Presentations
- Parkland County Library Board Meeting
- Pioneer Museum Board Meeting
- River Valley Alliance Board of Directors Meeting
- Economic Diversification Committee Meeting
- Tri-Leisure Centre Board Meeting
- Meeting with MLA Shane Getson and Executive Director Kristine Archibald,

from the River Valley Alliance.

- Parkland School Division meeting and luncheon

**3. Council Member Kowalski**

- 2024 Clean Air Forum Air Aware: Empowering Resilient Communities
- Communications State of the Region Filming
- Agricultural Services Board Producer Dinner
- Community Round Dance – Wabamun
- Council Budget Presentations
- Community Sustainability Committee Meeting
- Parkland County Rolling Meadows Open House event
- Edmonton Metropolitan Region Board – Committee of the Whole
- Regional Roundtable Meeting
- Sturgeon River Watershed Alliance Meeting
- ALMS Annual General Meeting
- Parkland Village Winter market
- Parkland County Social Club Christmas Party

**4. Council Member Birnie**

- State of the Region Filming Staff BBQ
- Agriculture Services Board Producers Dinner
- Budget Presentations
- Parkland Library Board Meeting
- Seed Cleaning Plant & Annual General Meeting
- Parkland School Division meeting and lunch

**5. Council Member Wiedeman**

- ARROW Utilities Meeting

The motion carried unanimously.

## **CLOSED SESSION**

[RFD 24-308](#)

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 16, 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 11:18 a.m. pursuant to Section 197 of the Municipal Government Act to meet in private to discuss matters protected from disclosure by Sections 16, 24 and 27 of the Freedom of Information and Protection of Privacy Act. The motion carried unanimously.

**RECESS**

**Mayor Gamble recessed the meeting at 11:19 a.m. and reconvened the meeting at 11:34 a.m.**

**Present:** 5 - Council Member Sally Kucher-Johnson, Council Member Phyllis Kobasiuk, Council Member Natalie Birnie, Mayor Allan Gamble and Council Member Kristina Kowalski

**Absent:** 1 - Council Member Rob Wiedeman

*Council Member Wiedeman left the meeting at 11:19 a.m. and returned to the meeting at 11:44 a.m. virtually.*

**Present:** 6 - Council Member Sally Kucher-Johnson, Council Member Phyllis Kobasiuk, Council Member Natalie Birnie, Council Member Rob Wiedeman, Mayor Allan Gamble and Council Member Kristina Kowalski

[PRE 24-104](#)

Service Provision Matter  
FOIP Section 16 - Harmful to business interests of third party  
FOIP Section 24 - Advice from officials

[PRE 24-105](#)

Council Code of Conduct Bylaw Review  
FOIP Section 24 - Advice from officials  
FOIP Section 27 - Legal privilege

[RFD 24-309](#)

Regular Session

**Proposed Motion**

That Council revert to regular meeting session.

**A motion was made by Council Member Kobasiuk that Council revert to regular meeting session at 11:53 a.m. The motion carried unanimously.**

**BUSINESS ARISING FROM CLOSED SESSION**[PRE 24-104](#)

Service Provision Matter  
FOIP Section 16 - Harmful to business interests of third party  
FOIP Section 24 - Advice from officials

**A motion was made by Council Member Kowalski that Council direct Administration to present a new solid waste service bylaw to be presented to Council in Q1 2025 to implement a new weekly residential waste collection service along with a bi-weekly blue bag recycle collection service for the Big Lake area residents, as presented. The motion carried unanimously.**

## RECESS

Mayor Gamble recessed the meeting at 11:55 a.m., and reconvened the meeting at 2:00 p.m.

## DELEGATIONS

### [BL 24-040](#)

2:00 p.m. - Public Hearing  
Bylaw 2024-22 Municipal Development Plan

#### **Proposed Motions**

1. That Bylaw 2024-22 receive second reading.
2. That administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Region Board to be reviewed for recommended approval under the Regional Evaluation Framework.

Mayor Gamble called the Public Hearing to order at 2:01p.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw 2024-22, and explained the process of the Public Hearing.

Administration presented Bylaw 2024-22.

#### **Verbal Submissions**

1. Bill Purdy, a resident of Parkland County, spoke in support of Bylaw 2024-22.
2. Brian Middleton, General Manager of Lear Real Estate Ltd., in support of Bylaw 2024-22 and presented comments on the Fifth Meridian Business Park.
3. Walt Neilson, Mayatan Lake Management Association, in support of Bylaw 2024-22 and presented comments regarding Lake Country.
4. Ken Venner, B & A Partner, Municipal Planning Strategic Lead, opposed to Bylaw 2024-22, as presented.

## RECESS

Mayor Gamble recessed the meeting at 3:39 p.m., and reconvened the meeting at 3:56 p.m.

### [BL 24-040](#)

2:00 p.m. - Public Hearing  
Bylaw 2024-22 Municipal Development Plan

#### **Proposed Motions**

1. That Bylaw 2024-22 receive second reading.
2. That administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Region Board to be reviewed for recommended approval under the Regional Evaluation Framework.

#### **Verbal Submissions**

5. Mark Tanasichuk, Vice President of Development Services, Tag Developments Ltd. and PJ Pescod, Regional Manager, Melcor Developments Ltd., opposed to Bylaw 2024-22, as presented.

Administration summarized Bylaw 2024-22 and addressed concerns presented by the public.



Mayor Gamble closed the Public Hearing at 5:27 p.m.

## RECESS

Mayor Gamble recessed the meeting at 5:28 p.m., and reconvened the meeting at 5:45 p.m.

### [BL 24-040](#)

2:00 p.m. - Public Hearing  
Bylaw 2024-22 Municipal Development Plan

#### **Proposed Motions**

1. That Bylaw 2024-22 receive second reading.
2. That administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Region Board to be reviewed for recommended approval under the Regional Evaluation Framework.

**A motion was made by Council Member Kobasiuk that Bylaw 2024-22 receive second reading.**

**An amending motion was made by Council Member Birnie that Bylaw 2024-22 - Municipal Development Plan be tabled until the end of April 2025.**

**The tabling motion was defeated by the following vote:**

**For:** 1 - Council Member Wiedeman

**Against:** 5 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Birnie, Mayor Gamble and Council Member Kowalski

**Mayor Gamble called on the original motion made by Council Member Kobasiuk that Bylaw 2024-22 receive second reading.**

**The motion carried by the following vote:**

**For:** 5 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Birnie, Council Member Wiedeman and Mayor Gamble

**Against:** 1 - Council Member Kowalski

**A motion was made by Council Member Kucher-Johnson that Administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Region Board to be reviewed for recommended approval under the Regional Evaluation Framework. The motion was suspended.**

**An amending motion was made by Council Member Kowalski that Bylaw 2024-22 be amended as follows:**

**Sections 3.3.1(b), 3.3.1(c), and 3.3.2(b) “biophysical assessment” to be deleted and replaced to read “biophysical impact assessment”.**

**Section 3.3.2(a) “nature-positive options” to be deleted and replaced to read “nature-positive operations”.**

**Section 3.3.3(d) to delete the word “reserve”.**

**The motion carried unanimously.**

**An amending motion was made by Council Member Birnie that Bylaw 2024-22 be amended by deleting 2.2.5, Lake Country and replacing 2.2.5 Lake Country,**

as follows:

#### **2.2.5 Lake Country**

The focus of Lake Country is to accommodate country residential growth in balance with agricultural activity and the health of lakes or other natural spaces, including the unique Carvel Pitted Delta. The area will enable opportunities for recreation and enhanced protection of lakes and natural areas.

The motion carried by the following vote:

**For:** 5 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Birnie, Council Member Wiedeman and Mayor Gamble

**Against:** 1 - Council Member Kowalski

Mayor Gamble called on the original motion made by Council Member Kucher-Johnson that administration be directed to submit Bylaw 2024-22 to the Edmonton Metropolitan Region Board to be reviewed for recommended approval under the Regional Evaluation Framework. The motion carried unanimously.

### **Mayor and Council Member Matters**

#### **BUSINESS ARISING**

##### **[PRE 24-110](#)**

Notice of Motion

Take Notice that at a regular meeting of Council on December 10, 2024, Council Member Kowalski will move that administration be directed to prioritize an update of the Area Structure Plans for Big Lake and Acheson

Council Member Kowalski presented a Notice of Motion that at a regular meeting of Council on December 10, 2024, Council Member Kowalski will move that administration be directed to prioritize an update of the Area Structure Plans for Big Lake and Acheson

#### **CLOSE OF MEETING**

Mayor Gamble closed the meeting at 6:05 p.m.

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Mayor

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Manager, Legislative Services