



# Parkland County

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

## Meeting Minutes

### Council

*Mayor Rod Shaigec*  
*Council Member AnnLisa Jensen*  
*Council Member Jackie McCuaig*  
*Council Member Phyllis Kobasiuk*  
*Council Member Darrell Hollands*  
*Council Member John McNab*  
*Council Member Tracey Melnyk*

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Tuesday, February 13, 2018

9:00 AM

Council Chambers

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### CALL TO ORDER

**Present:** 7 - Mayor Rod Shaigec, Council Member AnnLisa Jensen, Council Member Jackie McCuaig, Council Member Phyllis Kobasiuk, Council Member Darrell Hollands, Council Member John McNab and Council Member Tracey Melnyk

#### Administration:

Michael Heck, Chief Administrative Officer  
Arlan Delisle, County Solicitor/Director, Legal & Legislative Services (in part)  
Tracy Kibblewhite, General Manager, Chief Financial Officer (in part)  
Dave Cross, General Manager, Community Services (in part)  
Ken Van Buul, General Manager, Corporate Services (in part)  
Peter Vana, General Manager, Development Services  
Rob McGowan, General Manager, Infrastructure Services (in part)  
Sarah Mate, Manager, Communications (in part)  
Laura Swain, Director, Strategic Planning and Intergovernmental Affairs (in part)  
Lenny Richer, Director, Parks, Recreation and Culture Services (in part)  
Carol Bergum, Director, Planning and Development Services (in part)  
Jody Hancock, Director, Engineering Services (in part)  
Krista Quesnel, Manager, Community Sustainability (in part)  
Martin Frigo, Manager, Long Range Policy Planning (in part)  
Barb Williams, Acting Manager, Legislative Services  
Lois Tyerman, Legislative Officer, Legislative Services (Recording Secretary)

### INSPIRATIONAL REFLECTION

Council Member Darrell Hollands offered a short inspirational reflection.

### ADOPTION OF AGENDA

Moved by Council Member Jackie McCuaig that the February 13, 2018 Council meeting agenda be adopted, as presented. The motion carried unanimously.

## ADOPTION OF MINUTES

### [MIN 18-003](#)

Adoption of the January 23, 2018 Council Meeting Minutes

#### **Proposed Motion**

That the January 23, 2018 Council meeting minutes be adopted, as presented.

**A motion was made by Council Member Ann Lisa Jensen that the January 23, 2018 Council meeting minutes be adopted, as presented. The motion carried unanimously.**

## NEW BUSINESS

### **Chief Administrative Officer**

### [RFD 18-014](#)

Public Member Committee Appointments

#### **Proposed Motion**

That the following public committee member appointments be approved effective April 25, 2018:

#### Agriculture Service Board

Shelley Spangler - two-year term

Chett Wild - two-year term

Sarah Leteta - two-year term

#### Community Sustainability Committee

John Buchko - two-year term

Jeff Richardson - one-year term

#### Economic Diversification Committee

Kristie Wanchuk - two-year term

Tim Townsend - two-year term

Chris Konelsky - two-year term

**A motion was made by Council Member John McNab that the following Public Committee Member appointments be approved effective April 25, 2018:**

#### **Agriculture Service Board**

**Shelley Spangler - two-year term**

**Chett Wild - two-year term**

**Sarah Leteta - two-year term**

#### **Community Sustainability Committee**

**John Buchko - two-year term**

**Jeff Richardson - one-year term**

**Economic Diversification Committee****Kristie Wanchuk - two-year term****Tim Townsend - two-year term****Chris Konelsky - two-year term****The motion carried unanimously.****[RFD 18-011](#)**

2018 Assessment Review Board Panelist Appointments

**Proposed Motions**

1. That Council appoint Judy Bennett, Darlene Chartrand, Paul Chauvet, Russell Graff, Tina Groszko, Stewart Hennig, Richard Knowles, Guy Normandeau, Raymond Ralph, and Dianne Ross as panelists to the 2018 Assessment Review Board.

2. That Council appoint Richard Barnham, Capital Region Assessment Services Commission, as the Assessment Review Board Clerk.

**A motion was made by Council Member Phyllis Kobasiuk that Council appoint Judy Bennett, Darlene Chartrand, Paul Chauvet, Russell Graff, Tina Groszko, Stewart Hennig, Richard Knowles, Guy Normandeau, Raymond Ralph, and Dianne Ross as panelists to the 2018 Assessment Review Board. The motion carried unanimously.**

**A motion was made by Council Member Phyllis Kobasiuk that Council appoint Richard Barnham, Capital Region Assessment Services Commission, as the Assessment Review Board Clerk for Parkland County. The motion carried unanimously.**

**Legislative Matters****[POL 18-003](#)**

Revised Restricted Surplus Policy C-FI05 and Restricted Surplus Policy C-FI05 Schedule A

**Proposed Motion**

That revised Restricted Surplus Policy C-FI05 and Restricted Surplus Policy C-FI05 Schedule A be approved, as presented.

**A motion was made by Council Member Tracey Melnyk that the Revised Restricted Surplus Policy C-FI05 and Restricted Surplus Policy C-FI05 Schedule A be approved by amending Schedule "A", Business Attraction Fund, Source of Funding, item a), by adding "excluding linear tax" and that it now read "20% of the municipal portion of non-residential taxation revenue excluding linear tax resulting from new large scale development within Parkland County (assessed value over \$50M)."**

**The motion carried unanimously.**

**DELEGATIONS****[App 18-011](#)**

Public Input - 9:15 a.m. (10 mins.)

**Mayor Shaigec asked the gallery if there were any issues that the public**

wishes to bring to the attention of Parkland County.

Floyd Young, Parkland County resident, came forward advising that he does not support cost share agreements with the City of Spruce Grove, and that more information should be shared with residents regarding TransAlta.

## **NEW BUSINESS**

### **Chief Financial Officer**

#### **RFD 18-006**

2017 Draft Year End Financial Report and Final Restricted Surplus and Allowance Transfers

#### **Proposed Motions**

1. That Council accept the Draft 2017 Year End Financial Reports as information.
2. That Council approve the transfer of \$1,306,668 to Restricted Surplus and the decrease to the Allowance for Uncollectible Accounts in the amount of \$10,452 as per Attachment 1.

**A motion was made by Council Member Darrell Hollands that the Draft 2017 Year End Financial Reports be received for information, as presented. The motion carried unanimously.**

**A motion was made by Council Member Jackie McCuaig that Council approve the transfer of \$1,306,668 to Restricted Surplus and the decrease to the Allowance for Uncollectible Accounts in the amount of \$10,452 be approved, as presented. The motion carried unanimously.**

### **Community Services Matters**

#### **RFD 18-013**

2018 Recreation Capital Cost Share Requests

#### **Proposed Motions**

1. That Council approve up to \$40,145 from Restricted Surplus - Recreation Facilities for the City of Spruce Grove's 2018 Capital Cost Share Request as presented; and,
2. That Council approve up to \$136,731 from Restricted Surplus - Recreation Facilities for the Yellowhead County's 2018 Capital Cost Share Request as presented; and,
3. That Council approve up to \$17,841 from Restricted Surplus - Recreation Facilities for the Town of Drayton Valley's 2018 Capital Cost Share Request as presented.

**A motion was made by Council Member Phyllis Kobasiuk that up to \$40,145 from Restricted Surplus - Recreation Facilities for the City of Spruce Grove's 2018 Capital Cost Share Request be approved, as presented. The motion carried unanimously.**

**A motion was made by Council Member Tracey Melnyk that up to \$136,731 from Restricted Surplus - Recreation Facilities for the Yellowhead County's 2018 Capital Cost Share Request be approved, as presented. The motion**

carried unanimously.

A motion was made by Council Member McNab that up to \$17,841 from Restricted Surplus - Recreation Facilities for the Town of Drayton Valley's 2018 Capital Cost Share Request be approved, as presented. The motion carried unanimously.

## Recess

Mayor Rod Shaigec recessed the meeting at 10:16 a.m., and reconvened the meeting at 10:26 a.m.

## NEW BUSINESS

### Development Services Matters

#### [RFD 18-017](#)

Alternative Land Use Services (ALUS) Partnership Advisory Committee (PAC)  
Public Member Appointments

#### **Proposed Motion**

That Council approve the following public committee member appointments effective February 13, 2018:

#### ALUS Partnership Advisory Committee

Shelley Spangler - (four-year term)

Helen Lomas - (four-year term)

A motion was made by Council Member John McNab that the following public committee member appointments to the ALUS Partnership Advisory Committee be approved, effective February 13, 2018, as follows:

Shelley Spangler - four-year term

Helen Lomas - four-year term

The motion carried unanimously.

#### [RFD 18-012](#)

Safety Codes Council External Audit (January 1, 2016 to August 31, 2017)

#### **Proposed Motions**

1. That Council accept the Safety Codes Council External Audit for the building, electrical, gas, plumbing and private sewage disciplines for the period of January 1, 2016 to August 31, 2017 as information.
2. That Council support Administration's actions and plans to implement the recommendations of the Safety Codes Council External Audit from the Safety Codes Council for the period of January 1, 2016 to August 31, 2017 as information.

A motion was made by Council Member Ann Lisa Jensen that the Safety Codes Council External Audit for the building, electrical, gas, plumbing and private sewage disciplines for the period of January 1, 2016 to August 31, 2017 be recieved for information, as presented. The motion carried unanimously.

A motion was made by Council Member Darrell Hollands that administration's

actions and plans to implement the recommendations of the Safety Codes Council External Audit from the Safety Codes Council for the period of January 1, 2016 to August 31, 2017 be received for information, as presented. The motion carried unanimously.

[RFD 18-003](#)

Environmental Conservation Master Plan & Policy Project

**Proposed Motion**

- 1) That the Environmental Conservation Master Plan and Implementation Plan be received for information, as presented.
- 2) That the Environmental Conservation Master Plan and Implementation Plan be tabled to the March 13, 2018 Council meeting.

**A motion was made by Council Member Jackie McCuaig that the Environmental Conservation Master Plan and Implementation Plan be received for information, as presented.**

**A motion was made by Council Member Phyllis Kobasiuk that the Environmental Conservation Master Plan and Implementation Plan be tabled to the March 13, 2018 Council meeting. The motion carried unanimously.**

**COMMUNICATIONS**

[COM 18-006](#)

AAMDC Contact Newsletter

**Proposed Motion**

That the AAMDC Contact Newsletter be received for information, as presented.

**A motion was made by Council Member Phyllis Kobasiuk that the AAMDC Contact Newsletter be accepted for information, as presented. The motion carried unanimously.**

[COM 18-007](#)

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 Ann Lisa Jensen that the Federation of Canadian Municipalities update be received for information, as presented. The motion carried unanimously.**

[COM 18-008](#)

Committee Reports

**Proposed Motion**

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

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

1. Council Member Phyllis Kobasiuk reported on the FarmTech Conference and the Women's Rural Conference, and a meeting with Councillor McCuaig and TransAlta regarding economic impacts.
2. Council Member Darrell Hollands reported on the FarmTech Conference.

3. Council Member Ann Lisa Jensen reported on the North Saskatchewan Watershed, and the Federation of Canadian Municipalities Conference attended with Mayor Rod Shaigec.
4. Council Member John McNab reported on the FarmTech Conference.
5. Council Member Tracey Melnyk reported on the FarmTech Conference, the Parkland County Municipal Library Meeting, and the Yellowhead Regional Library.

The motion carried unanimously.

## IN-CAMERA SESSION

### [RFD 18-019](#)

#### In-Camera Session

##### **Proposed Motion**

That Council Convene In-Camera 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 Jackie McCuaig that Council convene In-Camera at 11:08 a.m. 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. The motion carried unanimously.

**Present:** 7 - Mayor Rod Shaigec, Council Member AnnLisa Jensen, Council Member Jackie McCuaig, Council Member Phyllis Kobasiuk, Council Member Darrell Hollands, Council Member John McNab and Council Member Tracey Melnyk

##### **Administration:**

Michael Heck, Chief Administrative Officer - Administrative Advisor

Arlan Delisle, County Solicitor/Director, Legal & Legislative Services - Legal Counsel

Tracy Kibblewhite, General Manager, Chief Financial Officer - Financial Assessment

Ken Van Buul, General Manager, Corporate Services - Human Resources Liason

Peter Vana, General Manager, Development Services - Topic Advisor

Jeff Dyck, Director, Financial Planning and Treasury - Financial Assessment

### [PRE 18-001](#)

Personnel Matter  
FOIP Section 24 - Advice from Officials

### [RFD 18-021](#)

Regular Council Meeting Session

##### **Proposed Motion**

That Council revert to regular session.

A motion was made by Council Member Darrell Hollands that Council return to regular Council meeting session at 12:24 p.m. The motion carried unanimously.

## Recess

Mayor Rod Shaigec recessed the meeting at 12:24 p.m., and reconvened the meeting at 3:00 p.m.

**Present:** 7 - Mayor Rod Shaigec, Council Member AnnLisa Jensen, Council Member Jackie McCuaig, Council Member Phyllis Kobasiuk, Council Member Darrell Hollands, Council Member John McNab and Council Member Tracey Melnyk

### Administration:

Michael Heck, Chief Administrative Officer

Arlan Delisle, County Solicitor/Director, Legal & Legislative Services

Peter Vana, General Manager, Development Services

Carol Bergum, Director, Planning and Development Services

Stephen Fegyverneki, Manager, Current Planning

Barb Williams, Acting Manager, Legislative Services

Lois Tyerman, Legislative Officer, Legislative Services (Recording Secretary)

## DELEGATIONS

### [BL 18-002](#)

PUBLIC HEARING - 3:00 p.m.

Bylaw 2017-22: Proposed Amendment to Land Use Bylaw 2017-18 - West Point Estates (North) Redistricting

From Agricultural Restricted (AGR) District to Country Residential Restricted (CRR) District

- and -

Adoption of the West Point Estates (North) Outline Plan

### Proposed Motion

Upon closure of the Public Hearing:

1. That Council adopt the West Point Estates (North) Outline Plan.
2. That Bylaw 2017-22 receive second reading.
3. That Bylaw 2017-22 receive third and final reading.

Mayor Shaigec called the public hearing to order at 3:00 p.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding a proposed amendment to Land Use Bylaw 2017-18, and explained the process of the hearing.

*Administration presented Bylaw 2017-22: Proposed Amendment to Land Use Bylaw 2017-18 - West Point Estates (North) Redistricting From Agricultural Restricted (AGR)*



*District to Country Residential Restricted (CRR) District.**Verbal Submissions:*

1. Greg Mackenzie and Nicolas Abarca, Urban Systems, and Ray Mak and Kyla Walker, Enviromak, in support of Bylaw 2017-22, and presented the West Point Estates (North) Outline Plan.
2. James Fasek, Mike Evans and Mhron Uhryn of the Jackfish Lake Management Association ("JMLA"), opposed to Bylaw 2017-22, advising that the JMLA is concerned with build out density due to the development, geotechnical concerns, safety of lake users, blue algae and long term effects to the water quality of Jackfish Lake.
2. Geoff Badger, Parkland County resident, supports Bylaw 2017-22, and the proposed West Point Estates development.
3. Jonathan Thompson, Parkland County resident, opposed to Bylaw 2017-22, stating the lake is shallow and depth has declined, and concern in relation to water quality and social constraints.
4. Brian Geislinger, Parkland County resident, opposed to Bylaw 2017-22, stating there are problems with blue green algae and the lake's ecosystem is in crisis, observing shoreline erosion and poor water quality as well as the lake is already at capacity for boats, and expressed the safety of lake users is of concern due to crowding.
5. Freda and John Patterson, Parkland County residents, opposed to Bylaw 2017-22, have previously witnessed the demise of a small lake due to development. The proposed development is not compatible with County plans.
6. Teresa Plante, Parkland County resident, opposed to Bylaw 2017-22 and stated concerns with to blue green algae, winter fish kills, the amount of boats in the water, traffic, and monitoring of the lake.

Mayor Rod Shaigec recessed the public hearing at 5:33 p.m. and reconvened the public hearing at 5:45 p.m.

7. Peter Bellingroth, Parkland County resident, opposed to Bylaw 2017-22, observing that freshwater springs are no longer present; that is lowering the lake, increased boats and water quality of the lake.
8. Wayne Anderson, Parkland County resident, opposed to Bylaw 2017-22, as the Jackfish-Mayatan Area Structure Plan does not allow for subdivisions to be approved on the basis of cisterns only.
9. David Plante, Parkland County resident, opposed to Bylaw 2017-22, as increased population will require increased services, including internet which is already poor, as well as increased traffic and safety concerns.
10. Tiffany Edgecombe, Parkland County resident, opposed to Bylaw 2017-22, observing deterioration of the lake, there are also concerns regarding property values, safety and boat traffic.
11. Geordan Filipchuk, Parkland County resident, opposed to Bylaw 2017-22, stating the health and future of the lake is at stake, concern that the proposed 10 metre paths allowed in the riparian setback could cause devastation.
12. Crystal Kovacs, Parkland County resident, opposed to Bylaw 2017-22, stating the lake is already over populated and there is a lack of enforcement at the lake.
13. Rob Weideman, Parkland County resident, opposed to Bylaw 2017-22, stating the lake at capacity and that there will be additional boats and congestion, as well as future sand dumping and stripping growth from the beach, is of concern related to additional costs to the County.
14. Ken Horn, Wanda Kowaluk, the applicants, Highland Property Development, summarized support for Bylaw 2017-22.

*Written Submissions:*

1. Wayne Anderson, opposed to proposed Bylaw 2017-22.
2. Teresa Plante, opposed to proposed Bylaw 2017-22.
3. Rob and Debbie Weideman, opposed to proposed Bylaw 2017-22.
4. Leslie Seward, opposed to proposed Bylaw 2017-22.
5. Daryl and Faye Kay, opposed to proposed Bylaw 2017-22.
6. David Plante, opposed to proposed Bylaw 2017-22.
7. Property Owners, Weekend Estates, Jackfish Lake, opposed to proposed Bylaw 2017-22.
8. Jackfish Lake Big Island resident, opposed to proposed Bylaw 2017-22.
9. Jackfish Lake resident, opposed to proposed Bylaw 2017-22.
10. Paramac Cove, Jackfish Lake resident, opposed to proposed Bylaw 2017-22.
11. Freda Patterson, opposed to proposed Bylaw 2017-22.
12. Urban Systems, on behalf of Highland Property Development, in support of proposed Bylaw 2017-22.
13. Highland Property Development, in support of Bylaw 2017-22.

Mayor Rod Shaigec recessed the public hearing pertaining to Bylaw 2017-22 at 7:30 p.m., and will reconvene the public hearing on March 13, 2018 at 10:00 a.m.

## CLOSE OF MEETING

Mayor Rod Shaigec closed the meeting at 7:31 p.m.

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Mayor

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Acting Manager, Legislative Services