



# Parkland County

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## Meeting Minutes Council

*Mayor Rod Shaigec*  
*Council Member Jo Szady*  
*Council Member Dianne Allen*  
*Council Member Phyllis Kobasiuk*  
*Council Member Darrell Hollands*  
*Deputy Mayor Denise Locher*  
*Council Member Tracey Melnyk*

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Tuesday, March 27, 2012

9:00 AM

Council Chambers

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### 1. CALL TO ORDER (Mayor)

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

**Present:** 7 - Mayor Rod Shaigec, Council Member Jo Szady, Council Member Dianne Allen, Council Member Phyllis Kobasiuk, Council Member Darrell Hollands, Deputy Mayor Denise Locher and Council Member Tracey Melnyk

#### Administration

Pat Vincent, Chief Administrative Officer  
Ken Van Buul, General Manager, Sustainable Community & Protective Services  
Al McCully, General Manager, Sustainable Development Services  
Paul Hanlan, Manager, Planning and Development Services  
Christina Kortmeyer, Planning Officer (in part)  
Doug Tymchyshyn, Manager, Legislative & Administrative Services  
Jackie Ostashek, Manager Communications & Strategic Planning  
Sara Jensen, Municipal Intern  
Barb Williams, Legislative & Administrative Services Assistant (Recording Secretary)

### 2. OPENING PRAYER (Melnyk)

Council Member Tracey Melnyk offered a short prayer.

### 3. ADOPTION OF AGENDA (Mayor)

A motion was made by Council Member Dianne Allen that the agenda be adopted, as presented. The motion carried unanimously.

### 4. ADOPTION OF MINUTES (Mayor)

4.1 [MIN 12-007](#) March 13, 2012 regular Council meeting minutes

#### Recommendation

That Council adopt the March 13, 2012 regular Council meeting minutes,

as presented.

**A motion was made by Council Member Jo Szady that the minutes of the March 13, 2012 regular Council meeting be adopted with the following amendment:**

**Committee Reports, "River Valley Retreat" to read, "River Valley Alliance Retreat".**

**The motion carried unanimously.**

## 5. SCHEDULED MATTERS

### 5.1 [App 12-025](#)

#### **Staff Recognition**

Richard Warren, Municipal Internship Program for Land Use Planners

*Council recognized Richard Warren on his completion of the Municipal Internship Program for Land Use Planners. Council thanked Mr. Warren for his participation in the Municipal Internship Program for Land Use Planners.*

## 6. BUSINESS ARISING

### 6.1 [BL 12-009](#)

Amendment to the Municipal Development Plan (Bylaw No. 37-2007), Map 2: Land Use Concept Map to redesignate Pt. SE 33-52-26-W4M from Fringe to Industrial/Commercial (Bylaw No. 36-2011)

#### **Recommendation**

That Council give third and final reading to Bylaw No. 36-2011.

**A motion was made by Council Member Dianne Allen that Bylaw No. 36-2011 receive third and final reading, and that it be declared finally passed. The motion carried by the following vote:**

**For:** 6 - Mayor Shaigec, Council Member Szady, Council Member Allen, Council Member Kobasiuk, Deputy Mayor Locher and Council Member Melnyk

**Abstain:** 1 - Council Member Hollands

### 6.2 [BL 12-010](#)

Amendment to the Acheson Industrial Area Structure Plan (Bylaw Number 20-1997), Map 4.1: Land Use Concept Map to redesignate Pt. SE 33-52-26-W4M from Open Area/Agricultural to Commercial/Industrial and to place all of SE 33-52-26-W4M within Stage 1C development (Bylaw No. 37-2011) within the current Area Structure Plan.

#### **Recommendation**

That Council give third and final reading to Bylaw No. 37-2011.

**A motion was made by Council Member Dianne Allen that Bylaw No. 37-2011 receive third and final reading, and that it be declared finally passed. The motion carried by the following vote:**

**For:** 6 - Mayor Shaigec, Council Member Szady, Council Member Allen, Council Member Kobasiuk, Deputy Mayor Locher and Council Member Melnyk

**Abstain:** 1 - Council Member Hollands

- 6.3      [BL 12-011](#)      Amendment to Land Use Bylaw 20-2009 to redistrict Pt. SE 33-52-26-W4M from Agricultural Restricted District to Business Industrial District and Pt. SE 33-52-26-W4M from Industrial Reserve District to Business Industrial District (Bylaw No. 38-2011).

**Recommendation**

That Council give third and final reading to Bylaw No. 38-2011.

**A motion was made by Council Member Dianne Allen that Bylaw No. 38-2011 receive third and final reading, and that it be declared finally passed. The motion carried by the following vote:**

**For:** 6 - Mayor Shaigec, Council Member Szady, Council Member Allen, Council Member Kobasiuk, Deputy Mayor Locher and Council Member Melnyk

**Abstain:** 1 - Council Member Hollands

## **SCHEDULED MATTERS**

### **A Public Input**

*Floyd Young, area resident came forward with concerns of dogs running at-large in the Star Lake area and presented a photograph. Mr. Young also raised concern that the allowable number of dogs per landowner. Administration will review this matter.*

*Furthermore, Mr. Young raised concern regarding information from Parkland County to landowners regarding development and the current process.*

*Kevin Robin, came forward regarding the road access (South 1/2 21-50-05-W5M) item on this agenda. Mr. Robin requested that the item be tabled at this meeting to allow the requester time to review options proposed in the recommendation as presented.*

## **BUSINESS ARISING**

- 6.4      [App 12-011](#)      Options to provide Road Access to the South 1/2 21-50-05-W5M.

**Proposed Motion**

That Council further table this item to the April 24th, 2012 meeting to allow Engineering Services to work with the landowners to determine the best alternative to provide road access to this property.

**A motion was made by Council Member Tracey Melnyk that the request for road access South 1/2 21-50-05-W5M be tabled to the April 10, 2012 regular Council meeting. The motion carried unanimously.**

## **7. NEW BUSINESS**

### **A. Legislative Matters**

**A.1**      [POL 12-001](#)      Council Policy C-PD03: Subdivision Conditions and Endorsement Practices

**Proposed Motion**

That Council approve proposed Policy C-PD03 and repeal existing policies PD 003, PD 009, PD 020, PD 023 and PD 026.

**A motion was made by Deputy Mayor Denise Locher that Policies PD 003, PD 009, PD 020, PD 023 and PD 026 be rescinded, and that Policy C-PD03 be approved with the following amendments:**

**Standard 4(e) to read, "or as otherwise determined by the Manager of Planning and Development Services when adverse weather conditions exist preventing completion of the approach" after "the landowner shall be required to construct or upgrade all necessary approaches to County standards between April 1st and September 30th to comply with this condition,"**

**Standard 6(c) to read, "or as otherwise determined by the Manager of Planning and Development Services when adverse weather conditions exist preventing completion of the sewage system" after, "the landowner shall be required to complete all necessary private sewage system upgrades/conversions between April 1st and September 30th.**

**The motion carried unanimously.**

**D.    Sustainable Community and Protective Services Matters**

**D.1**      [RFD 12-058](#)      Renewal of TELUS License Amending Agreement tower site (NW 18-53-3-W5M)

**Proposed Motion**

That Council authorize Administration to renew the amending agreement with TELUS as per the attached agreement.

**A motion was made by Council Member Phyllis Kobasiuk that the recommendation be approved, as presented. The motion carried unanimously.**

**E.    Sustainable Development Services Matters**

**E.1**      [RFD 12-068](#)      Awarding of new Safety Codes Contract (2012 - 2014)

**Proposed Motion(s)**

That Council authorize Administration to negotiate a contract for the provision of identified Safety Code inspection services with "Superior Safety Codes Inc." commencing April 2, 2012 with a termination date of March 31, 2015, including an option to mutually renew for an additional year at the discretion of County Administration.

**A motion was made by Council Member Darrell Hollands that administration be authorized to negotiate a contract for the provision of identified Safety Code inspection services with Superior Safety Codes Inc. commencing April 2, 2012**

with a termination date of March 31, 2015, including an option to mutually renew for an additional year at the discretion of administration. The motion was carried unanimously.

## Recess

*Mayor Shaigec recessed the meeting at 9:57 a.m. and reconvened the meeting at 10:07 a.m.*

## SCHEDULED MATTERS

### A1 [BL 12-003](#)

#### **PUBLIC HEARING**

Proposed amendments to the County's Municipal Development Plan (Bylaw No. 37-2007) re: Pt. E1/2 4-53-2 W5M (Bylaw No. 33-2010)

#### **Recommendation**

1. That Council give second reading to proposed Bylaw No. 33-2010, and
2. That Council direct Administration to refer the application to the Capital Region Board through the Regional Evaluation Framework for approval.

*Mayor Shaigec called the Public Hearing to order at 10:07 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment on proposed Bylaws Number 33-2010, 34-2012, and 35-2012, and explained the procedures of the hearing.*

*Administration summarized the administrative reports regarding Bylaws No. 33-2010, 34-2010, and 35-2010.*

#### *Verbal Submissions*

*1. Ambrose Comchi, landowner of the proposed Fawn Meadows development, summarized support regarding Bylaws No. 33-2010, 34-2010, and 35-2010 to provide a rural senior living location.*

*2. Barrie Ibsen, developer of proposed Fawn Meadows development summarized support regarding Bylaws No. 33-2010, 34-2010, and 35-2010 and presented a presentation of the proposed development and a list of people supporting the proposed development.*

*Mayor Shaigec recessed the meeting at 11:20 a.m. and reconvened the meeting at 11:25 a.m.*

#### *Verbal Submissions (continued)*

*3. Shane Sparks, presented a brief overview of the proposed waste water disposal system proposed for the development.*

*4. Elaine Aronyk, area resident, supports the Fawn Meadows development in rural Alberta.*

*5. Victor Lauder, Highvale area resident, supports the proposed development to accommodate seniors in the area.*

*6. Linda Rimney, supports the proposed development in rural Alberta.*

7. *Albert Wagner, area farmer, supports the proposed development to allow residents to remain in their community and to sustain a community environment.*

8. *Kathy Hargreaves, area resident, opposed to the bylaws and the changing of land designation from agricultural land to a higher population density affecting water wells, and higher traffic volume; as well, concerned with the danger and protection of ground fires in the area and presented photographs of a recent ground fire in the area of the proposed development.*

9. *Dwayne Power, Bowen Lake Subdivision resident, concerned with increased water wells and the affect of the existing area water wells, and that the developer did not provide enough information.*

10. *John Hrasko, area resident, concerned that agricultural land being subdivided.*

11. *Barrie Ibsen summarized and responded to concerns raised regarding the proposed development.*

*Written Submissions*

1. *Administration summarized receipt of two letters supporting amendments to Bylaws No. 33-2012, 34-2012, and 35-2012, and eleven letters not supporting proposed amendments were received prior to March 27, 2012.*

*Mayor Shaigec closed the public hearing at 12:42 p.m.*

*Mayor Shaigec recessed the meeting at 12:43 p.m. and reconvened the meeting at 2:32 p.m.*

**A motion was made by Council Member Dianne Allen that Bylaw No. 33-2010 receive second reading. The motion failed by the following vote:**

**For:** 2 - Council Member Allen and Council Member Melnyk

**Against:** 5 - Mayor Shaigec, Council Member Szady, Council Member Kobasiuk, Council Member Hollands and Deputy Mayor Locher

**A2**      [BL 12-004](#)

**PUBLIC HEARING**

Proposed Amendments to the County's Jackfish Mayatan Area Structure Plan (Bylaw No. 41-80) re: Pt. E1/2 4-53-2 W5M (Bylaw No. 34-2010)

**Recommendation**

That Council give second reading to proposed Bylaw No. 34-2010.

**A motion was made by Council Member Dianne Allen that Bylaw No. 34-2010 receive second reading. The motion failed by the following vote:**

**For:** 2 - Council Member Allen and Council Member Melnyk

**Against:** 5 - Mayor Shaigec, Council Member Szady, Council Member Kobasiuk, Council Member Hollands and Deputy Mayor Locher

**A3**      [BL 12-005](#)

**PUBLIC HEARING**

Proposed Amendment to Land Use District Map 7 within the County's Land

Use Bylaw No. 20-200) as well as amending Section 5.4: CCR - Cluster (Conservation) Country Residential District (Bylaw No. 35-2010)

**Recommendation**

That Council give second reading to proposed Bylaw No. 35-2010.

**A motion was made by Council Member Dianne Allen that Bylaw No. 35-2012 receive second reading. The motion failed by the following vote:**

**For:** 2 - Council Member Allen and Council Member Melnyk

**Against:** 5 - Mayor Shaigec, Council Member Szady, Council Member Kobasiuk, Council Member Hollands and Deputy Mayor Locher

**A4**      [RFD 12-003](#)**PUBLIC HEARING**

MR (Municipal Reserve) Disposition Part SW-9-53-26-W4M

**Recommendation**

That Council approve the disposal of part of Municipal Reserve Lot 2 MR within SW-9-53-26-W4M.

*Mayor Shaigec called the Public Hearing to order at 2:47 p.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding the proposed disposition of part of Municipal Reserve Lot 2 MR within SW 09-53-26-W4M, and explained the procedures.*

*Administration presented the administration report.*

*Verbal Submission*

*No verbal submissions presented.*

*Written Submission*

*No submissions were received.*

*Mayor Shaigec closed the public hearing at 2:51 p.m.*

**A motion was made by Deputy Mayor Denise Locher that the disposal of part of Municipal Reserve Lot 2 MR within SW 09-53-26-W4M be approved. The motion carried unanimously.**

**A5**      [BL 12-001](#)**PUBLIC HEARING**

Amendment to Land Use Bylaw No. 20-2009 (Bylaw No. 04-2012)

**Recommendation**

That Council give second and third reading to Bylaw No. 04-2012 Amendment to Land Use Bylaw (No. 20-2009) to redistrict part of the SW-9-53-26-W4M from BI - Business Industrial to PS - Public Service;

*Mayor Shaigec called the Public Hearing to order at 2:53 p.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw No. 04-2012, and explained the procedure of the hearing.*

*Administration presented the administration report.*

*Verbal Submission*

*No verbal submissions were presented.*

*Written Submission*

*No written submissions were presented.*

*Mayor Shaigec closed the public hearing at 2:59 p.m.*

**A motion was made by Council Member Dianne Allen that Bylaw No. 04-2012 receive second reading. The motion carried unanimously.**

**A motion was made by Council Member Darrell Hollands that Bylaw No. 04-2012 receive third and final reading, and that it be declared finally passed. The motion carried unanimously.**

## **NEW BUSINESS**

### **B. Corporate Services Matters**

*There were no Corporate Service items presented.*

### **C. Sustainable Infrastructure Services Matters**

*There were no Sustainable Infrastructure Services items presented.*

## **8. COMMUNICATIONS**

### **8.1 [COM 12-010](#) AAMDC Newsletter**

**Recommendation**

That Council receive the AAMDC Newsletter as information.

**A motion was made by Council Member Phyllis Kobasiuk that the AAMDC Newsletter be received as information. The motion carried unanimously.**

### **B. Committee Reports**

*Councillor Kobasiuk reported on Horizon Stage Theatre Advisory Board, Parkland and Area Youth Shelter (FCSS), the PAYES fundraiser event, and AAMDC Conference.*

*Councillor Hollands reported on the Alberta Capital Regional Wastewater Commission.*

*Councillor Melnyk reported on an Economic Development and Tourism course she attended, and the Pembina Agricultural and Recreational Society.*

*Councillor Allen reported on the Acheson Spring Event.*

*Councillor Szady reported on the AAMDC Conference and the upcoming River Valley Alliance Annual General Meeting.*

*Councillor Locher reported on the Stony Plain and District Crime Prevention Association, the West Parkland Annual General Meeting, and Jandel Homes Grand Opening in the Acheson area.*

*Mayor Shaigec reported on the West Inter Lake District Regional Water Services Commission.*



A motion was made by Council Member Jo Szady that the Committee Reports presented be received as information. The motion carried unanimously.

**9. IN-CAMERA SESSION**

*There were no In-Camera session items presented.*

**10. BUSINESS ARISING FROM IN-CAMERA SESSION**

**11. ADJOURNMENT**

*Mayor Shaigec closed the meeting at 3:17 p.m.*