



# Parkland County

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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, October 22, 2024

10:00 AM

Council Chambers

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### Regular Meeting

#### CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Mayor Gamble called the meeting to order at 10:13 a.m.

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

We recognize that we are on Treaty 6 territory, the traditional lands of the Cree, Saulteaux, Blackfoot, Dene and Nakota Sioux Nations. We acknowledge all the First Nations, Metis and Inuit, whose footsteps have marked these lands for centuries.

**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  
Rob McGowan, General Manager, Operations Services  
Craig Froehlich, Interim General Manager, Corporate & Shared Services  
Nancy Domijan, Interim General Manager, Development Services  
Natasha De Sandi, Senior Planner, Long Range Planning (In-part)  
Derek MacDonald, Long Range Planner (In-part)  
April Gallays, Manager, Current and Long Range Planning (In-part)  
Niel Jamieson, Director Public Works Services Department (In-part)  
Jaitik Berawala, Manager, Water, Wastewater and Solid Waste Services (In-part)  
Nick Zazula, Development Planner I - Land Use Bylaw (In-part)  
Jared Candlish, Development Planner II - Land Use Bylaw (In-part)  
Aman Jhaver, Sr Planner, Development Planning (In-part)  
Barb Williams, Manager, Legislative and Legal Services  
Rachel Coupal, Legislative Officer, Legislative and Legal Services (Recording Secretary)

## INSPIRATIONAL REFLECTION

Council Member Birnie offered a short inspirational reflection.

## ADOPTION OF AGENDA

A motion was made by Council Member Birnie that the October 22, 2024 Council meeting agenda be adopted, as amended, with the following items removed:

- Item 6.B.1. - Request for Extension - Appointment of Acting Chief Administrative Officer

The motion was defeated by the following vote:

For - Council Member Birnie

Against - Mayor Gamble, Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman, Council Member Kowalski

Mayor Gamble called on the original motion that the October 22, 2024 Council meeting agenda be adopted, as presented.

The motion carried by the following vote:

For - Mayor Gamble, Council Member Kowalski, Council Member Kucher-Johnson, Council Member Wiedeman, Council Member Kobasiuk

Against - Council Member Birnie

## ADOPTION OF MINUTES

### [MIN 24-035](#)

Adoption of the October 8, 2024 Council Meeting Minutes

#### **Proposed Motion**

That the October 8, 2024 Council Meeting Minutes be adopted, as presented.

A motion was made by Council Member Kowalski that the October 8, 2024 Council meeting minutes be adopted, as presented. The motion carried unanimously.

## DELEGATIONS

### [App 24-060](#)

10:05 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.

Craig Marooney, a resident of Parkland County, came forward to thank Parkland County for all they do for the Hamlet of Wabamun. He has concerns with the Project Management Team, specifically the waterfront expansion.

**Operations Services Matters****[RFD 24-254](#)**

Options to Manage Wastewater Over-strength Charges from ARROW Utilities

**Proposed Motions**

1. That Council direct Administration to meet with ARROW Utilities to address the wastewater over-strength charges being levied to Parkland County wastewater transfer stations.
2. That Council approve Option 3 including the approval of \$200,000 in Water and Wastewater Restricted Surplus funding to complete a detailed design and cost estimate for the construction of a full sewage treatment facility at the existing Stony Plain Wastewater Transfer Station, as presented.

**A motion was made by Council Member Kobasiuk that Council direct Administration to meet with ARROW Utilities to address the wastewater over-strength charges being levied to Parkland County wastewater transfer stations.**

**Council Member Wiedeman moved that the proposed motion be amended to add:**

**"to" before Parkland County; and to add after stations "and that ARROW has confirmed their position prior to undertaking any other work." The motion was carried unanimously.**

**Mayor Gamble called on the original motion made by Council Member Kobasiuk that was amended, to now read:**

**That Council direct Administration to meet with Arrow Utilities to address the wastewater overstrength charges being levied to Parkland County Wastewater Transfer Stations, and that ARROW has confirmed their position prior to undertaking any other work. The motion carried unanimously.**

**RECESS**

**Mayor Gamble recessed the meeting at 11:13 a.m., and reconvened the meeting at 11:28 a.m.**

**DELEGATIONS****[App 24-062](#)**

11:00 a.m. Appointment - Economic Update  
James Hobson, CIBC Wood Gundy  
Charet Chahal, CIBC Wood Gundy

**Proposed Motion**

That the Economic Update presentation by CIBC Wood Gundy be received for information, as presented.

**A motion was made by Council Member Kucher-Johnson that the Economic Update presentation by CIBC Wood Gundy be received for information, as presented. The motion carried unanimously.**

## NEW BUSINESS

### Mayor and Council Member Matters

#### [RFD 24-284](#)

Municipal Government Act - Council Code of Conduct

#### **Proposed Motions**

1. That Council request that the Alberta Government remove from the Municipal Government Act, Section 146, Bylaws - codes of conduct.
2. That Council direct administration to work with the Alberta Government on any engagement related Municipal Government Act requirements under the codes of conduct.

**A motion was made by Council Member Wiedeman that Council requests that the Alberta Government remove from the Municipal Government Act, Section 146, Bylaws - codes of conduct.**

**An amending motion was made by Council Member Wiedeman that Council requests that RMA advocate on behalf of Parkland County as an emergent resolution that asks the Alberta Government to remove Council Code of Conduct from the Municipal Government Act.**

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

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

**Against - Council Member Birnie and Council Member Kowalski**

### Chief Administrative Officer

#### [RFD 24-264](#)

Request for Extension - Appointment of Acting Chief Administrative Officer

#### **Proposed Motion**

**That the appointment of Acting Chief Administrative Officer (CAO), Jeff Dyck, be extended from November 2, 2024 through to January 6, 2025.**

**A motion was made by Mayor Gamble that the appointment of Acting Chief Administrative Officer (CAO) Jeff Dyck, be extended from November 2, 2024 through to January 6, 2025. The motion carried unanimously.**

## RECESS

**Mayor Gamble recessed the meeting at 12:17 p.m., and reconvened the meeting at 1:03 p.m.**

**Legislative Matters****BL 24-036**

Bylaw 2024-22 Municipal Development Plan

**Proposed Motions**

1. That Bylaw 2024-22 receive first reading.
2. That a Public Hearing be scheduled for November 26, 2024 at 2:00 p.m. at Parkland County Centre, Council Chambers to hear public comment on Bylaw 2024-22.

**A motion was made by Council Member Kowalski that Bylaw 2024-22 receive first reading. The motion carried unanimously.**

**A motion was made by Council Member Birnie that a Public Hearing be scheduled for November 26, 2024 at 2:00 p.m. at Parkland County Centre, Council Chambers to hear public comment on Bylaw 2024-22. The motion carried unanimously.**

**COMMUNICATIONS****COM 24-070**

Proclamations - November 2024

**Proposed Motion**

That the following proclamations for November 2024 be received for information:

Family Violence Prevention Month  
Seniors' Fall Prevention Month  
Restorative Justice Week  
GIS Day  
World Pancreatic Cancer Day

**A motion was made by Council Member Kobasiuk that the following proclamations for November 2024 be received for information:**

**Family Violence Prevention Month  
Seniors' Fall Prevention Month  
Restorative Justice Week  
GIS Day  
World Pancreatic Cancer Day**

**The motion carried unanimously.**

**COM 24-091**

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 24-092](#)

## 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 24-093](#)

## Mayor's Report

**Proposed Motion**

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

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

- Meridian Foundation ground breaking event – Spruce Grove
- Edmonton Metropolitan Region Board Meeting – Strathcona County
- BILD regional reinvention field trip – Strathcona County and Ft.

**Saskatchewan**

- Parkland Conservative Association – MP Dane Lloyd Supreme Steel
- Enoch Cree Nation, Government of Alberta, City of Edmonton, Edmonton Metropolitan Region Board - Highway 628 meeting – River Cree
- Greater Parkland Regional Chamber of Commerce Business Awards of Distinction – Stony Plain Heritage Park
- Anohka Distillery recipient of Business of the Year
- State of the City Event – Beaumont
- Joint Mayor and CAO Meeting Seba Beach, Village of Spring Lake, Betula Beach, Kapasiwin, Point Allison, and Seba Beach

**The motion carried unanimously.**

*Council Member Birnie left the meeting at 1:22 p.m. and returned to the meeting at 1:24 p.m.*

**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

[COM 24-094](#)

## Committee Reports

**Proposed Motion**

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

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

**1. Council Member Kobasiuk**

- ALUS PAC Meeting, Community Sustainability Committee, - Greater Parkland Regional Chamber of Commerce Business Awards of Distinction recognizing several Parkland based businesses.
- Mr. Chad Zender, wife, family and parents (50 year Division 1 residents)

shared their historical sales success, generational community staffing numbers and growth over their 40 years.

- Evergreens Foundation CEO Kirsten Chambers joined MLA Randy Long, Minister Jason Nixon and Jasper Mayor Ireland Meeting.

**2. Council Member Wiedeman**

- Subdivision and Development Appeal Board Hearing
- Meridian Foundation Sod Turning in Spruce Grove
- Alberta Seniors Conference -Edmonton
- Dane Lloyd MP
- Greater Parkland Regional Chamber of Commerce Business Awards of Distinction
- Parkland County -office work
- Meeting Entwistle/Evansberg Chamber small business reception
- Parkland Library Board Meeting
- Community Volunteer meeting -Parkland Village

**3. Council Member Kucher-Johnson**

- Woodbend Graminia open house
- Pioneer Museum Meeting
- ALUS PAC Meeting
- Chamber Business Awards night of Distinction
- Tri Leisure Meeting
- Zender Ford celebrates 40 years of business in the area
- Parkland County Library Board Meeting
- Fall Community League Forum

**4. Council Member Kowalski**

- Economic Diversification Committee Meeting
- Community Sustainability Committee Meeting
- Fall Community League Forum

**5. Council Member Birnie**

- Every Child Matters - Paul Band
- National Truth & Reconciliation Day - Duffield Hall
- Stony Plain Seed Cleaning Plant
- Wabamun Museum Meeting
- Fall Community League Forum

The motion carried unanimously.

## **CLOSED SESSION**

[RFD 24-282](#)

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 Kobasiuk that Council convene in closed session at 1:34 p.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.

[PRE 24-089](#)

Land Use Bylaw Project Implementation  
FOIP Section 16 - Harmful to business interests of third party  
FOIP Section 24 - Advice from officials  
FOIP Section 27 - Legal privilege

[PRE 24-092](#)

Land Matter  
FOIP Section 17 - Harmful to personal privacy  
FOIP Section 24 - Advice from officials

[RFD 24-283](#)

Regular Session

**Proposed Motion**

That Council revert to regular meeting session.

**A motion was made by Council Member Kucher-Johnson that Council revert to regular meeting session at 2:18 p.m. The motion carried unanimously.**

**BUSINESS ARISING FROM CLOSED SESSION**

[PRE 24-089](#)

Land Use Bylaw Project Implementation  
FOIP Section 16 - Harmful to business interests of third party  
FOIP Section 24 - Advice from officials  
FOIP Section 27 - Legal privilege

**A motion was made by Council Member Kowalski that effective December 1st, 2024, Parkland County Council approves a moratorium on text and/or map amendment applications to the Land Use Bylaw 2017-18. The moratorium is to last until the new Land Use Bylaw 2025 is adopted or until June 1st, 2025, whichever comes first. The motion carried unanimously.**

[PRE 24-092](#)

Land Matter  
FOIP Section 17 - Harmful to personal privacy  
FOIP Section 24 - Advice from officials

**A motion was made by Council Member Birnie that Council direct Administration to submit an Expression of Interest for lands as discussed. The motion carried unanimously.**

**RECESS**

**Mayor Gamble recessed the meeting at 2:20 p.m., and reconvened the meeting at 2:31 p.m.**

**CLOSED SESSION**

**Council Member Birnie recused herself from hearing this matter.**



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

**Excused:** 1 - Council Member Natalie Birnie

[RFD 24-282](#)

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 Kobasiuk that Council convene in closed session at 2:39 p.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 by the following vote:**

**For:** 4 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman and Mayor Gamble

**Against:** 1 - Council Member Kowalski

**Excused:** 1 - Council Member Birnie

[PRE 24-090](#)

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

[RFD 24-283](#)

Regular Session

**Proposed Motion**

That Council revert to regular meeting session.

**A motion was made by Council Member Kucher-Johnson that Council revert to regular meeting session at 3:46 p.m. The motion carried unanimously.**

**BUSINESS ARISING FROM CLOSED SESSION**

[PRE 24-090](#)

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

**A motion was made by Mayor Gamble that upon review of the third-party investigation report, Council concludes there are insufficient grounds to find that the alleged conduct outlined in the two Code of Conduct complaints, Item 5 and Item 7, both dated May 26, 2024 against Councillor Birnie regarding per diem expenditures, gift cards and a gift purchase constitutes a breach of the Code of Conduct and therefore the complaint is found to be invalid and is dismissed.**

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

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

**Excused:** 1 - Council Member Birnie

**A motion was made by Council Member Kowalski that upon review of the third-party investigation report, Council concludes there are insufficient grounds to find that the alleged conduct outlined in the Code of Conduct complaint dated July 16, 2024 against Councillor Birnie regarding a newspaper article dated July 12, 2024 and published in the Stony Plain Reporter/Grove Examiner constitutes a breach of the Code of Conduct and therefore the complaint is found to be invalid and is dismissed.**

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

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

**Excused:** 1 - Council Member Birnie

**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

**Council Member Kowalski recused herself from hearing this matter.**

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

**Excused:** 1 - Council Member Kristina Kowalski

[RFD 24-282](#)

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 Kobasiuk that Council convene in closed session at 3:50 p.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.**

[PRE 24-091](#)

Council Code of Conduct Matter  
FOIP Section 24 - Advice from officials  
FOIP Section 27 - Legal Privilege

[RFD 24-283](#)

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 3:59 p.m. The motion carried unanimously.**

**Mayor Gamble recessed the meeting at 3:59 p.m., and reconvened the meeting at 4:03 p.m.**

**BUSINESS ARISING FROM CLOSED SESSION**[PRE 24-091](#)

Council Code of Conduct Matter  
FOIP Section 24 - Advice from officials  
FOIP Section 27 - Legal Privilege

**A motion was made by Mayor Gamble that upon review of the third-party investigation report, Council concludes there are insufficient grounds to find that the alleged conduct outlined in the two Code of Conduct complaints, Item 5 and Item 7, both dated May 26, 2024 against Councillor Kowalski regarding council budget expenditures and a gift purchase constitutes a breach of the Code of Conduct and therefore the complaint is found to be invalid and is dismissed.**

**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

**Excused:** 1 - Council Member Kowalski

**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

## **CLOSE OF MEETING**

**Mayor Gamble closed the meeting at 4:04 p.m.**

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**Mayor**

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**Manager, Legislative Services**