



## **Municipal District of Bonnyville No.87**

### **Regular Meeting of Council**

#### **Minutes**

**June 11, 2024**

**Present**

Reeve Barry Kalinski  
Deputy Reeve Josh Crick, Ward 1  
Councillor Darcy Skarsen, Ward 2  
Councillor Mike Krywiak, Ward 3  
Councillor Don Slipchuk, Ward 4  
Councillor Dana Swigart, Ward 5  
Councillor Ben Fadeyiw, Ward 6

**Staff Present**

Al Hoggan, Chief Administrative Officer  
Esther Quiambao, General Manager of Planning and Community Services  
Susan Walker, General Manager of Corporate Services  
Stephanie Severin, Manager of Legislative and Information Services  
Lisa Folliott, Manager of Planning and Development  
Calvin Bespalko, Manager of Assessment Services  
Monty Doonanco, Manager of Transportation  
Tracy Wasylow, Communications and Media Supervisor  
Kristy Poirier, Development Officer  
Lisa VandenBerg, Development Officer  
Lyndon Shea, Planner  
Wendy Wiley, Legislative Services Clerk

**1. Call to Order**

Reeve Kalinski called the meeting to order at 9:00 a.m.

All attendees were present in Council Chambers with the meeting being recorded.

**2. Adoption of Agenda**

**24.224**

Moved by Councillor Krywiak

THAT Council approves adoption of the agenda with the following additions:

9. New Business

9.2.6 Community Hall Meeting Request - Update

9.4 Infrastructure Services

9.4.2 Town of Bonnyville Sewage Dumping Rates

**CARRIED**

**3. Adoption of Minutes**

3.1 Regular Meetings of Council

3.1.1 May 28, 2024

**24.225**

Moved by Deputy Reeve Crick

THAT Council approves adoption of the minutes of the May 28, 2024 Regular Meeting of Council, as presented.

**CARRIED**

**4. Public Hearings**

**5. Delegations**

5.1 10:00 a.m. – Cold Lake First Nations

Rick Janvier, Treaty 1-11 Committee Member and Emmy Plante, Treaty 1-11 Coordinator were in attendance to provide an overview of the Treaty 1-11 gathering scheduled for August 26 to 30, 2024 and the economic impact on the Northeast Alberta region, as well as request funding for the event.

**24.241**

Moved by Councillor Slipchuk

THAT Council accepts the presentation by the Treaty 1-11 Committee members as information and furthermore directs Administration to bring their request for

funding support for the Treaty 1-11 gathering scheduled for August 26 to 30, 2024 to a future meeting of Council for consideration.

**CARRIED**

**6. Business Arising from Minutes**

**7. Development Applications**

7.1 Development Application No. 2024-D-019 – Front, side, and Rear Yard Variances

**24.226**

Moved by Councillor Skarsen

THAT Council approves development permit application no. 2024-D-019 for a front yard variance from 25 ft to 14 ft, side yard deck variance from 1.6 ft to 1.2 ft, and a rear yard variance from 98.4 ft to 33 ft for the construction of a single family dwelling with garage on Lot 12, Plan 5847 MC within SE-9-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, and Part 7, Section 71.2 of the Land Use Bylaw for Jeff Odowichuk and Heather Ross with the following conditions:

1. An approved building permit is required as per the Alberta Safety Codes Act.
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer.
4. As per section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - a. West side yard: 1.5 metres (5 feet).
5. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.
6. The landowner shall at its sole cost and expense obtain a geotechnical report to support the relaxation of the setback and identifying any restrictions or recommendations with respect to potential negative impacts resulting from a flood, high water table, or other overland water issues. Any restrictions or recommendations set out in the geotechnical report will be incorporated into and form a part of these conditions of approval.

7. The landowner shall enter into an agreement with the M.D. in the form of a restrictive covenant that may be registered against title to the lands that are the site of the proposed development which contains a waiver and indemnity in favour of the M.D. with respect to any potential negative impacts resulting from a flood, high water table, or other overland water issues.

**CARRIED**

7.2 Development Application No. 2024-D-118 – Side Yard Variance

**24.227**

Moved by Councillor Skarsen

THAT Council approves development permit application no. 2024-D-118 for an east side yard setback for a detached garage on Plan 762 0268, Block 4, Lot 3 within SE-5-61-6-W4M as a discretionary use pursuant to Part 3, Section 20, Part 6, Section 32, and 45, and Part 7, Section 71.2 of the Land Use Bylaw for Justin Dwan and Christian Raimbault with the following conditions:

1. As per Section 71.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be:
  - a. Front yard: 7.6 metres (25.0 feet)
  - b. West Side yard: 4.5 metres (14.7 feet)
  - c. Rear yard: 7.6 metres (25.0 feet)
  - d. Building Height (Maximum): 7.0 metres (23 feet) for accessory buildings.
2. An approved building permit is required as per the Alberta Safety Codes Act.
3. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
4. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer as per Section 2 of the Consolidated Public Safety Bylaw No. 1812.
5. Building locations to be staked out by an Alberta Land Surveyor and submitted for approval by the M.D. of Bonnyville prior to the commencement of construction.

6. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Certificate shall be provided to the Development Authority.

**CARRIED**

7.3 Development Application No. 2024-D-124 – RV Storage

**24.228**

Moved by Deputy Reeve Crick

THAT Council approves development permit application no. 2024-D-124 for a 10-unit RV storage on Plan 072 8599 Block 1 Lot 2 within SE-35-61-5-W4M as a discretionary use pursuant to Part 6, General Regulations and Part 7, Section 73.2 of the Land Use Bylaw for Richard and Tammy Costard with the following conditions:

1. As per Section 72.4 of the Land Use Bylaw No. 1667, the minimum setbacks shall be: - Front yard: 7.6 metres (25.0 feet)
  - a. Side yard: 6.0 metres (19.6 feet)
  - b. Rear yard: 7.6 metres (25.0 feet)
  - c. Setback with adjacent public roads: 38.0 metres (125.0 feet)
2. Maximum units on site shall be 10.
3. This permit may be revoked at any time if, in the opinion of the Municipal Planning Commission, the use is or has become detrimental to the character and amenities of the neighborhood.

**CARRIED**

7.4 Development Application No. 2024-D-131 – Communication Tower and Security Gate

**24.229**

Moved by Councillor Fadeyiw

THAT Council approves development permit application no. 2024-D-131 for a 115 ft communication tower and security gate within NW-8-71-4-W4M as a discretionary use pursuant to Part 6, general regulations, and Part 7, Section 69.2 of the Land Use Bylaw for Cenovus Energy Inc. with the following conditions:

1. The Development shall comply with Health Canada's Safety Code 6 (Radio Frequency Exposure Guideline)

2. Applicable electrical permits are required as per Alberta Safety Codes Act.
3. Compliance with all regulations of Innovation, Science and Economic Development Canada.
4. Compliance with Transport Canada and NAV Canada regulations.
5. The tower shall be constructed in compliance with the National Building Code and the Canadian Standard Association and respect good engineering practices including structural adequacy.
6. When communication towers and facilities become obsolete and/or damaged and unrepaired, they shall be immediately removed and the development site reclaimed within six (6) months of cessation of operation at the expense of the tower owner.

**CARRIED**

## **8. Subdivision Applications**

### **8.1 Subdivision Application No. 2024-S-003 – SE 20-61-4 W4M**

#### **24.230**

Moved by Councillor Slipchuk

THAT Council approves subdivision application no. 2024-S-003 for a 10-acre parcel from agricultural  $\frac{1}{4}$  section SE 20-61-4 W4M for Gilles Lord, with the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act, that the owner/developer install internal road, approaches, including culverts and crossings to the proposed parcel(s) and to the remnant parcel to be provided at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87;
2. Pursuant to Section 661 & 662 of the Municipal Government Act, that: If the subdivision is registered through a Plan of Survey, that the owner/developer dedicate to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire frontage of the South side of the proposed and remnant parcel to be registered by separate road plan; OR If the subdivision is registered by Descriptive Plan, the owner/developer enter into a Land Acquisition Agreement with the Municipal District of Bonnyville No. 87 for a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the South side of the proposed and remnant parcel.

3. Pursuant to Section 655 of the Municipal Government Act and Part One, Section 7 of the Subdivision and Development Regulation, the owner/developer, for the sewage disposal, shall install and comply to the Alberta Safety Codes Act and Part 2 of the Province of Alberta Public Health Act;
4. Pursuant to Section 654 of the Municipal Government Act, that all outstanding property taxes be paid.

**CARRIED**

**9. New Business**

9.1 Notice of Motion

9.2 Planning and Community Services

9.2.1 Bylaw No. 1861 Amending Municipal Development Plan Bylaw

**24.231**

Moved by Councillor Swigart

THAT Bylaw No. 1861, being a Bylaw of the Municipal District of Bonnyville No. 87, to amend Bylaw No. 1853 Municipal Development Plan Bylaw, be given first reading.

**CARRIED**

**24.232**

Moved by Deputy Reeve Crick

THAT Bylaw No. 1861 be given second reading.

**CARRIED**

**24.233**

Moved by Councillor Slipchuk

THAT Council proceeds to third and final reading for Bylaw No. 1861.

**CARRIED UNANIMOUSLY**

**24.234**

Moved by Deputy Reeve Crick

THAT Bylaw No. 1861 be given third reading.

**CARRIED**

9.2.2 Bylaw No. 1865 Roadway Licensing Bylaw

**24.235**

Moved by Councillor Fadeyiw

THAT Bylaw No. 1865, being a bylaw of the Municipal District of Bonnyville No. 87, Roadway Licensing, be given second reading.

**CARRIED**

**24.236**

Moved by Councillor Slipchuk

THAT Bylaw No. 1865 be given third reading.

**CARRIED**

9.2.3 Bylaw No. 1868 Moose Lake Area Structure Plan

**24.237**

Moved by Deputy Reeve Crick

THAT Bylaw No. 1868 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Moose Lake Area Structure Plan, be given first reading.

**CARRIED**

9.2.4 Bylaw No. 1869 Chickenhill Lake Area Structure Plan Bylaw

**24.238**

Moved by Councillor Krywiak

THAT Bylaw No. 1869 being a bylaw of the Municipal District of Bonnyville No. 87, to adopt the Chickenhill Lake Area Structure Plan, be given first reading.

**CARRIED**

9.2.5 Iron River School Association – Playground Project Update

**24.239**

Moved by Councillor Slipchuk



THAT Council approves any remaining funding provided to the Iron River School Association for their new Playground Project to be used towards additional features near or at the recently completed playground area.

**CARRIED**

9.2.6 Community Hall Meeting Request – Update

**24.240**

Moved by Deputy Reeve Crick

THAT Council approves the cancellation of the Special Meeting of Council scheduled for Tuesday, June 18, 2024 at 6:00 p.m., and furthermore that Council directs Administration to bring the initial meeting request from Fort Kent Community Centre back to a future meeting of Council for consideration.

**CARRIED**

Reeve Kalinski recessed the meeting at 9:54 a.m.

The meeting reconvened at 10:04 a.m. with all present as prior to the recess and proceeded to scheduled item 5.1 Delegation – Cold Lake First Nations.

9.3 Corporate Services

9.3.1 Multi Year Assessment Appeal

**24.242**

Moved by Councillor Slipchuk

THAT Council approves an unbudgeted expenditure for the remaining portion of the Land and Property Rights Tribunal decision pertaining to the Nabiye facility in the amount of \$1,924,844.54 to be funded from Cash Flow Reserves.

**CARRIED**

9.4 Infrastructure Services

9.4.1 Infrastructure Services 2024 First Quarterly Report

Deputy Reeve Crick left the meeting at 11:02 a.m.

Deputy Reeve Crick joined the meeting at 11:04 a.m.

Reeve Kalinski left the meeting at 11:04 a.m.

Reeve Kalinski joined the meeting at 11:05 a.m.

Councillor Slipchuk left the meeting at 11:19 a.m.

Councillor Slipchuk joined the meeting at 11:20 a.m.

**24.243**

Moved by Councillor Krywiak

THAT Council accepts the Infrastructure Services 2024 First Quarterly Report as information.

**CARRIED**

9.4.2 Town of Bonnyville Sewage Dumping Rates

**24.244**

Moved by Deputy Reeve Crick

THAT Council accepts the Town of Bonnyville Sewage Dumping Rates report as information.

**CARRIED**

9.5 Chief Administrative Officer

9.5.1 Policy No. 1.002 Council Appointments to Boards and Committees Policy – Rescind

**24.245**

Moved by Councillor Slipchuk

THAT Council rescinds Policy No. 1.002 Council Appointments to Boards and Committees Policy, as it is no longer required.

**CARRIED**

9.5.2 Policy No. C-1.010 Councillor, Committee and Board Member Remuneration Policy – Amendment

**24.246**

Moved by Councillor Fadeyiw

THAT Council adopts amending Policy No. C-1.010 Councillor, Committee and Board Member Remuneration Policy, as presented.

**CARRIED**

**10. Correspondence and Information**

**24.247**

Moved by Councillor Krywiak

THAT Council accepts the following correspondence as information:

1. Letter from Ag for Life – Investing in Tomorrow
2. Email from Bonnyville and District Chamber of Commerce – Invitation to 1<sup>st</sup> Annual Chamber Scholarship Golf Tournament
3. Email from Alberta Health Services – Needs and Considerations for Evacuations
4. Email from Lakeland Industry and Community Association (LICA) – Clean Air Webinar by Alberta Capital Watershed
5. Email from LICA – Volunteer Request for Community Garden
6. Letter from Bonnyville and District Family and Community Support Services (FCSS) – Visit from Assistant Deputy Minister of Seniors Division, Ministry of Seniors, Community and Social Services
7. May 2024 Cheque Registry
8. Council Action Report

**CARRIED**

**11. Reports from Members of Council**

Councillors represented on various boards and/or committees and presented reports on the following:

1. Cold Lake and District Family and Community Support Services (FCSS)
2. Bonnyville and District Family and Community Support Services (FCSS)
3. Bonnyville Municipal Library Board
4. Glendon Library Board
5. M.D. Rural Community Policing Committee

**12. Closed Session**

**13. Business Arising from Closed Session**

**14. Adjournment**

**24.248**

Moved by Deputy Reeve Crick

THAT this meeting adjourn.

Time of Adjournment 11:52 a.m.

**CARRIED**

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REEVE

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MANAGER,  
LEGISLATIVE AND INFORMATION SERVICES

DRAFT