



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

### **Regular Meeting of Council**

### **Minutes**

**October 8, 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**

Matt Janz, Interim Chief Administrative Officer  
Susan Walker, General Manager of Corporate Services  
Stephanie Severin, Manager of Legislative and Information Services  
Lisa Foliott, Manager of Planning and Development  
Tracy Wasylow, Communications and Media Supervisor  
Scott Kovatch, Economic Development Officer  
Lisa VandenBerg, Development Officer  
Lyndon Shea, Planner  
Charity Croker, Legislative Services Coordinator  
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**

**24.395**

Moved by Councillor Fadeyiw

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

9.4 Chief Administrative Officer

9.4.1 Meeting Cancellation Request - October 15, 2024 Committee of the Whole Meeting

12.1 Intergovernmental Relations - FOIP Section 21

12.2 Personnel - FOIP Sections 17 and 24

**CARRIED**

**3. Adoption of Minutes**

3.1 Regular Meetings of Council

3.1.1 September 24, 2024

**24.396**

Moved by Councillor Swigart

THAT Council approves adoption of the minutes of the September 24, 2024 Regular Meeting of Council, as presented.

**CARRIED**

3.2 Special Meetings of Council

3.2.1 September 19, 2024

**24.397**

Moved by Deputy Reeve Crick

THAT Council approves adoption of the minutes of the September 19, 2024 Special Meeting of Council, as presented.

**CARRIED**

3.2.2 October 2, 2024

**24.398**

Moved by Councillor Krywiak

THAT Council approves adoption of the minutes of the October 2, 2024 Special Meeting of Council, as presented.

**CARRIED**

**4. Public Hearings**

4.1 10:00 a.m. - Bylaw No. 1871 Crane Lake Area Structure Plan (ASP)

**24.403**

Moved by Councillor Fadeyiw

THAT the public hearing for item 4.1 Bylaw No. 1871 Crane Lake Area Structure Plan (ASP) be opened at 10:07 a.m.

**CARRIED**

Persons who presented: Lyndon Shea, on behalf of the M.D. of Bonnyville, Derek Smale, Greg Jorgenson.

Reeve Kalinski recessed the meeting at 10:10 a.m. to allow time for review of a written submission that was received after the agenda package was published.

The meeting reconvened at 10:25 a.m. with all present as prior to the recess.

Persons who presented in favour: None.

Persons who presented in opposition: Derek Smale, Greg Jorgenson.

Persons who presented rebuttal: None.

**24.404**

Moved by Councillor Krywiak

THAT the public hearing for item 4.1 Bylaw No. 1871 Crane Lake Area Structure Plan (ASP) be closed at 10:37 a.m.

**CARRIED**

Reeve Kalinski recessed the meeting at 10:38 a.m.

The meeting reconvened at 10:52 a.m. with all present as prior to the recess.

4.2 10:20 a.m. - Bylaw No. 1872 - Highway 55 Area Structure Plan (ASP)

**24.405**

Moved by Councillor Slipchuk

THAT the public hearing for item 4.2 Bylaw No. 1872 Highway 55 Area Structure Plan (ASP) be opened at 10:53 a.m.

**CARRIED**

Persons who presented: Lyndon Shea, Planner, on behalf of the M.D. of Bonnyville, Dean Dube.

Persons who presented in favour: None.

Persons who presented in opposition: Dean Dube.

Persons who presented rebuttal: None.

**24.406**

Moved by Councillor Fadeyiw

THAT the public hearing for item 4.2 Bylaw No. 1872 Highway 55 Area Structure Plan (ASP) be closed at 11:06 a.m.

**CARRIED**

**5. Delegations**

5.1 9:30 a.m. – River Ridge Subdivision Developer

Ron Urlacher was in attendance to petition Council to amend or rescind portions of the Development Agreement pertaining to River Ridge Estates subdivision.

**24.402**

Moved by Councillor Skarsen

THAT Council accepts the presentation by Ron Urlacher pertaining to the River Ridge Estates subdivision as information and furthermore directs Administration to bring back further information regarding his request to amend or rescind portions of the Development Agreement to a future meeting of Council for consideration.

**CARRIED**

Reeve Kalinski recessed the meeting at 10:01 a.m.

The meeting reconvened at 10:07 a.m. with all present as prior to the recess and proceeded to scheduled item 4.1 Public Hearing – Bylaw No. 1871 Crane Lake Area Structure Plan (ASP).

5.2 10:30 a.m. - Cold Lake Public Library

Leslie Price, Director, and Crystal Wolvengrey, Board Chair, were in attendance to provide the 2025 budget presentation and to formally request funding for the 2025 operational year.

**24.407**

Moved by Councillor Fadeyiw

THAT Council accepts the presentation by the City of Cold Lake Library Board as information and furthermore directs Administration to bring the request for 2025 budget funding support to a future meeting of Council for consideration.

**CARRIED**

**6. Business Arising from Minutes**

**7. Development Applications**

**8. Subdivision Applications**

8.1 Subdivision Application No. 2024-S-011 – NW-24-63-6-W4M

**24.399**

Moved by Councillor Slipchuk

THAT Council approves subdivision application no. 2024-S-011 to create a ± 6.00-acre subdivision at NW-24-63-6-W4M for Jarl Jerry and Chelsey Marie Groothuysen, with the following conditions:

1. 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;
2. Pursuant to Section 666, 667 and 669 of the Municipal Government Act, that the owner/developer pay to the Municipal District of Bonnyville No. 87 \$2,867.00 per hectare cash-in-lieu of Municipal Reserve owing for 10% of the proposed parcels. A Deferred Reserve Caveat shall be registered against the remnant parcel for the balance of the Municipal Reserve owing as a means of recording outstanding reserves;

3. Pursuant to Section 655 of the Municipal Government Act, submission and review of a Real Property Report or Sketch Plan submitted from an Alberta Certified Land Surveyor to confirm all structures located on the proposed parcel and the remnant parcel comply with setbacks from all property lines as established by the Land Use District of the Land Use Bylaw;
4. Pursuant to Section 654 of the Municipal Government Act, that all outstanding property taxes be paid.

**CARRIED**

8.2 Subdivision Application No. 2024-S-012 – SE 33-63-4 W4M

**24.400**

Moved by Councillor Swigart

THAT Council approves Subdivision Application 2024-S-012 for a 10-acre subdivision from agricultural ¼ section SE 33-63-4 W4M, for Robert Gagne on behalf of Marvin and Tonya Clements as per 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 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 east frontage of the proposed and remnant parcels to be registered by separate road plan;
3. Pursuant to Section 666, 667 and 669 of the Municipal Government Act, that the owner/developer pay to the Municipal District of Bonnyville No. 87 \$2,668.00 per hectare cash-in-lieu of Municipal Reserve owing for 10% of the proposed parcels. A Deferred Reserve Caveat shall be registered against the remnant parcel for the balance of the Municipal Reserve owing as a means of recording outstanding reserves;
4. Pursuant to Section 655 of the Municipal Government Act, submission and review of a Real Property Report or Sketch Plan submitted from an Alberta Certified Land Surveyor to confirm all structures located on the proposed parcels comply with setbacks from all property lines as established by the Land Use District of the Land Use Bylaw;

5. 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; and
6. 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

9.1.1 Deputy Reeve Crick - Proclamation Request

Presented By: Deputy Reeve Josh Crick, Ward 2

This notice of motion is read into the Council record on October 8, 2024.

The motion as read will be debated on October 22, 2024.

**Title: Climate Stability Awareness Week - Proclamation**

WHEREAS: We know that the weather may change from day to day;

AND WHEREAS: The climate is relatively consistent from year to year;

AND WHEREAS: There is little to be concerned about, as the earth's climate is very predictable;

AND WHEREAS: To counter the constant drumbeat of climate change activism;

NOW THEREFORE BE IT RESOLVED THAT: Council approves the proclamation of November 2-8, 2024 as "Climate Stability Awareness Week" in the Municipal District of Bonnyville.

9.2 Planning and Community Services

9.2.1 2024/25 Alberta Community Partnership Grant Application

**24.401**

Moved by Councillor Slipchuk

THAT Council approves a grant application to the 2024/2025 Alberta Community Partnership Program in partnership with the County of St. Paul for the completion of a Regional Meat Processing Facility Feasibility Study.

**CARRIED**

Reeve Kalinski recessed the meeting at 9:22 a.m.

The meeting reconvened at 9:36 a.m. with all present as prior to the recess and proceeded to scheduled item 5.1 Delegation - River Ridge Developer.

9.2.2 Bylaw No. 1870 Roadway Licensing Bylaw

**24.408**

Moved by Councillor Slipchuk

THAT Bylaw No. 1870, being a bylaw of the Municipal District of Bonnyville No. 87, Roadway Licensing, be given second reading.

**CARRIED**

**24.409**

Moved by Councillor Fadeyiw

THAT Bylaw No. 1870 be given third reading.

**CARRIED**

9.2.3 Bylaw No. 1877 Roadway Licensing Bylaw

**24.410**

Moved by Deputy Reeve Crick

THAT Bylaw No. 1877, being a bylaw of the Municipal District of Bonnyville No. 87, Roadway Licensing, be given second reading.

**CARRIED**

**24.411**

Moved by Councillor Slipchuk

THAT Bylaw No. 1877 be given third reading.

**CARRIED**



Reeve Kalinski recessed the meeting at 11:23 a.m.

The meeting reconvened at 11:28 a.m. with all present as prior to the recess.

9.2.4 Request to Purchase M.D. Titled Land SE-20-63-6-W4M

**24.412**

Moved by Reeve Kalinski

THAT Council approves Sandy Koshykar and Lillian Wakulchyk to address Council regarding agenda item 9.2.4 Request to Purchase M.D. Titled Land SE-20-63-6-W4M and item 9.2.5 Request to Purchase M.D. Titled Land SW-21-63-6-W4M.

**CARRIED BY UNANIMOUS CONSENT**

Reeve Kalinski declared a conflict on item 9.2.4 Request to Purchase M.D. Titled Land SE-20-63-6-W4M and item 9.2.5 Request to Purchase M.D. Titled Land SW-21-63-6-W4M due to Pecuniary Interest and left the meeting at 11:33 a.m.

Deputy Reeve Crick assumed the position of Chair for the meeting.

**24.413**

Moved by Councillor Fadeyiw

THAT Council directs Administration to proceed with disposal of the M.D. Titled Land SE-20-63-6-W4M at fair market value, as per Policy C-3A.019 Disposal of Municipal Lands Policy.

**CARRIED**

9.2.5 Request to Purchase M.D. Titled Land SW-21-63-6-W4M

**24.414**

Moved by Councillor Slipchuk

THAT Council directs Administration to proceed with disposal of the M.D. of Bonnyville Titled Land SW-21-63-6-W4M at fair market value, as per Policy C-3A.019 Disposal of Municipal Lands Policy.

**CARRIED**

Deputy Reeve Crick recessed the meeting at 12:02 p.m.

The meeting reconvened at 12:32 p.m. with all present as prior to the recess and Reeve Kalinski joining the meeting, resuming position of Chair.

9.2.6 Request to Remove Designation, Sell, and Consolidate Plan 2870 TR, Block 1, Lot 16W within SW-20-59-5-W4M

**24.415**

Moved by Deputy Reeve Crick

THAT Council postpones item 9.2.6 Request to Remove Designation, Sell, and Consolidate Plan 2870 TR, Block 1, Lot 16 W within SW-20-59-5-W4M until the October 22, 2024 Regular Meeting of Council.

**DEFEATED**

**24.416**

Moved by Councillor Slipchuk

THAT Council approves the removal of the Public Utility Lot designation from Plan 2870 TR, Block 1, Lot 16W within SW-20-59-5-W4M and furthermore that Council approves the direct sale of the former Plan 2870 TR, Block 1, Lot 16W within SW-20-59-5-W4M for \$4,330.00, being fair market value.

**CARRIED**

9.2.7 Policy No. C-3A.020 Licensing of Municipal Lands Policy – Amendment

**24.417**

Moved by Deputy Reeve Crick

THAT Council adopts amending Policy No. C-3A.020 Licensing of Municipal Lands Policy, as recommended by the Committee of the Whole.

**CARRIED**

9.3 Corporate Services

9.3.1 Bylaw No. 1878 Amending Master Rates Bylaw

**24.418**

Moved by Councillor Fadeyiw

THAT Bylaw No. 1878, being a Bylaw of the Municipal District of Bonnyville No. 87, to amend the Master Rates Bylaw, be given second reading.

**CARRIED**

**24.419**

Moved by Councillor Slipchuk

THAT Bylaw No.1878 be given third reading.

**CARRIED**

9.4 Chief Administrative Officer

9.4.1 Committee of the Whole Meeting Cancellation

**24.420**

Moved by Deputy Reeve Crick

THAT Council approves the cancellation of the Committee of the Whole Meeting scheduled for Tuesday, October 15, 2024 at 9:00 a.m.

**CARRIED**

**10. Correspondence and Information**

**24.421**

Moved by Councillor Fadeyiw

THAT Council accepts the following correspondence as information:

1. Report from the Bonnyville and District Leisure Facility Corp. – Part 9 (C2) – August 2024 Financials
2. Email from Stepping Stones Crisis Society – Open House Invitation
3. Letter from Cold Lake Regional Chamber of Commerce – Business of the Year Awards Invitation
4. Email from Lakeland Society for Truth and Reconciliation – National Day for Truth and Reconciliation 2024 Commemoration Invitation and Request to Speak
5. Email from MLA Scott Cyr to Alberta Municipal Affairs – Proposal for Municipal Leaders' Service Pin
6. Letter from MLA Scott Cyr to Alberta Environment and Protected Areas – Concerns regarding Zebra and Quagga Mussel in MD of Bonnyville Waterways

7. Email from Cold Lake Regional Chamber of Commerce – EmpowerBiz Leadership Seminar Invitation
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. North East Muni-Corr Ltd.
2. Bonnyville and District Chamber of Commerce
3. Northeast Alberta Information Hub Ltd.
4. Northern Lights Library Board
5. Bonnyville Regional Fire Authority

**12. Closed Session**

**24.422**

Moved by Councillor Krywiak

THAT this meeting goes into a closed session at 1:13 p.m. for the following reasons:  
FOIP Sections 17, 21, and 24.

**CARRIED**

12.1 Intergovernmental Relations - FOIP Section 21

12.2 Personnel - FOIP Sections 17 and 24

**24.423**

Moved by Councillor Krywiak

THAT this meeting return to open session at 2:00 p.m.

**CARRIED**

**13. Business Arising from Closed Session**

**24.424**

Moved by Councillor Skarsen

THAT Council approves the request by the Town of Bonnyville to provide a letter of support in principle for their grant application to the Green and Inclusive Community Buildings (GICB) Program for a new Aquatics Facility Project.

**CARRIED**

**14. Adjournment**

**24.425**

Moved by Councillor Krywiak

THAT this meeting adjourn.

Time of Adjournment 2:05 p.m.

**CARRIED**

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
MANAGER,  
LEGISLATIVE AND INFORMATION SERVICES

