

**REGULAR MEETING OF COUNCIL - HELD SEPTEMBER 3, 2024**

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Regular Meeting of the Council of the County of Barrhead No. 11 held September 3, 2024 was called to order by Reeve Drozd at 9:01 a.m.

**PRESENT**

Reeve Doug Drozd  
Deputy Reeve Marvin Schatz  
Councillor Ron Kleinfeldt  
Councillor Bill Lane (departed at 11:58 a.m.)  
Councillor Paul Properzi  
Councillor Walter Preugschas  
Councillor Jared Stoik (departed at 12:00 p.m.)

**STAFF**

Debbie Oyarzun, County Manager	Ken Hove, Director of Infrastructure
Pam Dodds, Executive Assistant	Tamara Molzahn, Director of Corporate Services
Jenny Bruns, Development Officer	Adam Vanderwekken, Corporate Communications Coordinator
Jane Dauphinee, Municipal Planner	
Tara Troock, Development Clerk	

**ATTENDEES**

Chief Hove – Barrhead Regional Fire Services  
Barry Kerton - Town and Country Newspaper

**APPROVAL OF AGENDA**

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- 2024-281 Moved by Councillor Lane that the agenda be approved as presented.  
Carried Unanimously.

**RECESS**

Reeve Drozd recessed the meeting at 9:01 a.m.  
Reeve Drozd reconvened the meeting at 9:06 a.m.

**MINUTES OF REGULAR MEETING HELD AUGUST 20, 2024**

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- 2024-282 Moved by Councillor Preugschas that the minutes of the Regular Meeting of Council held August 20, 2024, be approved as circulated.  
Carried Unanimously.

**LAND USE BYLAW 4-2024 – THIRD READING**

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- 2024-283 Moved by Councillor Preugschas that Council amend the Land Use Bylaw item 3.1.108 definition of “Higher Capability Agricultural Land” by striking all words after 41% ~~or, if no rating is available, at least 60% of its land area rated and Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture;~~  
Carried Unanimously.
- 2024-284 Moved by Councillor Stoik that Council amend the Land Use Bylaw item 5.3.1(f)(ii) Development not Requiring a Development permit as follows:  
“construction, renovation, or relocation of buildings ~~for farm use, as defined in the Bylaw,~~ **used** in conjunction with ~~extensive an~~ agricultural operations, **as defined in the Bylaw**, on a parcel of 8.1 ha (20.0 ac) or greater in area;”  
Carried 6-1.

ORIGINAL SIGNED – D. DROZD

Reeve

ORIGINAL SIGNED – D. OYARZUN

County Manager

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- 2024-285 Moved by Councillor Preugschas that Council amend the Land Use Bylaw item 5.6.5(b) Permits for Demolition as follows:  
“Require the applicant to post a ~~\$10,000.00~~ bond **or security** to cover the cost of repairing roads and other municipal improvements damaged because of the work authorized in the permit.”  
Carried Unanimously.
- 2024-286 Moved by Deputy Reeve Schatz that Council amend the Land Use Bylaw item 5.8.1 Development Permit Notices as follows:  
A decision of the Development Authority on an application for a development permit must be in writing and a copy of the decision, ~~together with a written notice~~ specifying the date on which the ~~written~~ decision was **given made**, and ~~containing~~ any other information required by the regulations, must be given or sent to the applicant on the same ~~day the written decision is given~~ **date**.  
Carried Unanimously.
- 2024-287 Moved by Councillor Properzi that Council amend the Land Use Bylaw by deleting item **“5.8.3(b) Send a copy of the development permit to Alberta Safety Codes Authority”**.  
Carried Unanimously.
- 2024-288 Moved by Councillor Lane that Council amend the Land Use Bylaw item by deleting item **“5.8.10 A decision of the Development Authority on an application for a development permit shall be made in writing”**.  
Carried Unanimously.
- 2024-289 Moved by Councillor Preugschas that Council amend Land Use Bylaw item 5.9.2(d) by adding **“5.9.2(d) Pay for costs incurred by the County relating to professional services including legal, engineering, and planning services related to the application.”**  
Carried Unanimously.
- 2024-290 Moved by Councillor Kleinfeldt that Council amend the Land Use Bylaw section 9.1 Access & Parking by amending the table to reflect parking provisions listed in 10.20.1(d) (Manufactured Home Parks) 10.21.2 (Motels & Hotels), and 10.29.11 (Tourist Accommodations).  
Carried Unanimously.
- 2024-291 Moved by Deputy Reeve Schatz that Council amend Land Use Bylaw item 9.5.2 Development Adjacent to Roadway as follows:  
Clearing of trees or vegetation, or the use of undeveloped government road allowances shall not be allowed without a ~~road-use~~ **written** agreement with the County.  
Carried Unanimously.
- 2024-292 Moved by Councillor Lane that Council amend Land Use Bylaw item 9.23.6 Stripping Filling Excavating and Grading as follows:  
**Clearing of trees or vegetation, or the use of** land owned or controlled by the County shall not be ~~cleared-allowed until without a~~ written ~~approval~~ agreement ~~is provided by the Development Authority~~ **with the County**.  
Carried Unanimously.
- 2024-293 Moved by Councillor Preugschas that Council amend the Land Use Bylaw item 10.1.2 by deleting **“For the purpose of this section, high-capability agricultural soils shall mean lands with soils classified as 4 or higher in the Canada Land Inventory.”**  
Carried Unanimously.

ORIGINAL SIGNED – D. DROZD

Reeve

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County Manager

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2024-294 Moved by Deputy Reeve Schatz that Council amend the Land Use Bylaw item 10.24.1 Recreational Vehicle Storage Facility as follows:

Siting of a Recreational Vehicle Storage Facility ~~should be discouraged~~ **shall be prohibited** from being located on productive or on good agricultural lands to minimize the conversion of high-capability agricultural soils to other uses. ~~For this purpose of this section, this shall mean lands with soils classified as 4 or lower the Canada Land Inventory.~~

Carried Unanimously.

2024-295 Moved by Councillor Preugschas that Council amend Land Use Bylaw item 10.3.2 Apiaries by replacing the word **occupations** with the word **occupants**.

Carried Unanimously.

2024-296 Moved by Deputy Reeve Schatz that Council amend Land Use Bylaw items 10.7.9, 10.13.6, and 10.22.13 by replacing the words **should** with the word **shall**.

Carried Unanimously.

2024-297 Moved by Councillor Lane that Council amend Land Use Bylaw section 16.3 Commercial Industrial District – Discretionary Uses by inserting “**Surveillance Suites**” as a discretionary use and renumber the remaining regulations as required.

Carried Unanimously.

2024-298 Moved by Deputy Reeve Schatz that Council amend Land Use Bylaw section 18.3 Commercial Recreation District by inserting “**Tourist Accommodation**” as a discretionary use and renumber the remaining regulations as required.

Carried Unanimously.

Councillor Stoik left the meeting at 10:05 a.m.

2024-299 Moved by Councillor Properzi that Council authorize Administration to correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurements, formatting, and list numbering.

Carried 6-0.

Jenny Bruns, Jane Daphinee, and Tara Trook left the meeting at 10:13 a.m.

**RECESS**

Reeve Drozd recessed the meeting at 10:13 a.m.

Reeve Drozd reconvened the meeting at 10:30 a.m.

Councillor Stoik rejoined the meeting at 10:30 a.m.

**MOTION TO TABLE - LAND USE BYLAW**

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2024-300 Moved by Councillor Properzi that Council table the Land Use Bylaw discussion until later in the meeting.

Carried Unanimously.

Jenny Bruns, Jane Daphinee, and Tara Trook rejoined the meeting at 10:46 a.m.

**INTERMUNICIPAL AFFAIRS COMMITTEE**

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2024-301 Moved by Councillor Preugschas that Council accepts the recommendation from the ICF Committee and agrees to form an Intermunicipal Affairs Committee with the Town of Barrhead and further that Council directs the County CAO to work with Town Administration to develop a draft bylaw to establish and define the function of an IAC.

Carried Unanimously.

ORIGINAL SIGNED – D. DROZD

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Reeve

ORIGINAL SIGNED – D. OYARZUN

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County Manager

MOTION TO LIFT FROM TABLE – LAND USE BYLAW

- 2024-302 Moved by Councillor Lane to take from the table the Land Use Bylaw discussion.  
Carried Unanimously.

LAND USE BYLAW 4-2024 – THIRD READING (continued)

- 2024-303 Moved by Councillor Stoik to amend the Land Use Bylaw item 9.15.3(d) to require a second permanent dwelling to have a separate water source.  
Defeated 6-1.

Councillor Lane left the meeting at 11:08 a.m. and rejoined at 11:10 a.m.

- 2024-304 Moved by Councillor Properzi that Council amend the Land Use Bylaw Section 9.15 Number of Dwelling Units on a Lot as follows:

**9.15.1 Maximum number of permanent dwelling units permitted on a parcel of land less than 60.7 ha (150.0 ac.) in area shall not exceed one (1) unless the additional dwelling unit is a guest house suite or is a second temporary dwelling unit.**

~~9.15.1 Maximum number of dwelling units permitted on any parcel of land shall not exceed one (1) except when the second or additional dwelling units are proposed to be constructed or located on a parcel of 60.7 ha (150.0 ac) in area or more.~~

**9.15.2 Maximum number of permanent dwelling units permitted on any parcel of land shall not exceed one (1) except where the second permanent dwelling unit is proposed to be constructed or located on a parcel of 60.7 ha (150.0 ac) in area or greater.**

~~9.15.2 Maximum number of dwelling units permitted on any parcel of land exceeding 60.7 ha (150.0 ac) in size shall be at the discretion of the Development Authority.~~

9.15.3 Subject to the minimum parcel size requirement provided in Section 9.15.2, the development of a second ~~or additional~~ **permanent** dwelling ~~on any parcel of land~~ shall be allowed provided that:

- a. A physical separation of a minimum of 45.0 m (147.6 ft) is provided between dwellings;
- b. Dwellings are situated such that a subdivision placing the 2 dwellings on separate parcels could be easily undertaken;
- c. All the residential development on the subject site adheres to the current Alberta Private Sewage Systems Standard of Practice with respect to sanitary sewage disposal; and
- d. If the second ~~or additional~~ **permanent** dwelling is to utilize the same water well, power supply, or other services as the first or another building, all such services and the dwellings are to be developed and located such that all the requirements of both private service companies and Provincial Regulations are met.

9.15.4 **Notwithstanding** Sections ~~9.15.1, 9.15.2 and 9.15.3, shall not apply when the second or any~~ **the Development Authority may approve an additional dwelling or dwelling unit if the unit is:**

- a. A guest house **suite**;
- b. To be occupied by a person who is employed in an existing agricultural operation **and the additional dwelling unit is temporary**;
- c. Contained in a building designed for or divided into two (2) or more dwelling units;
- d. ~~A manufactured home dwelling as defined in this Bylaw~~;
- e. Located within a manufactured home park; **or**
- f. In a building that is the subject of a condominium plan registered at the Land Titles Office under the Condominium Property Act.

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Reeve

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9.15.5 If approving a development permit under Section 9.15.4, and other provisions of this Bylaw the following must be met to the satisfaction of the Development Authority.

- a. Suitability of the site for the proposed dwelling;
- b. Length of time that the developer requires the proposed building;
- c. Access to and from the site;
- d. Provision of proper water and sewer services;
- e. Existing and future surrounding land uses;
- f. Whether the proposed development meets the spirit and intent of the Land Use District in which the permit is sought; and
- g. Mobility characteristics of the proposed dwelling.

9.15.6 Development Authority may require the submission of a Real Property Report in support of a Development Permit application for a second dwelling **and/or any additional dwelling units** on a parcel.

Carried Unanimously.

2024-305 Moved by Councillor Lane that Council amend Land Use Bylaw Section 12.4 Development Regulations by inserting item 12.4.1(b)(iv) as follows:

“Maximum number of permanent dwellings allowed on a residential use parcel shall be one.”

Carried Unanimously.

2024-306 Moved by Councillor Lane that Council give third and final reading to Land Use Bylaw 4-2024.

Carried Unanimously.

Jenny Bruns, Jane Daphinee, and Tara Trook left the meeting at 11:37 a.m.

**DELEGATION – BARRHEAD REGIONAL FIRE SERVICES**

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Fire Chief Gary Hove of Barrhead Regional Fire Services met with Council at 11:37 a.m. to discuss the quarterly statistics and give an update on fire services in the community.

2024-307 Moved by Councillor Lane that Council accepts the report from Fire Chief Hove as information.

Carried Unanimously.

Gary Hove left the meeting at 11:45 a.m.

Ken Hove joined the meeting at 11:45 a.m.

Councillor Lane departed the meeting at 11:58 a.m.

**PUBLIC WORKS REPORT**

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Ken Hove, Director of Infrastructure, reviewed the written report for Public Works and Utilities and answered questions from Council.

2024-308 Moved by Deputy Reeve Schatz that the report from the Director of Infrastructure be received for information.

Carried 6-0.

Councillor Stoik and Ken Hove departed the meeting at 12:00 p.m.

**LUNCH RECESS**

Reeve Drozd recessed the meeting at 12:00 p.m.

Reeve Drozd reconvened the meeting at 1:01 p.m.

Tamara Molzahn joined the meeting at 1:01 p.m.

Jenny Bruns and Tara Troock joined the meeting at 1:08 p.m.

ORIGINAL SIGNED – D. DROZD

Reeve

ORIGINAL SIGNED – D. OYARZUN

County Manager

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**DIRECTOR OF CORPORATE SERVICES REPORT**

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2024-309 Moved by Councillor Kleinfeldt to accept the following Director of Corporate Services reports for information:

- Cash, Investments & Taxes Receivable as of July 31, 2024
- Payments Issued for the month of July 2024
- YTD Budget Report for 7 months ending July 31, 2024
- YTD Capital Recap for period ending July 31, 2024
- Elected Official Remuneration Report as of July 31, 2024

Carried 5-0.

Tamara Molzahn departed the meeting at the time of 1:14 p.m.

**SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-839  
N ½ 15-60-7-W5 (FREIBURGER)**

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2024-310 Moved by Councillor Kleinfeldt that Council approve subdivision application 24-R-839 proposing to create an 80 acre parcel out of NE 15-60-7-W5 and consolidate the remaining 80 acres into the NW 15-60-7-W5 leaving that parcel to be 241.0 acres.

Carried 5-0.

**SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-846  
(NW 34-59-3-W5) LOT 2A BLOCK 1 PLAN 1620995 (SCHNEIDER)**

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2024-311 Moved by Deputy Reeve Schatz that Council approve subdivision application 24-R-846 proposing to create a 1.62 ha (4.00 acre) residential parcel out of the NW 34-59-3-W5 Lot 2A Block 1 Plan 1620995 with the conditions as presented.

Carried 4-1.

**SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-856  
SE 7-63-3-W5 (WIERENGA)**

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2024-312 Moved by Councillor Properzi that Council approve subdivision application 24-R-856 proposing to create a 2.02 ha (5.0 acre) residential parcel out of the SE 7-63-3-W5 with the conditions as presented.

Carried 5-0.

Jenny Bruns and Tara Troock departed the meeting at 1:36 p.m.

Adam Vanderwekken joined the meeting at 1:36 p.m.

**COUNTY MANAGER REPORT**

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Debbie Oyarzun, County Manager, reviewed the 2024 Resolution Tracking List and included updates on:

- AAIP Monthly Status Report for August 2024 and updates on the program which included notice of a pause in delivery
- Provided a letter of support to Misty Ridge Ski Hill committee for their grant application to CFEP for T-Bar repairs
- County Emergency Management Tabletop Exercise to be held September 19, 2024

2024-313 Moved by Councillor Properzi that the County Manager's report be received for information.

Carried 5-0.

Adam Vanderwekken departed the meeting at 1:53 p.m.

ORIGINAL SIGNED – D. DROZD

Reeve

ORIGINAL SIGNED – D. OYARZUN

County Manager

**INFORMATION ITEMS**

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2024-314 Moved by Councillor Kleinfeldt that Council accepts the following items for information:

- RMA Member Briefing - August 2024

Carried 5-0.

**COUNCILLOR REPORTS**

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Councillor Properzi reported on his attendance at the County Budget Open House and Committee of the Whole meeting.

Councillor Preugschas reported on his attendance at the County Budget Open House, Committee of the Whole meeting, volunteering at the museum, and visiting an Open House for a Veterinary Clinic in Red Deer.

Councillor Kleinfeldt reported on his attendance at the ICF meeting with Town of Barrhead, a Library finance meeting, and Committee of the Whole meeting.

Deputy Reeve Schatz reported on his attendance at the County Budget Open House, Committee of the Whole meeting, and volunteering at the Neerlandia School Pancake Breakfast.

Reeve Drozd reported on his attendance at the ICF meeting with Town of Barrhead, an EQUUS strategic planning session, Committee of the Whole meeting, visiting the Enoch Cree Nation racetrack and office administration duties.

**ADJOURNMENT**

2024-315 Moved by Councillor Properzi that the meeting adjourn at 2:04 p.m.

Carried 5-0.

ORIGINAL SIGNED – D. DROZD

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Reeve

ORIGINAL SIGNED – D. OYARZUN

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County Manager