

**MINUTES OF A SPECIAL COUNCIL MEETING OF THE SUMMER VILLAGE OF BONDISS HELD ON WEDNESDAY, AUGUST 25, 2021, BY ZOOM VIDEO CONFERENCE, #206, 17511 - 107 AVENUE NW, EDMONTON, ALBERTA.**

A special meeting of Summer Village Council was called to order at 6:00 PM on Wednesday, August 25, 2021, hosted by Municipal Planning Services Ltd., #206, 17511 - 107 Avenue NW, Edmonton, Alberta.

**In Attendance**

April Clark, Mayor, Summer Village of Bondiss, Chairman.  
Matthew Tomuschat, Deputy Mayor, Summer Village of Bondiss  
Leah Iwaniuk, Councilor, Summer Village of Bondiss.  
Ed Tomaszuk, Chief Administrative Officer, Recording Secretary.  
Allison Rosland, Municipal Planning Services.  
Kyle Miller, Municipal Planning Services.

**Gallery**

Fred Abma	Lawrence Habiak
Larry Bacon	Alvina Spurling
Warren Bychuk	Bob Watson
Terry Duhamel	Pat Watson
Dawn Ferguson	Dennis Senych

**Call to order**

The meeting was called to order at 6:00 PM by Mayor, April Clark.

**Motion (Agenda)**

**Res. 001-2021-08-25**

Motion by Leah Iwaniuk for the adoption of the agenda as distributed by Email prior to today's meeting.

Carried.

**Public Hearing and discussion**

At 6:05 PM Mayor April Clark convened a Public Hearing for proposed Summer Village of Bondiss Bylaw 3-21, being a Bylaw to adopt the Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan.

Allison Rosland, Planner from Municipal Planning Services, presented a report on the proposed Intermunicipal Development Plan bylaw. The report is attached to the minutes as Appendix "A"

There being no further speakers or documents for the record, the public hearing concluded at 6:20 PM.

**Motion to Amend Proposed Bylaw 3-21**

**Res. 002-2021-08-25**

Motion by Matthew Tomuschat that upon consideration of recommendations from Alberta Environment and Parks as well as Alberta Energy and Natural Resources, the Bondiss and Athabasca County Intermunicipal Development Plan is hereby amended to include a new policy 3.5.3 that reads:

***“All activities within the Crown land Area must be consistent with the Public Lands Act and the Forests Act.”***

Additionally, the amendment includes a new policy 4.3.5 that reads:

***“The participating Municipalities shall work with oil and gas infrastructure proponents to maintain the integrity of existing pipeline corridors within the plan area.”***

Carried.

**Motion, Second Reading, Bylaw 3-21**

Moved by Leah Iwaniuk that Council gives second reading to Bylaw 3-21 as amended.

**Res. 003-2021-08-25**

Carried.

**Motion Third Reading Bylaw 3-21**

Motion by Matthew Tomuschat that Council gives third reading to Bylaw 3-21 as amended.

**Res. 004-2021-08-25**

Carried Unanimously.

**Closing Remarks**

The Chairman thanked everyone for participating in discussion throughout the meeting.

**Adjournment**

The meeting adjourned at 6:22 PM.

## **SUMMER VILLAGE OF BONDISS**

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**April Clark, Mayor**

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**Ed Tomaszuk, CAO**

# PUBLIC HEARING REPORT



<p>Summer Villages of Bondiss                  Public Hearing Date: Wednesday, August 25<sup>th</sup>, 2021                  Public Hearing Time: 6:00 PM</p>	<p>Held virtually via Videoconference (Zoom) in accordance with the <i>Meeting Procedures COVID-19 Suppression Regulation, AR 50/2020</i></p>
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- BYLAW**
- PROPOSAL**
- BACKGROUND**

**Bylaw #3-21 Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan**

To adopt the Summer Village of Bondiss and Athabasca County Intermunicipal Development Plan (IDP) between the Summer Village of Bondiss and Athabasca County.

The IDP is a statutory plan and high-level planning document that guides long-term land use planning for lands within the Summer Village of Bondiss and Athabasca County.

This IDP establishes goals and policies for land use and development in the Plan Area. The IDP guides development and redevelopment within the Plan Area in a manner that is consistent with the character of the communities, incorporates watershed management planning best practices, and supports future development that will not adversely impact municipal or regional infrastructure systems or the waters of Skeleton Lake. The IDP also establishes a framework to facilitate a formal process for intermunicipal referrals and dispute resolution and establishes requirements for future annexation proposals.

The project team consisted of the project consultant (Municipal Planning Services) and the Intermunicipal Planning Committee (IPC). The IPC included one (1) Councillor from each participating municipality as voting members and the Administrations from the participating municipalities as non-voting members.

The project began in 2019 and the Committee met throughout 2020 and 2021 to provided direction setting recommendations to Municipal Planning Services (MPS) throughout all stages of the plan development. MPS worked with the IPC and the Administrations to prepare a draft IDP based on background information, public input, the municipalities’ approved land use bylaws and statutory plans, and watershed management planning best practices.

The project team undertook a public engagement program throughout the project to share information about the project with residents and gather input and feedback regarding the draft IDP.

In May 2020, Newsletter #1 was sent to residents of the Summer Village of Bondiss as well as residents of Athabasca County in the watershed area. The newsletter provided residents with background information about the project, the purpose of an IDP, a link to an online survey (Survey #1), and information regarding future opportunities to get involved. It also included information

## AGENCY NOTIFICATION

regarding the impact of the COVID-19 pandemic on the timeline and format of the public engagement.

In January 2021, Newsletter #2 was sent to residents of the Summer Village of Bondiss and Athabasca County in the Plan Area. The newsletter provided residents with information about the Online Public Engagement Session and how to attend.

An Online Public Engagement Session was held in early February 2021 in accordance with COVID-19 requirements that were in place at the time. The Session recording was also available on YouTube for residents to view following the scheduled session. The engagement materials, including a link to an online survey (Survey #2), were hosted on the Summer Village and Bondiss and Athabasca County websites.

In February 2021, following the Online Public Engagement Session, Newsletter #3 was sent to residents of the Summer Village of Bondiss and Athabasca County in the Plan Area. The newsletter provided a project update, information about viewing the materials from the Online Public Engagement Session and outlined the next steps for the project.

All comments and feedback received from residents during the public engagement program were documented in a What We Heard Report (WWHR). Responses and/or recommendations were provided by Municipal Planning Services to the IPC and Councils where applicable.

In accordance with Section 636 of the *Municipal Government Act*, the following agencies and organizations were sent a referral letter on January 27<sup>th</sup>, 2021, providing information about the proposed IDP and inviting them to provide feedback:

- Alberta Energy Regulator
- Alberta Environment and Parks
- Alberta Health Services
- Alberta Transportation (Athabasca)
- Apex Utilities Inc.
- Aspen View School Division
- Canada Post
- CN Rail
- Fortis Alberta
- Ministry of Culture and Status of Women
- Summer Village of Mewatha Beach
- Skeleton Lake Cottagers Association
- Skeleton Lake Stewardship Association
- TC Energy
- Telus Communications

Comments received were documented in the What We Heard Report and responses and/or recommendations were provided by Municipal Planning Services to the IPC and Councils where applicable. **Feedback that resulted in MPS proposing recommended amendments to the IDP is included in Schedule A to this Report.**

**PUBLIC  
NOTIFICATION AND  
ADVERTISING**

Section 636 of the *Municipal Government Act* requires that while preparing a statutory plan, such as an intermunicipal development plan, the municipality must:

- (a) provide a means for any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- (c) notify the school boards with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations.

The public engagement program carried out, which included newsletters, surveys, and live and recorded engagement sessions, satisfies the public notification requirements in Section 636 of the *Municipal Government Act*.

A Public Hearing notice was prepared in accordance with Section 606 of the *Municipal Government Act* and the requirements of the respective Summer Village. Notification of the Public Hearing was mailed to the residents of the Summer Village of Bondiss on August 10<sup>th</sup>, 2021.

In the opinion of the Planner, notification and Public Hearing advertising requirements identified within the *Municipal Government Act* have been satisfied.

**RECOMMENDATION**

In the opinion of Planner, with the Public Hearing being held today, notification and public consultation requirements stated within the *Municipal Government Act* have been satisfied.

The Summer Villages' Planner recommends that Council, following the conclusion of the Public Hearing, give consideration to the amendments proposed and give consideration of Second and Third Reading of the proposed Bylaw.

**SUBMITTED BY**

Allison Rosland | MPLAN  
Planner, Municipal Planning Services

**ATTACHMENTS**

**Schedule A – Proposed IDP amendments based on comments received during the agency referral**

# SCHEDULE A | Proposed IDP Amendments

The following tables outline the comments received from agencies and corresponding recommendations. MPS recommends that the IDP bylaw be amended to include these two new policies.

ALBERTA ENVIRONMENT AND PARKS	MPS RECOMMENDATION
<p>Reword Policy 3.5.1; unclear what 'active and passive recreational uses' are within the Crown Land Area.</p> <p>Activities on crown land must follow the <i>Public Lands Act</i> and the <i>Forests Act</i>.</p>	<p><b>In Section 3.5 – Crown Land Area, add a new Policy 3.5.3 to read:</b></p> <p><b><i>"All activities within the Crown Land Area must be consistent with the <i>Public Lands Act</i> and the <i>Forests Act</i>."</i></b></p>

TC ENERGY RECOMMENDATION	MPS RECOMMENDATION
<p>Include the following policy:</p> <p>"When an area structure plan, an outline plan, a concept plan, a subdivision application or a development permit application is proposed that involves land within approximately 220 m of a pipeline, the municipality that has jurisdiction over approval of the plan or application shall refer the matter to the pipeline operator for review and input."</p>	<p><b>In Section 4.3 – Natural Resources, add a new Policy 4.3.5:</b></p> <p><b><i>"The participating municipalities shall work with oil and gas infrastructure proponents to maintain the integrity of existing pipeline corridors within the plan area."</i></b></p>