

**SUMMER VILLAGE OF ARGENTIA BEACH  
REGULAR COUNCIL MEETING  
MONDAY, MARCH 22, 2021 at 10:00 AM  
Summer Villages Office Boardroom  
605 – 2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB**

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**MINUTES**

Present:

**COUNCIL:** Mayor Don Oborowsky  
Deputy Mayor Lisa Turchansky  
Councillor Randy Stebner

**ADMINISTRATION:** Sylvia Roy, CAO

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*Council Members may participate in this meeting via electronic communications as per Municipal Government Act S. 199.*

Mayor Oborowsky called the meeting to order at 10:00 a.m.

**A. ADOPT/ AMEND AGENDA**

**Res. #2021-023**

Moved by Deputy Mayor Turchansky to adopt the agenda as amended.

**CARRIED**

**B. APPROVAL OF MINUTES**

1. Regular Council Meeting Minutes of February 22, 2021

**Res. #2021-024**

Moved by Councillor Stebner to approve the Argentia Beach Regular Council Meeting Minutes of February 22, 2021, as presented.

**CARRIED**

2. Joint Special Council Meeting Minutes of March 11, 2021

**Res. #2021-025**

Moved by Deputy Mayor Turchansky to approve the Joint Special Council Meeting Minutes of March 11, 2021, as presented.

**CARRIED**

**C. DELEGATES**

1. None

**D. BYLAWS & POLICIES**

1. Bylaw #257 – Pigeon Lake North Intermunicipal Development Plan

**Res. #2021-026**

Moved by Deputy Mayor Turchansky that Bylaw #257 – Pigeon Lake North Intermunicipal Development Plan, be amended to reflect the changes in the attached motion. (see attachment to these minutes)

**CARRIED**

**Res. #2021-027**

Moved by Councillor Stebner to give Second Reading to Bylaw #257, Pigeon Lake North Intermunicipal Development Plan, as amended.

**CARRIED**

**Res. #2021-028**

Moved by Deputy Mayor Turchansky to give Second Reading to Bylaw #257, Pigeon Lake North Intermunicipal Development Plan, as amended.

**CARRIED**

**E. COUNCIL & CAO REPORTS**

1. Follow Up Sheet

**Res. #2021-029**

Moved by Councillor Stebner to accept the follow up sheet as information.

CARRIED

2. Development Permit List

**Res. #2021-030**

Moved by Deputy Mayor Turchansky to accept the development permit list as information.

CARRIED

**F. BUSINESS**

1. County of Wetaskiwin Council – Letter Regarding Pigeon Lake Weir

**Res. #2021-031**

Moved Mayor Oborowsky to raise the topic of the Pigeon Lake Weir to the Alliance of Pigeon Lake Municipalities committee to ensure all municipalities' views are represented as a group with respect to the weir level.

CARRIED

2. 2021 Assessment Review Board Appointments

**Res. #2021-032**

Moved by Councillor Stebner that the Summer Village of Argentia Beach appoint the following individuals to the Assessment Review Board for 2021:

Assessment Review Board Chairman: Raymond Ralph  
Certified Assessment Review Board Clerk: Richard Barham  
Certified Panelists: Darlene Chartrand  
Tina Groszko  
Steward Hennig  
Richard Knowles  
Raymond Ralph

CARRIED

3. Argentia Beach Council Land Use Bylaw Workshop

**Res. #2021-033**

Moved by Deputy Mayor Turchansky to accept the Argentia Beach Council Land Use Bylaw Workshop update as information.

CARRIED

4. Argentia Beach Road Renaming Update

**Res. #2021-034**

Moved by Councillor Stebner to accept the Argentia Beach Road Renaming Update as information.

CARRIED

5. Municipal Accountability Program Review Extension

**Res. #2021-035**

Moved by Councillor Stebner to accept Municipal Affairs' letter of extension for the Municipal Accountability Program review to March 18, 2022, to allow for the approval of a revised Argentia Beach Land Use Bylaw.

CARRIED

6. Regional Emergency Management Agency Update

Res. #2021-036

Moved by Councillor Stebner to accept the Regional Emergency Management Agency Update as information.

CARRIED

7. Pigeon Lake Leader's Session Invitation

Res. #2021-037

Moved by Deputy Mayor Turchansky to accept the Pigeon Lake Leader's Session Invitation as information.

CARRIED

8. Joint Services Committee Meeting Minutes

Res. #2021-038

Moved by Deputy Mayor Turchansky to accept the Joint Services Committee Meeting Minutes as information.

CARRIED

9. Spillway/ Culvert Project

Res. #2021-039

Moved by Councillor Stebner that Administration work with the engineers to put the spillway/ culvert project out to tender.

CARRIED

10. Next Council Meeting Date

Res. #2021-040

Moved by Deputy Mayor Turchansky that the next Argentia Beach Council meeting be scheduled for April 19, 2021 at 10 am at the Summer Villages Office.

CARRIED

11. Roads

Res. #2021-041

Moved by Mayor Oborowsky that Administration send letters to residents with development permits reminding them to clean up the gravel, mud and debris from the Argentia Beach road.

CARRIED

12. Road Bans

Res. #2021-042

Moved by Deputy Mayor Turchansky to put 5500 kg road ban on Argentia Beach road effective April 1, 2021, and that Administration send letters to residents with development permits advising them of such.

CARRIED

13. Parking/ Storage on Road Right of Way

Res. #2021-043

Moved by Mayor Oborowsky that Administration send letters to Argentia Beach Roll #'s 1037 and 1015 regarding parking/ storage on the road right of way.

DEFEATED

Res. #2021-044

Moved by Councillor Stebner that Administration provide letters to all residents in violation of storage on Argentia Beach road right of way and give until May 31, 2021 to remove their property as after May 31, fines will be levied.

CARRIED

14. Sea Cans

Res. #2021-045

Moved by Mayor Oborowsky that Administration send letters to residents advising that sea cans are allowed during construction but not as accessory buildings.

CARRIED

15. Summer Village Election Dates

Res. #2021-046

Moved by Deputy Mayor Turchansky that the 2021 Argentia Beach Nomination Day be held on June 19, 2021 and Election Day be held on July 17, 2021.

CARRIED

**G. FINANCIAL REPORTS**

1. Cheque Listing

Res. #2021-047

Moved by Councillor Stebner to accept the cheque listing as information.

CARRIED

2. 2021 Joint Services Budget

Res. #2021-048

Moved by Mayor Oborowsky to approve the 2021 Joint Services budget as presented.

CARRIED

3. 2021 Argentia Beach Budget

Res. #2021-049

Moved by Deputy Mayor Turchansky to approve the 2021 Argentia Beach budget as amended.

CARRIED

**H. CORRESPONDENCE**

1. Farm Safety Centre

Res. #2021-050

Moved by Councillor Stebner to accept the above correspondence item as information.

CARRIED

**I. CLOSED SESSION**


1. None

**J. ADJOURNMENT**

Res. #2021-051

Moved by Councillor Stebner to adjourn the meeting at 11:49 am.

CARRIED



Donald Oborowsky, Mayor  
Summer Village of Argentia Beach



Sylvia Roy, Chief Administrative Officer  
Summer Village of Argentia Beach

**Motion to Amend**  
**Pigeon Lake North Intermunicipal Development Plan**

Bylaw No. 257 (Summer Village of Argentia Beach)  
Bylaw No. 273 (Summer Village of Golden Days)  
Bylaw No. 2021-01 (Summer Village of Silver Beach)

That the above identified bylaws, being the Pigeon Lake North Intermunicipal Development Plan, be amended as follows:

1. That the **second paragraph** in Section 3.5 – Environmental Features be **deleted and replaced** with:

“The Plan Area is primarily located within the Pigeon Lake Watershed, which is part of the Battle River and the North Saskatchewan River Watersheds. Smaller water bodies and watercourses in the Plan Area primarily drain south toward Pigeon Lake.”

2. That the **list of summer camps** identified in Section 3.7 – Amenities and Local Features be **revised** to also include:

“Camp Bar-V-Nok, located in the Summer Village of Golden Days”

3. That **Policy 4.3.13** in Section 4.3 – Residential Area, be **deleted and replaced** with the following:

“New residential multi-lot subdivision and development shall be designed to exclude wetlands and environmentally sensitive areas.”

4. That the **Goal** in Section 4.5 – Parks and Recreation Area be **deleted and replaced** with:

“Diverse park and recreational uses offer residents and visitors opportunities to participate in both active and passive recreation and incorporate watershed management design principles to minimize impacts on the Pigeon Lake Watershed.”

5. That **Policy 4.5.2** in Section 4.5 – Parks and Recreation Area, be **deleted and replaced** with the following:

“Seasonal camps, campgrounds, intensive recreational uses, and institutional uses (such as emergency services, community centres, etc.) may be allowed within this area on sites that can be designed to exclude wetlands and environmentally sensitive areas.”

6. That the following be **inserted** as Policy 4.5.6 in Section 4.5 – Parks and Recreation Area, and that subsequent policies be **renumbered** accordingly:

“At the time of subdivision or development application, the County may require supporting studies and information to accompany the application in order to assess the suitability of the site to support the proposed development:

- a. Traffic Impact Assessment;
- b. Environmental Impact Assessment;
- c. Wetland Assessment;
- d. Biophysical Assessment; and/or
- e. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.”

7. That the following be **inserted** as Policy 4.5.7 in Section 4.5 – Parks and Recreation Area, and that subsequent policies be **renumbered** accordingly:

“Recreational uses may be considered where it can be demonstrated that the development will not have a negative impact on wetlands of environmentally sensitive areas within the watershed.”

8. That **Policy 4.8.1** in Section 4.8 – Pigeon Lake Shoreline Area Overlay, be **deleted and replaced** with the following:

“New residential subdivision and development may be allowed within this area in locations where the following criteria can be satisfied:

- a. The subdivision and/or development area can be designed to exclude the following features:
  - i. Wetlands;
  - ii. Environmentally sensitive areas; and
- b. Buffers can be provided between the development area on each lot and watercourses, water bodies and wetlands located within or adjacent to the site.”

9. That **Policy 5.5.1** in Section 5.5 – ASP Requirements be **deleted and replaced** with:

“An ASP shall be required in the County of Wetaskiwin for any subdivision or development that would trigger the ASP requirements in the County’s LUB, MDP, or ASP Policies and Procedures.”

10. That **Policy 7.10.1** in Section 7.10 – Annexation be **deleted and replaced** with:

“Where a new subdivision or development in the County of Wetaskiwin is proposed that would utilize infrastructure from or through an adjacent municipality the proposal should not be approved unless the land is annexed to the municipality providing the service and/or road access, unless the municipality indicates in writing that they have no objections to the proposed subdivision or development.”

11. That the following definitions be inserted into **Appendix B.2 Definitions** in alphabetical order.

Ecological Feature	Means habitat areas which, either by themselves or in a network, contribute to an ecosystem's productivity, biodiversity, and resilience.
Environmentally Sensitive Area	Means lands that exhibit one or more of the following: <ul style="list-style-type: none"> <li>a. hazardous lands and areas that are unsuitable for development in their natural state (i.e. floodplains, steep slopes (greater than 15%), unstable slopes);</li> <li>b. areas that perform a vital environmental, ecological or hydrological function (i.e. aquifer, groundwater recharge areas, or peatlands);</li> <li>c. areas that contain unique geological or physiological features;</li> <li>d. ecological features or habitat areas that contain significant rare or endangered animal or plant species and/or provide an important link for the natural migration of wildlife; or</li> <li>e. Protective notations.</li> </ul>
Habitat Area	Means any vegetated area (forested, shrub, or herbaceous) that might provide habitat for species using both wetland and upland ecosystems.
Peatland	Means a permanent wetland or a wetland complex characterized by the accumulation of peat derived from plant material.
Protective Notation	Means a protective notation places a land use restrict on land, usually owing to specific natural features, under the Public Lands Act.
Recharge Area	Means lands that have the natural capacity to allow precipitation and surficial water to infiltrate to the underlying aquifer.

Wetland	Means land saturated with water long enough to promote wetland or aquatic processes as indicated by the poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.
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