

**MINUTES**  
**MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17**  
**REGULAR COUNCIL MEETING – WABASCA**  
**AUGUST 10, 2023**

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The regular meeting of the Municipal District of Opportunity Council was held on Thursday, August 10, 2023 at the Wabasca Council Chambers.

**MEMBERS PRESENT:**

Marshall D. Auger (Reeve)	Brendan Powell (D/Reeve)
Leo Alook	Darlene Jackson
Larry Cardinal	Gerald Johnson
Louis A. Cardinal	Tahirih Wiebe
Cheri Courtorielle	Roy Yellowknee
Robin Guild	

**IN ATTENDANCE:**

Chad Tullis	Chief Administrative Officer
Angela Lightning	Director of Recreation & Culture
Jason Supernault	Director of Capital Projects
Gerhard Stickling	Director of Corporate & Regulatory Services
Kimball Newberry	Manager of Fleet & Solid Waste
Katelyn Alook	Manager of Planning & Development
Lynda Gray	Recording Secretary

**MEMBERS OF THE  
PUBLIC:**

Denis Carnochan	The Fever
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**Call to Order:**

Reeve Marshall D. Auger called the meeting to order at 10:00 a.m.

**Adoption of Agenda:**

**0384-2023-17MDC**

Moved by Cheri Courtorielle that the agenda be adopted with the following additions:

8d. Royal Canadian Mounted Police  
17c.ii Director Workshop  
17c.iii. Crime Issues  
17.c.iv. Staffing Issue

CARRIED UNANIMOUSLY

**Approval of Minutes  
(July 26, 2023):**

**0385-2023-17MDC**

Moved by Louis A. Cardinal that the July 26, 2023 minutes of the Delegation Meeting of council be approved as presented

CARRIED UNANIMOUSLY

**Admin Report:**

Chief Administrative Officer, Chad Tullis presented the CAO Monthly Report, Action Item List and Request for Decisions (RFD's).

**0386-2023-17MDC**

Moved by Brendan Powell that the Chief Administrative Officer report and Action Item List is accepted as presented.

CARRIED UNANIMOUSLY

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**11:00 a.m. Public Hearing  
Bylaw 2023-09:**

Being a Bylaw of the Municipal District of Opportunity No. 17 to amend Bylaw 2013-14, the Land Use Bylaw, as Amended.

The Chairman called the Public Hearing to order at 11:00 a.m.

**Public Attendance:**

Bob Smith, Wabasca Resident

**Announcement:**

Gerhard Stickling, Director of Corporate & Regulatory Services announced the purpose of the Public Hearing, to allow for public input process prior to further consideration of Bylaw 2023-09.

**Roundtable Introductions:**

Round table introductions were held.

**Objections to Council  
Members:**

The Chairman asked if the public had any objections to Council members present.

No objections were expressed by those present.

**Hearing Order:**

Bylaw 2023-09: Being a Bylaw of the Municipal District of Opportunity No. 17 to amend Bylaw 2013-14 by adding definitions into the Land Use Bylaw:

New definitions added into the Land Use Bylaw are Heavy Vehicle, Heavy Equipment, Heavy Vehicle Parking Lot, Heavy Vehicle and Equipment Storage, Outdoor Storage, Trailer and Vehicle. The Heavy Vehicle and Equipment Storage and Outdoor Storage are definitions for permanent use (similar to the storage in the Industrial Districts).

A new section has been added into the Land Use Bylaw "8.23A Heavy Vehicle Parking Lot" which outlines the general regulations that must be adhered to in order to be able to apply through the development permit process for a heavy vehicle parking lot.

Part 8.42(6) of the Land Use Bylaw has been amended to state no heavy truck parking on a residential lot smaller than 0.5 acres in size.

Part 8.42(7) of the Land Use Bylaw has been amended to state 1 heavy truck is allowed on a residential lot larger than 0.5 acres in size.

Part 8.42(8) of the Land Use Bylaw has been amended to state heavy truck parking lots are allowed within the Commercial Districts, Industrial Districts and the Direct Control District once a development permit is approved by the Municipal Planning Commission.

Currently heavy truck parking is not listed as a use within any district. This bylaw amendment would as a discretionary use allow for heavy vehicle parking lots within the E – Resource District, C2 – Commercial District, CH – Highway Commercial District, M1 – Industrial District, M2 – Industrial District, M3 – Industrial District and DC – Direct Control District. All discretionary use development permits will continue to be presented to the Municipal Planning Commission for decision.

**In Favor of Bylaw:**

The public is in Favor.

**In Opposition of Bylaw:**

No expressions in opposition were made.

**Fair/Impartial Hearing:**

The Chairman asked the public if they felt they had a fair and impartial Hearing.

The public present indicated it was a fair and impartial Hearing.



**Public Hearing  
Concluded:**

0387-2023-17MDC

Moved by Cheri Courtorielle that the Public Hearing for Bylaw 2023-09 is adjourned at 11:12 a.m.

CARRIED UNANIMOUSLY

**Second Reading to  
Bylaw 2023-09:**

0388-2023-17MDC

Moved by Darlene Jackson that Bylaw 2023-09 is given SECOND READING.

CARRIED UNANIMOUSLY

**Third Reading to  
Bylaw 2023-09:**

0389-2023-17MDC

Moved by Robin Guild that Bylaw 2023-09 is given THIRD READING.

CARRIED UNANIMOUSLY

**Delegation:  
11:30 a.m.**

Community Futures LSL – Josh Friesen

Josh Friesen was in to present to council the Housing Accelerator Fund (HAF).

Community Futures has started a small working group to develop a general plan for the application they feel would be applicable to any community. The following initiatives identified are: 1) Developer Attraction & Incentive Program, 2) Partnership Development, 3) Project Coordinator, 4) Investment Partnership Projects, 5) Update, Investigate, and Planning of Infrastructure, 6) Housing Needs Assessment & other essential studies, and 7) Internal Processes and Policy.

If the Lesser Slave Lake region works together and takes on similar initiatives, part of the project funds from each municipality could work together to pay for staffing who could see the projects through.

They can put in an application on behalf of the Municipal District of Opportunity. The Council can approve the general topics for the program with the knowledge that they are not committing to anything at this point. Council has the opportunity to review and approve/deny the project after approval of the project (from CMHC) before signing a contribution agreement.

Council thanked the delegate for his attendance. Delegate left at 11:58 a.m.

**Housing Accelerator  
Fund Application:**

0390-2023-17MDC

Moved by Tahirih Wiebe that the Municipal District of Opportunity authorizes Community Futures Lesser Slave Lake Region to assist in the Housing Accelerator Fund (HAF) application.

CARRIED UNANIMOUSLY

**Recess/Reconvene:**

The meeting recessed at 12:00 p.m. and reconvened at 1:03 p.m.

**Organizational Chart:**

0391-2023-17MDC

Moved by Darlene Jackson that council approve the changes to the organizational chart with amendments effective January 1, 2024.

CARRIED UNANIMOUSLY



**Royal Canadian Mounted  
Police Invitation to the  
Delegation Meeting:**

**0392-2023-17MDC**

Moved by Cheri Courtorielle to invite Sgt. Mark Hall (Athabasca), Sgt. Amie Blize (Wabasca) and Deputy Commissioner Curtis Zablocki, Commanding Officer of the Alberta RCMP to the August 23, 2023 delegation council meeting in Calling Lake.

CARRIED UNANIMOUSLY

**Capital Projects:**

Director of Capital Projects, Jason Supernault presented the Capital Projects Monthly Report and Request for Decisions (RFD's).

**0393-2023-17MDC**

Moved by Leo Alook that the Capital Projects report is accepted as presented.

CARRIED UNANIMOUSLY

**Budget for Metal Signs:**

**0394-2023-17MDC**

Moved by Darlene Jackson to allocate \$100,000 to the 2023 capital budget for the metal signs project.

CARRIED UNANIMOUSLY

**Recreation & Culture:**

Director of Recreation & Culture, Angela Lightning presented the Recreation & Culture Monthly Report.

**0395-2023-17MDC**

Moved by Leo Alook that the Recreation & Culture report is accepted as presented.

CARRIED UNANIMOUSLY

**Finance Report:**

Chief Administrative Officer, Chad Tullis presented the Finance Monthly Report.

**0396-2023-17MDC**

Moved by Robin Guild that the Finance report is accepted as presented.

CARRIED UNANIMOUSLY

**Corporate & Regulatory  
Services Report:**

Director of Corporate & Regulatory Services, Gerhard Stickling presented the Corporate & Regulatory Services Monthly Report and Request for Decisions (RFD's).

**0397-2023-17MDC**

Moved by Cheri Courtorielle that the Corporate & Regulatory Services Report is accepted as presented.

CARRIED UNANIMOUSLY

**Calling Lake Senior Housing  
Additional Funds:**

**0398-2023-17MDC**

Moved by Louis A. Cardinal that the capital budget is increased by \$485,100.

CARRIED UNANIMOUSLY

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**Calling Lake Senior Housing  
Water & Sewer Hook Up  
Tender Award:**

**0399-2023-17MDC**

Moved by Tahirih Wiebe to award the Calling Lake Senior Housing Water & Sewer Hook Up contract to Remote Oil & Gas for the price of \$147,000.

CARRIED UNANIMOUSLY

**Outline Plan and Public  
Consultation for Calling Lake  
Senior Homes:**

**0400-2023-17MDC**

Moved by Darlene Jackson to waive the requirement for the Outline Plan and Public Consultation for the Calling Lake Senior Home Development.

CARRIED UNANIMOUSLY

**Public Works Report:**

Manager of Fleet & Solid Waste, Kimball Newberry presented the Public Works Monthly Report. and Requests for Decisions (RFD's).

**0401-2023-17MDC**

Moved by Leo Alook that the Public Works report is accepted as presented.

CARRIED UNANIMOUSLY

**Extend Scrap Metal Collection  
and Disposal Contract:**

**0402-2023-17MDC**

Moved by Tahirih Wiebe that administration is authorized to extend the Scrap Metal Collection & Disposal Contract to Tystar Salvage & Trucking Demolition for Scrap Metal Removal from the Wabasca & Red Earth Creek landfills and from the Calling Lake transfer site.

CARRIED UNANIMOUSLY

**Utilities Report:**

Chief Administrative Officer, Chad Tullis presented the Utilities Monthly Report.

**0403-2023-17MDC**

Moved by Tahirih Wiebe that the Utilities report is accepted as presented.

CARRIED UNANIMOUSLY

**Council Round Table:**

**0404-2023-17MDC**

Moved by Leo Alook that the Council Round Table discussions are accepted as presented.

CARRIED UNANIMOUSLY

**0405-2023-17MDC**

Moved by Darlene Jackson that a contractor meeting in Wabasca is not needed.

CARRIED UNANIMOUSLY

**Information/  
Correspondence:**

**0406-2023-17MDC**

Moved by Cheri Courtorielle that the information/correspondence items are accepted as presented.

CARRIED UNANIMOUSLY

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**Calendars:****0407-2023-17MDC**

Moved by Tahirih Wiebe that the calendars are accepted as presented.

CARRIED UNANIMOUSLY

**Councillor Departure:**

Councillor Leo Alook left at 3:30 p.m.

**Closed Session:****0408-2023-17MDC**

Moved by Tahirih Wiebe that council move to closed session at 3:32 p.m. with the Chief Administrative Officer and Recording Secretary to discuss items: 17c.i. Council Expenses, 17c.ii. Directors Workshop, 17c.iii. Crime Issues, and 17c.iv. Staffing Issue, as per section 16 of the Freedom of Information Privacy Act (FOIP).

CARRIED UNANIMOUSLY

**0409-2023-17MDC**

Moved by Robin Guild that council return to open meeting 4:33 p.m.

CARRIED UNANIMOUSLY

**Next Meeting Dates:**

Delegation Council Meeting

August 23, 2023

10:00 a.m.

Calling Lake Complex Boardroom

Regular Council Meeting

September 6, 2023

10:00 a.m.

Wabasca Council Chambers

**Adjournment:****0410-2023-17MDC**

Moved by Cheri Courtorielle that the meeting is adjourned at 4:33 p.m.

CARRIED UNANIMOUSLY

  
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Marshall D. Auger, Reeve  
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Chad Tullis, Chief Administrative Officer