

**MINUTES OF THE REGULAR MEETING OF COUNCIL  
of the Town of Wembley, in the Province of Alberta,  
held in the Wembley Municipal Office  
this 23rd day of August 2021.**

1. CALL-TO-ORDER

Present: Mayor Turnmire called the meeting to order at 7:02 p.m.  
CAO Noreen Zhang  
Councillor Peterson  
Councillor Guimond  
Councillor McCallum

Regrets: Councillor Underwood  
Councillor Johnson

2. APPROVAL OF AGENDA

**MOTION # 2021-0198**

**Moved by** Councillor McCallum Council approve the agenda as presented.

**CARRIED UNANIMOUSLY**

3. ADOPTION OF MINUTES

3.1 Minutes of Regular Meeting of Council held on July 12th, 2021.  
Councillor McCallum, under Round Table, would also like to have his comments recorded regarding the grading from Pipestone to south access and into Town and then west Range Road 83 right to the pavement.

**MOTION # 2021-0199**

**Moved by** Councillor Guimond Council adopt the minutes of the regular July 12th, 2021, Council meeting, with the changes, as presented.

**CARRIED UNANIMOUSLY**

4. DELEGATIONS

4.1 Older Manufactured Home Request

Mr. Trevor Benson was present to ask Council for permission to move an older mobile home, from Grande Prairie, onto a private lot in the Town of Wembley. The mobile home is forty-two (42) years old.

**MOTION #2021-0200**

**Moved by** Councillor McCallum Council decline the request as per Section 5.11, Bylaw 733, being the Land Use Bylaw.

**CARRIED UNANIMOUSLY**

4.2 Strategic Plan Presentation

Tim Duhamel, President, Bloom CME, Inc. submitted a presentation outlining the benefits of a municipality engaging in strategic planning. Strategic planning is the most important process in municipal planning, and Council's vision for the community and its goals ties into this process.

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Initials

- 4.3 New Ice Plant Funding Request – Wembley & District Agriculture Society  
Mr. Eric Sundstrom, President, Wembley & District Ag Society, and Natasha Boileau-Byrne, Treasurer, presented Council with a cheque in the amount of \$6,163.68. This was part of the agreement when Council approved monies to the Ag Society in the amount of \$13,000. The agreement stated that when the grant came through for the Ag Society, they would reimburse the Town half of the monies.

Mr. Sundstrom informed Council that start-up and services for the new ice plant would amount to \$74,550 (includes gst). The Ag Society asked Council to contribute \$37,275 (includes gst) to assist with the start-up. Mr. Sundstrom informed Council that the County was also approached and gave their commitment of \$37,275.

**MOTION #2021-0201**

**Moved by** Councillor McCallum Council direct Administration to set-up a meeting with the County of Grande Prairie, the insurance company, and the Ag Society representatives for further discussion on this matter.

**CARRIED UNANIMOUSLY**

5. FINANCE

- 5.1 Accounts Payable

**MOTION #2021-0202**

**Moved by** Councillor McCallum Council ratify the accounts payable, as identified in Schedule "A", cheque #20210452 to cheque #20210553, totaling \$336,715.52.

**CARRIED UNANIMOUSLY**

- 5.2 Revenue & Expense and Monthly Statement for the Month of July 2021

**MOTION #2021-0203**

**Moved by** Councillor Peterson Council accept the Revenue & Expense and Monthly Statement for the month of July 2021, for information.

**CARRIED UNANIMOUSLY**

6. PUBLIC HEARING

- 6.1 Bylaw 733A – Amendment to Land Use Bylaw 733

6.1.1 Call to Order

The Public Hearing was called to order at 7:15 p.m.

**MOTION #2021-0204**

**Moved by** Councillor Guimond Council commence with the Public Hearing.

**CARRIED UNANIMOUSLY**

6.1.2 Introduction by Administration

Bylaw 733A is an amendment to Land Use Bylaw 733. This amendment pertains to Section 3.3 and Section 16.16.1, Reclassifying a Residential Single Detached (RS) to Urban Reserve (UR) and adding "Recreational Vehicle Storage" as Discretionary Use under Urban Reserve District.

6.1.3 Presentation/Submission

No one was present to speak either for or against Bylaw 733A.

6.1.4 Close Public Hearing

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Initials

**MOTION #2021-0205**

**Moved by** Councillor Peterson Council adjourn the Public Hearing.

**CARRIED UNANIMOUSLY**

6.1.5 Business Arising from the Hearing

**MOTION #2021-0206**

**Moved by** Councillor Peterson Council give second reading to Bylaw 733A.

**CARRIED UNANIMOUSLY**

Bylaw 733A was then read for a second time.

**MOTION #2021-0207**

**Moved by** Councillor Guimond Council give third reading to Bylaw 733A.

**CARRIED UNANIMOUSLY**

Bylaw 733A was then read for the third time and finally passed.

7. BYLAWS

7.1 Bylaw 735 – Fire Bylaw

A Bylaw of the Town of Wembley, in the Province of Alberta, for the continuation of fire protection and prevention services, and to recover a portion of the costs for these services.

**MOTION #2021-0208**

**Moved by** Councillor Peterson Council give first reading to Bylaw 735, being the Fire Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 735 was then read for the first time.

**MOTION #2021-0209**

**Moved by** Councillor Guimond Council give second reading to Bylaw 735.

**CARRIED UNANIMOUSLY**

Bylaw 735 was then read for the second time.

**MOTION #2021-0210**

**Moved by** Councillor McCallum Council have third reading of Bylaw 735 at this meeting.

**CARRIED UNANIMOUSLY**

**MOTION #2021-0211**

**Moved by** Councillor Peterson Council give third reading to Bylaw 735, being the Fire Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 735 was read for the third time and finally passed.

7.2 Bylaw 742 – Designated Officer Bylaw

Being a Bylaw of the Town of Wembley, in the Province of Alberta, to establish positions to carry out the powers, duties, and functions of designated officers.

**MOTION #2021-0212**

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Initials

**Moved by** Councillor McCallum Council give first reading to Bylaw 742, being the Designated Officer Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 742 was then read for the first time.

**MOTION #2021-0213**

**Moved by** Councillor Peterson Council give second reading to Bylaw 742.

**CARRIED UNANIMOUSLY**

Bylaw 742 was then read for the second time.

**MOTION #2021-0214**

**Moved by** Councillor Guimond Council have third reading of Bylaw 742 at this meeting.

**CARRIED UNANIMOUSLY**

**MOTION #2021-0215**

**Moved by** Councillor Guimond Council give third reading to Bylaw 742, being the Designated Officer Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 742 was read for the third time and finally passed.

8. POLICIES

9. CAO REPORT

9.1 FCM Asset Management Grant

- The application has been approved for the Asset Management project in the amount of \$50,000, with the Town committing to \$14,100 for this project.

9.2 Referendum and Senate Election

- The Town is preparing for the announced Referendum and Senate Election. In the event the Town of Wembley does not have a municipal election, this Referendum and Senate Election will still be required to be held.

9.3 Meetings Attended

- 2021 State of the Region – July 14, 2021 (virtually)
- CAO Meeting and Regional Stormwater Management – July 19, 2021 (Grande Prairie)
- 2021 Summer Municipal Leaders' Caucus (AUMA) – July 27, 2021 (Sexsmith)

**MOTION #2021-0216**

**Moved by** Councillor Peterson Council accept the CAO's report as information.

**CARRIED UNANIMOUSLY**

10. OLD BUSINESS

11. NEW BUSINESS

12. REPORTS

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Initials

- 12.1 Audit Committee
  - 12.2 Community Futures
  - 12.3 Community and Protective Services Committee
    - 12.3.1 Community Protective Services Minutes August 3, 2021**
  - 12.4 FCSS Advisory Board
  - 12.5 Grande Prairie Regional Emergency Partnership
  - 12.6 Grande Prairie Regional Emergency Partnership Committee
  - 12.7 Grande Prairie Regional Tourism
  - 12.8 Grande Spirit Foundation
  - 12.9 HR Committee
  - 12.10 Healthy Communities Committee
  - 12.11 Helen E. Taylor Advisory School Council
  - 12.12 ICF & IDP Steering Committee
  - 12.13 Joint Grande Prairie Area Recreation Committee
  - 12.14 Parks and Recreation
  - 12.15 Peace Airshed Zone Association (PAZA)
  - 12.16 Peace Library System Board
  - 12.17 West Grande Prairie County Regional Landfill
  - 12.18 South Peace Physician Attraction & Retention Committee
  - 12.19 Wapiti Area Synergy Group (WASP)
  - 12.20 Wembley and District Agricultural Society
    - 12.20.1 Wembley & District Agricultural Society June 8, 2021, Meeting Minutes**
    - 12.20.2 Wembley & District Agricultural Society June 30, 2021, Special Meeting Minutes**
    - 12.20.3 Wembley & District Agricultural Society July 8, 2021, Meeting Minutes**
  - 12.21 Wembley-Dimsdale-Saskatoon Lake Recreation Board
  - 12.22 Wembley Elementary School
  - 12.23 Wembley Public Library
  - 12.24 911 and Emergency Services
  - 12.25 **Bylaw Enforcement Services**
    - 12.25.1 County Bylaw Enforcement Monthly Report – July 2021**
  - 12.26 Beaverlodge RCMP Detachment
    - 12.26.1 Beaverlodge Provincial – Crime Stats**
    - 12.26.2 Q1 2021 Community Letter – Wembley & Beaverlodge Provincial Q1**
    - 12.26.3 BWC Info Package**
- MOTION #2021-0217**  
**Moved by** Councillor Peterson Council accept the reports as information.

**CARRIED UNANIMOUSLY**

13. CORRESPONDENCE

- 13.1 Town of Claresholm – Letter to Municipal Affairs – Code of Conduct
  - MOTION #2021-0218**
  - Moved by** Councillor McCallum Council direct Administration write a letter to Municipal Affairs in support of a Code of Conduct for Councils.

**CARRIED UNANIMOUSLY**

- 13.2 Town of Claresholm – Letter to Premier Jason Kenney – RCMP Retro Pay

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 Initials

**MOTION #2021-0219**

**Moved by** Councillor Peterson Council direct Administration to write a letter to Premier Kenney stating the concern that the RCMP Retro Pay will be downloaded onto the municipalities when it should be the responsibility of the federal government.

**CARRIED UNANIMOUSLY**

13.3 Municipality of Crowsnest Pass – Prime Minister Trudeau – Letter Opposing Bill C-21

**MOTION #2021-0220**

**Moved by** Councillor McCallum Council direct Administration to write a letter to Prime Minister Trudeau stating the Town of Wembley's opposition to Bill C-21.

**CARRIED UNANIMOUSLY**

13.4 Town of Rocky Mountain House – Letter to Minister Jason Nixon, Cancellation of Household Hazardous Waste Funding

13.5 Town of Rocky Mountain House – Letter to Minister Prasad Panda, Cancellation of Household Hazardous Waste Funding

13.6 New Provincial Vaping Regulations – Email

**13.6.1 Action on Smoking & Health (ASH) Bylaw Update**

**13.6.2 Sample ASH Model Smoking Bylaw 2020**

13.7 Email from Wembley & District Agricultural Society – Estimate from Midpoint Mechanical Ltd.

**13.7.1 Midpoint Mechanical Ltd. – Estimate 2021**

13.8 Big Lake County – RCMP Letter

13.9 Election 2021 – AUMA Pledge

13.10 Email forward – Pam Davidson – Senate Tour

**MOTION # 2021-0221**

**Moved by** Councillor McCallum Council accept the correspondence as information.

**CARRIED UNANIMOUSLY**

14. COUNCIL REPORTS

14.1 Councillor McCallum met with Holly Sorgen, Executive Director, Community Futures, and had a good discussion regarding the role of Community Futures and lending qualifications.

15. ROUND TABLE

Councillor Peterson

- Expressed concerns regarding the holes and dips in the road on 97 Avenue and 99 Street, that have been made by Aquatera, which should be repaired in a more timely manner.

Councillor McCallum

- Would like to say thank you to the Community/County Enforcement and Public Works for grading road up to Pipestone. Immediate positive feedback from residents who use this road. Councillor McCallum also informed Council that several residents have complained about the use of calcium for dust control on this road.
- The Mayor commented that the CAO has been in communication with Source Energy, and they will be coming back with a plan. The CAO informed Council that the new General Traffic Bylaw and Road Use Agreement will be addressing some of these issues.

Councillor Guimond

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Initials

- Nothing to report.

CAO Zhang

- September will be a busy month getting ready for October 18, 2021, municipal election. If you plan on running for Council, packages are available at the Town Office.
- With the help of Public Works, the office has been reconfigured to optimize space. Any remaining office furniture and dividers, that community groups may not be interested in, will be advertised on GovDeals.ca.
- CAO Zhang also reiterated how important it is that Council read the draft bylaws and submit any changes or clarifications, in a timely manner, so that these changes, etc. can be incorporated into the bylaw before it goes to Legal.
- Reminded Council that she has not yet received any topics to present to the Minister of Municipal Affairs at the AUMA Convention in November. A couple of items of discussion to be brought forward could be the drawdown of MSI funding and regional representation.

Mayor Turnmire

- Mayor Turnmire informed Council that the federal government doubled the gas refund amount last year, but no mention of continuing to do this in the future. The monies have already been allotted for.
- July 24, 2021, attended grand opening of NuVista Little Foot Park and there was a very good turnout of residents.
- July 27, 2021, also attended Summer Municipal Leaders Caucus in Sexsmith.
- Has not heard about any concerns regarding the recycle curbside project. Residents have been very positive about the curbside recycling.
- Reminded Council that the Dinosaur Museum is having their AGM on September 16, 2021.
- The Grande Prairie Regional Recreation Committee is looking for direction on ice allocation policy and this item will be brought forward at next Council meeting.

16. CLOSE SESSION

17. ADJOURNMENT

**MOTION #2021-0222**

**MOVED by** Councillor Guimond the meeting be adjourned at 9:20 p.m.

**CARRIED UNANIMOUSLY**

(SIGNED)

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Mayor – Chris Turnmire

(SIGNED)

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CAO – Noreen Zhang