

SMOKY LAKE COUNTY

Minutes of the **County Council Meeting** held on Thursday, **July 18, 2024**, at 9:00 A.M. held both virtually online and physically in Council Chambers.

The meeting was called to order by the Reeve, Mr. Jered Serben, in the presence of the following persons:

ATTENDANCE		
<u>Div. No.</u>	<u>Councillor(s)</u>	<u>Thursday, July 18, 2024</u>
1	Dan Gawalko	Present in Chambers
2	Linda Fenerty	Present in Chambers
3	Dominique Céré	Present in Chambers
4	Lorne Halisky	Present in Chambers
5	Jered Serben	Present in Chambers
CAO	Kevin Lucas	Present in Chambers
Assistant CAO	Lydia Cielin	Present in Chambers
Finance Manager	Brenda Adamson	Virtually Present
Executive Svcs/R.S.	Patti Priest	Present in Chambers
Plan/Dev Manager	Jordan Ruegg	Present in Chambers

Observers in Attendance Upon Call to Order:

GIS Operator	Carole Dowhaniuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
Communications Officer	Evonne Zukiwski	Virtually Present
Community Peace Officer	Tate Murphy	Present in Chambers
Fire Services/Muni Clerk	Meaghan Andreychuk	Virtually Present
Loss Prevention Co.	Trevor Tychkowsky	Virtually Present
Public	18 Members	Present in Chambers
Public	2 Members	Virtually Present

2. Agenda:

729-24: Fenerty

That the Smoky Lake County Council Meeting Agenda for Thursday, July 18, 2024, be adopted, as presented.

Carried Unanimously.

3. Minutes:

Nil.

4. Delegation:

Nil.

5. Public Hearing:

County Council Meeting Recessed

The Smoky Lake County Reeve announced the Council Meeting recessed, time 9:00 a.m.

PUBLIC HEARING:

Development Permit DP-024-24: Supportive Living Facility, located on the lands legally described as River Lot 15, Victoria Settlement (North side of Victoria Trail) – Direct Control (DC2) District

1.0 Opening

The Public Hearing was **called to order at 9:01 a.m.** by the Reeve, Jered Serben in the physical presence of all Council members, Chief Administrative Officer, Assistant Chief Administrative Officer, Executive Services Clerk, and Planning and Development Manager with **23 Members of the Public** in Council Chambers, as well as 12 online participants, including: 6 County Staff, 4 Members of the Public, and 2 Proponents.

Confirmation was provided by the Chief Administrative Officer that the Public Hearing had been advertised and notice was provided in accordance with the applicable legislation.

The purpose of the hearing was summarized:

To obtain public input in regard to Development Permit DP-024-24: Supportive Living Facility, located on the lands legally described as River Lot 15, Victoria Settlement (North side of Victoria Trail) – Direct Control (DC2) District.

One member of the public joined the meeting virtually, time 9:15 a.m.

2.0 Staff Presentation

Jordan Ruegg, Planning and Development Manager provided the following information:

BACKGROUND:

- The Smoky Lake County Planning and Development Department received an application to amend Smoky Lake County Land Use Bylaw No. 1272-14, from the Métis Nation of Alberta, dated October 4, 2023, to allow for the development of a 75-bed Supportive Living Facility.
- Bylaw No. 1453-23 was adopted by Smoky Lake County Council on April 25, 2024, to redistrict the lands legally described as River Lot 15, Victoria Settlement, to Direct Control (DC2) District and to add provisions relating to Supportive Living Facilities.
- The lands in question are approximately 158.55 acres in area, and are separated into two portions, one north of Victoria Trail and the other to the south of Victoria Trail. The proposed Supportive Living Facility is planned to be located on the portion of River Lot 15 lying north of Victoria Trail.
- As the lands in question are designated as a Direct Control District, Council serves as the Development Authority. As the Development Authority, Council is the decision-maker with respect to whether or not a Development Permit is issued, and if a Development Permit is issued, what conditions it will be subject to.
- Following the adoption of Bylaw No. 1453-23, the Applicant submitted an application for a Development Permit to Smoky Lake County. Administration has since been working with the Applicant to ensure that the necessary documentation has been provide to the County prior to Council giving consideration to the proposed Development Permit.
- The lands in question are approximately 158.55 acres in area, and are separated into two portions, one north of Victoria Trail and the other to the south of Victoria Trail. The proposed Supportive Living Facility is planned to be located on the portion of River Lot 15 lying north of Victoria Trail.
- While there is no statutory requirement to hold a Public Hearing on a Development Permit application within a Direct Control District, administration is recommending that a Public Hearing be held as the proposed Development has attracted a significant amount of public interest and has been the subject of numerous questions, comments and concerns raised by members of the public. Administration believes that in the spirit of public interest in the project

that it would be prudent and beneficial to all parties for the proposed Development Permit to be the subject of a Public Hearing where all parties have an opportunity to be heard.

Administration has reviewed the Development Permit application and supporting documentation and provides a summary of the main points for reference:

GENERAL:

- The proposed Supportive Living Facility will have a maximum capacity of 75 patients at any given time.
- The proposed Supportive Living Facility is approximately 4,236 square meters (45,600 square feet) in ground floor area and will have a maximum height of 8.1 meters (26.5 feet).
- The proposed Supportive Living Facility is being designed as a “recovery community” where clients will live on-site in a secure facility and will have access to services including opioid agonist treatment, counselling and employment supports.
- The proposed Supportive Living Facility will be a secure facility, including card-based access and on-site security monitoring of residents’ and staff’s activities.

WASTEWATER SERVICING:

- The Applicant proposes to install a septic holding tank with a minimum holding capacity of 120,000 liters (4,237 cubic feet). The proposed use of a septic holding tank is congruent with Policy #56 of Smoky Lake County Bylaw No. 1305-17: Victoria District Area Structure Plan which requires that sanitary services for all developments located within the Plan area be provided as individual onsite systems.
- The Applicant’s engineers provided volume calculations per fixture by using the Alberta Private Sewage Disposal Systems Standard of Practice (2021), totaling 1.94 liters per second.
- All wastewater will be hauled by the Applicant from the site to sewage lagoons at the Hamlet of Warspite (primary) and the Hamlet of Bellis (secondary) at the sole expense of the Applicant.
- The Planning and Development Manager has confirmed with the County’s Environmental Operations Department that these lagoons have enough existing capacity to accommodate the estimated volume of wastewater that will be generated by the proposed Supportive Living Facility.

SOLID WASTE SERVICING:

- The Applicant proposes to use outdoor garbage and recycling bins.
- Administration recommends that these bins be located in a coral that is screened from public view pursuant to Section 6.17.3 of Smoky Lake County Land Use Bylaw No. 1272-14.

WATER SERVICING:

- The Applicant proposes to install a portable cistern with a minimum holding capacity of 120,000 liters (4,237 cubic feet) for its potable water needs. The proposed use of a portable cistern is congruent with Policy #56 of Smoky Lake County Bylaw No. 1305-17: Victoria District Area Structure Plan which requires that water services for all developments located within the Plan area be provided as individual onsite systems.
- The Applicant’s engineers provided volume calculations per fixture by using the National Building Code, totaling 7.6 liters per second.
- All potable water will be hauled from off-site at the sole expense of the Applicant.

STORMWATER MANAGEMENT:

- The Applicant proposes the use of onsite swales and drainage ditches to capture stormwater before eventual discharge to the County ditch within the right-of-way of RGE RD 174A.

ON-SITE FIRE SUPPRESSION:

- The Applicant proposes to construct a 50,000 gallon pond that will provide on-site water for fire suppression purposes.
- The Applicant proposes install a diesel-powered pump in conjunction with the proposed pond.
- Both the pond and the diesel-powered pump will be fenced for additional

security and public safety.

ARCHITECTURAL DESIGN:

- Smoky Lake County Bylaw No. 1305-17: Victoria District Area Structure Plan contains a number of policies that require specific design elements to be incorporated into developments located within the Plan area.
- Policy #65 requires an Applicant to submit elevation and façade information with a Development Permit application. The Applicant has satisfied this requirement.
- Policy #67 stipulates that commercial buildings located within the Plan area may be required to incorporate aspects of the Significant Architectural Features identified in Appendix B of the Bylaw. These Features include:
 - Shingled roof;
 - Gabled roof;
 - Log Construction;
 - 1.5/2 storey height;
 - Siting near Victoria Trail;
 - Cedar Shingle Siding;
 - South Facing;
 - Rectangular massing;
 - Symmetry in features;
 - Steep pitched roof;
 - White lathe finish;
 - White washing siding;
 - Beveled siding;
 - Plaster siding; and
 - Exterior wall buttresses.
- The Applicant has incorporated several of these Significant Architectural Features in the proposed design including the use of gabled roofs, shingled roof, 1.5 storey height, rectangular massing and symmetry in features.
- Policy #69 stipulates that two of the three following options must be met, while encouraging that all three are met:
 - Option #1 - Future residential developments in the Plan area shall be a maximum of two storeys in height (not including the roof).
 - Option #2 - Rooflines of future developments in the plan area shall incorporate a steeply pitched roof (a rise/span ratio of 14:12 or greater).
 - Option #3 - Future residential, commercial and institutional developments in the Plan area shall generally be rectangular in shape.
 - The Applicant's proposed design satisfies Option # 1 and Option #3.
- Policy #70 stipulates that building features such as doors, windows, chimneys, dormers and gables should achieve symmetry in the overall design for commercial buildings within the Plan area. The Applicant's proposed design satisfies the intent of this Policy.
- Policy #72 stipulates that building colours and materials shall meet two of the three options below:
 - Option #1 – Heritage colours and/or natural wood shades shall be the principle colour of future residential, commercial and institutional buildings within the Heritage and Environment Area; the Commercial Area, and the Country Residential Area. Other colours may be used to highlight design and accent features such as trim, facia, windows, doors and porches.
 - Option #2 – Exterior finishes of future residential, commercial and institutional developments shall utilize or simulate the use of horizontal wood and/or shingle siding on the portion of the structure facing Victoria Trail and/or visible from the Victoria Trail.
 - Option #3 – For new developments, shingles or other roofing materials are to be selected from solid dark colour shades or heritage colours.
 - Despite the proposed development being located within the Agricultural Area and therefore exempt from the conditions imposed by Option #1, the Applicant's proposed colour scheme for the principal colour and accent features complies with the intent of Option #1.
 - The Applicant's proposed siding simulates the look of horizontal wood and therefore complies with the intent of Option #2.
 - The Applicant's proposed roofing materials satisfy the intent of

Option #3.

GEOTECHNICAL ANALYSIS:

- County administration requested that a geotechnical investigation be conducted by the Applicant pursuant to Policy #1 and Policy #24 of Smoky Lake County Bylaw No. 1305-17: Victoria District Area Structure Plan.
- The Applicant has provided a geotechnical investigation conducted by Shelby Engineering Ltd., dated May 29, 2024.
- The geotechnical investigation advanced 12 test holes and makes recommendations for foundation types that are feasible to support the proposed development. Administration recommends that adherence to the findings of the geotechnical investigation be made a condition of Development Permit approval.

FENCING:

- Existing buffalo fencing is proposed to be used to secure the site during construction of the proposed development.
- During the final stages of construction, the applicant proposes to install an alternative fence for the front portion of the property (north-south along RGE RD 174A), subject to approval from the Development Authority.

ACCESS, TRAFFIC COUNTS, AND INTERNAL ROADS & PARKING:

- The Applicant proposes a single access point off of RGE RD 174A to access the subject site.
- The Applicant will be required to obtain approval via an Approach Permit from the County's Road Foreman prior to construction of the proposed access.
- The proposed access will be required to meet the minimum specifications and standards established by Smoky Lake County Policy No. 03-05: Approaches, including, where applicable, the installation of an appropriately-sized culvert.
- The Applicant proposes to use a compacted gravel surface for both the internal road network and the parking areas.
- The parking area, including the dimensions of each stall, shall comply with Section 6.13 of Smoky Lake County Land Use Bylaw No. 1272-14.
- Should any improvements to the intersection of a highway and a local road be required as a result of the proposed development, the cost of those improvements shall be borne solely by the proponent, pursuant to Policy # 59 of Smoky Lake County Bylaw No. 1305-17: Victoria District Area Structure Plan.
- A traffic impact assessment conducted in 2005 for the Métis Crossing development was submitted as part of this Application and was supplemented with the following estimates of traffic volumes that will be generated by the proposed development:
 - Private vehicles (2 people per vehicle) = 14,000/year
 - Water and wastewater hauling vehicles = 200/year
 - Grocery/general supply vehicles = 110-135/year
 - Handicap bus/multi-passenger transportation for families to visit = 35-60/year
 - TOTAL VEHICLE TRAFFIC = 14,395/year (40 vehicles/day)
 - The numbers above were calculated based on the following assumptions:
 - Private vehicles – based on staff required to operate the facility, maintenance workers, and four to six visitors per month per resident.
 - Water and wastewater hauling – one to two times per week for each water and wastewater.
 - Food and dry goods supply – one delivery per week or less (large amount of on-site dry and cold storage space reduces the number of deliveries required).
 - Medical/office/general supplies – no more than one delivery per week.
 - Miscellaneous or fast-delivery items – two to three times per month.

LANDSCAPING:

- The Applicant proposes the use of a mix of Golden Willow and Columnar White Pine trees as perimeter screening.
- The proposed trees will be located inside of the proposed perimeter fencing.
- Administration recommends that as a condition of an approved Development Permit, that no tree clearing along the boundary of the lot be permitted,

pursuant to Policy # 4 of Smoky Lake County Bylaw No. 1305-17: *Victoria District Area Structure Plan*.

NOTICE:

- Public Notice of the Public Hearing on the proposed Development Permit DP 024-24 has been advertised for two weeks consecutively in newsprint in the Redwater Review during the weeks of July 8th and July 15th, 2024.
- Public Notice of the Public Hearing on the proposed Development Permit DP 024-24 has also been posted on the Smoky Lake County website and the County's social media channels since July 2, 2024.
- Landowners located within the Victoria District were notified of the Public Hearing on the proposed Development Permit DP 024-24 by Notice, mailed on June 28, 2024.

Two Members of the Public virtually joined the meeting, time 9:30 a.m.

PROPOSED CONDITIONS FOR DEVELOPMENT PERMIT DP-024-24:

1. The proposed Development shall be sited and constructed as per the Site Plan, Overall Floor Plan (Drawing A2.1), Building Elevations (Drawing A4.1), Area 1 & 2 Building Elevations (A4.11), Area 3 & 4 Building Elevations (A4.12), Area 5 & 6 Building Elevations (A4.13), Area 7 Building Elevations (A4.14), Area 8 & 9 Building Elevations (A4.15), & Overall Building Sections (A5.1), dated June 19, 2024, attached to, and forming part of, this Development Permit.
2. Minimum setbacks from property lines shall be as follows:
 - a. Minimum setback from property line adjacent to RGE RD 174A (west property line) = 60.0 meters (196.85 feet).
 - b. Minimum setback from property line adjacent to property to the north = 40.0 meters (131.23 feet).
 - c. Minimum setback from property line adjacent to Victoria Trail (south property line) = 1,000 meters (3,280.84 feet).
 - d. Minimum setback from property line adjacent to property to the east = 40.0 meters (131.23 feet).
3. The proposed Development shall conform to the relevant Policies contained within Smoky Lake County Bylaw No. 1305-17: *Victoria District Area Structure Plan*, as amended.
4. The proposed Development shall be constructed in accordance with the findings and foundation recommendations contained within the geotechnical analysis, prepared by Shelby Engineering, dated May 29, 2024, attached to, and forming part of, this Development Permit.
5. Water and sanitary services for the proposed Development shall be provided as individual on-site systems. The Developer shall be responsible for all costs associated with the installation, maintenance, operation and use of all water and sanitary service systems relating to the proposed Development. Water and sanitary systems must meet all provincial requirements and regulations in force at the time of installation of said systems. The Developer shall provide to the Development Authority for Smoky Lake County, proof of compliance with these requirements and regulations.
6. Individual franchise utilities (i.e. power, telecommunications, etc.) shall be provided underground wherever possible to eliminate visual clutter that may negatively impact local views. Above ground utilities shall be located to the satisfaction of the Development Authority for Smoky Lake County.
7. Landscaping shall be provided by the Developer in accordance with the Site Plan, and said landscaping shall serve to act as a visual buffer between the proposed Development, including the proposed parking area, and adjacent lands. Landscaping shall be designed and located so as that the placement of said landscaping does not impair the visibility required for safe movement of persons or traffic, subject to the satisfaction of the Development Authority for Smoky Lake County.
8. The Developer shall provide an off-street parking area in accordance with Section 6.13 of Smoky Lake County Land Use Bylaw No. 1272-14. The Developer shall provide a minimum of sixty (60) off-street parking stalls with the following dimensions
 - a. Minimum width of stall = 2.7 meters (8.86 feet); This form legislated under Policy Statement No. 01-27: County Council Meetings Request for Decision
 - b. Minimum depth of stall = 6.1 meters (20.01 feet);

- c. Minimum width of maneuvering aisle (one-way) = 7.3 meters (8.86 feet); and
 - d. Minimum overall depth (including stall depth on both sides of a one-way
9. maneuvering aisle) = 19.5 meters (63.97 feet).
10. The off-street parking area shall be graded, drained, compacted and surfaced to the satisfaction of the Development Authority.
11. A minimum of one (1) loading space shall be provided with the following dimensions:
 - a. Minimum width of loading space = 4.0 meters (13.12 feet);
 - b. Minimum depth of loading space = 8.0 meters (26.24 feet); and
 - c. Minimum height clearance = 4.3 meters (14.10 feet).
12. The loading space area shall be graded, drained, compacted and surfaced to the satisfaction of the Development Authority.
13. All signs, erected on land or affixed to the exterior of a building or structure, require a Development Permit from Smoky Lake County. No signs, billboards or advertising structures shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard. No sign shall be of such size or design as to, in the opinion of the Development Authority, obstruct the vision of persons using roads abutting the parcel. The maximum area of any sign shall be 3.0 square meters (32.29 square feet). A flashing, animated or illuminated sign shall not be permitted where, in the opinion of the Development Authority, it might be objectionable to nearby residents or interfere with the movement of traffic. The area around sign structures shall be kept clean and free from overgrown vegetation, and free from refuse material. The Development Authority may require an engineer-approved plan prior to the issuance of a Development Permit for a sign in order to ensure said sign does not threaten public safety.
14. Fencing shall be constructed of materials which are to the satisfaction of the Development Authority. The electrification of fencing shall not be permitted.
15. The proposed Development shall commence within twelve (12) months from the date of issuance of this Development Permit and shall be completed within five (5) years from the date of issuance.
16. The Developer shall be required to obtain any and all approvals, permits, licenses and authorizations from any and all agencies, departments and authorities as may be required.
17. The Developer shall be required to apply for, and obtain, the following Safety Codes Act Permits:
 - a. Building Permit;
 - b. Gas Permit;
 - c. Electrical Permit;
 - d. Private Sewage Disposal Systems Permit; and
 - e. Plumbing Permit.
18. The Developer shall be required to submit to Smoky Lake County Development Permit fees in accordance with Smoky Lake County Bylaw No. 1463-24: Planning and Development Permit Fees. Development Permit fees are charged at a rate of \$1.00/\$1,000.00 of construction value and shall be payable to the County prior to the issuance of the Development Permit. This form legislated under Policy Statement No. 01-27: County Council Meetings Request for Decision
19. Should any upgrade or improvements to an intersection of a highway and local road are required as a result of the proposed Development, the costs of such upgrades or improvements shall be borne by the Developer.
20. Outdoor lighting fixtures that incorporate flood lights to illuminate large areas of the subject lands or a building shall not be permitted. Lighting shall be designed with Crime Prevention Through Environmental Design (CPTED) wherever possible, to the satisfaction of the Development Authority. Light trespass onto adjacent properties should be avoided wherever possible.
21. The Developer shall provide on-site water for fire-suppression purposes to the satisfaction of the Development Authority.
22. The Developer, general and private contractors shall, during the course of construction, renovation and demolition, keep the land in a reasonable condition so as not to constitute a nuisance, and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction, renovation and demolition, all building materials shall be removed from the site. As well, the Developer shall prevent excess soil and debris from being spilled onto public road allowances, streets, lanes and sidewalks.
23. Should solid waste be stored outdoors, it shall be stored in a corral or

- appropriately screened/fenced location that is locked and secured at all times.
24. Storage of medical and hazardous wastes shall be done in accordance with relevant provincial and Federal laws and regulations pertaining to same. A Site Plan and Floor Plan identifying the location of secure areas for the storage of medication and hazardous waste shall be provided to the Development Authority prior to the proposed Supportive Living Facility commencing operations.
 25. Prior to the commencement of operations of the proposed Supportive Living Facility, confirmation that the Facility has been inspected by an executive officer under the Public Health Act, R.S.A. 2000, c P-37, as amended, shall be provided to the Development Authority.
 26. Prior to the commencement of operations of the proposed Supportive Living Facility, confirmation that the operator of the Facility has current insurance coverage in accordance with Section 5 of the Supportive Living Accommodation Licensing Regulation, shall be provided to the Development Authority.
 27. Prior to the commencement of operations of the proposed Supportive Living Facility, confirmation of the Facility's operator's corporate status shall be provided to the Development Authority.
 28. Prior to the commencement of operations of the proposed Supportive Living Facility, a written process shall be provided to the Development Authority outlining processes that promote the security and safety of residents, including processes that account for all residents on a daily basis and ensure proper monitoring mechanisms or personnel are in place on a continuous basis (24 hours per day).
 29. Throughout the course of operation of the proposed Supportive Living Facility, the operator shall comply with all relevant Federal and Provincial laws and regulations, including but not limited to, the Public Health Act, R.S.A. 2000, c P-37, the Supportive Living Accommodation Licensing Regulation, and all relevant Bylaws of Smoky Lake This form legislated under Policy Statement No. 01-27: County Council Meetings Request for Decision County. Failure to maintain compliance with legislation, regulations or bylaws may result in Smoky Lake County exercising its rights under the Municipal Government Act, R.S.A. 2000, c. M-26, and Smoky Lake County Land Use Bylaw No. 1272-14, to take enforcement action, including, but not limited to, issuance of a Stop Order or revocation of a Development Permit.

3.0 Public Presentations Via Written Submissions

There was one written submission received in advance of the July 18, 2024, Public Hearing, as follows and read into the record:

Sent: Wednesday, July 17, 2024 12:28 PM
To: Jordan Ruegg <jruegg@smokylakecounty.ab.ca>
Subject: Letter of Opposition: Development Permit DP-024-24

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Jordan,

I understand that groundwork has already started for this project? How can this happen without an approved development permit?

I, Karla Scott, owner of KNE Adventures Ltd., OPPOSE the Development Permit to allow for the development of a 75-bed Supportive Living Facility, proposed to be developed on the lands legally described as River Lot 15, Victoria Settlement, Smoky Lake County, AB.

The approval of the development permit would prevent the quiet enjoyment and comfort of animals on my property, that of others, and that of country residential neighbours.

Animals are being raised on my property and most researchers agree that noise can effect an animal's physiology and behavior. Construction and road-traffic noise can have many effects on animals and their acoustic environment. At the level of an individual animal, these effects may include behavioural changes, increased physiological stress, injury or death.

1. Construction and road noise is stressful for animals in their environment.
2. Construction and road noise makes it harder for animals to hear each other and their predators.
3. High levels of construction noise can cause injury or death to an animal as they run to escape the noise.
4. Construction and road noise has a variety of ecological impacts, including effects on the physiology, behaviour, communication, reproduction and survival of animals that live in or move through the noise-affected areas.
5. Habitat loss – development can cause the loss of wildlife habitats like woodland, grasslands or ponds. Note that wildlife can use different habitats for feeding, breeding and rest, and can use different habitats at different times of the year, or for different parts of their life cycle. Just because a habitat isn't used all the time doesn't mean it isn't important for wildlife.

Converting agricultural or country residential lands for other uses is a slippery slope. What proposed development will be next?

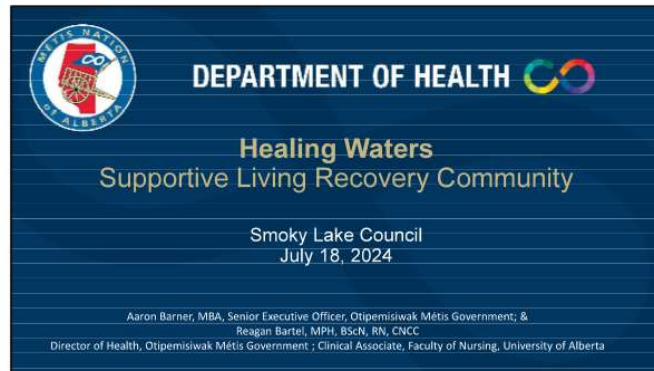
I understand and appreciate the importance of a supported living facility on individuals in their recovery and for society. However, River Lot 15 in my opinion is not a suitable location and the proposed development permit should NOT be approved.

Thank you for your time and consideration.

Karla Scott
KNE Adventures Ltd.

4.0 Public Presentations at the Public Hearing from the Proponent:

At 9:40 a.m. Métis Nation of Alberta's representatives: Reagan Bartel, Director of Health, spoke in favour, including but not limited to the following slides and comments:



Hello,

Thank you once again for the opportunity to attend this hearing, offer a short presentation, and allow us to participate in a discussion around this project.

With us today are:

- Aaron Barner, Senior Executive Officer for the Otipemisiwak Metis Government of the Metis Nation within Alberta
- Reagan Bartel, Director of Health for the Otipemisiwak Metis Government of the Metis Nation within Alberta
- Lewis Samashkewich, President Melewka Structures & Design

Each of us bring an ability to answer questions related to development, programmatic considerations, and building/construction.

Given our limited time, I'm going to move us through this presentation within the allocated 10 minutes so that discussion can be the focus.



As a reminder from previous presentations. Our goal is to support Albertans on a recovery journey.

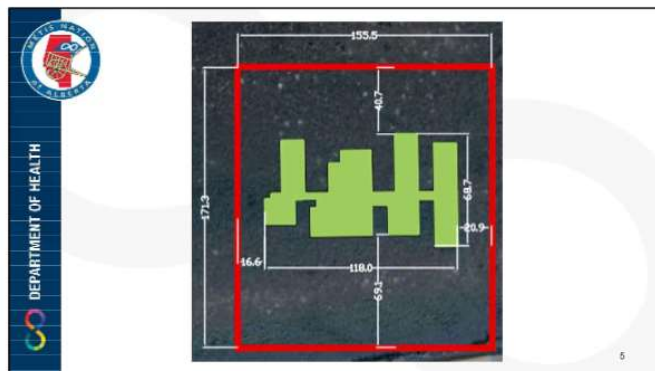
- Recovery communities are a form of holistic, long-term residential addiction treatment.
- Clients of recovery communities are eligible to stay up to a year and will participate in treatment programming that helps them improve their health, relationships and skills.
- Clients will have access to a range of culturally appropriate services, including opioid agonist treatment medications, counselling, employment support, training, financial support and housing supports.
- Clients remain within the facility or have appropriate supervision to attend cultural or on-the-land programming.
- The province plans to have 11 established across Alberta. 2 are already operational in Red Deer and Lethbridge.
- Funded by the province; there is significant partnerships between the Ministry of Mental health and addictions. Honorable Minister Dan Williams attended the community engagement and spoke to the importance of this project and partnership directly and we are grateful for his vision and support.



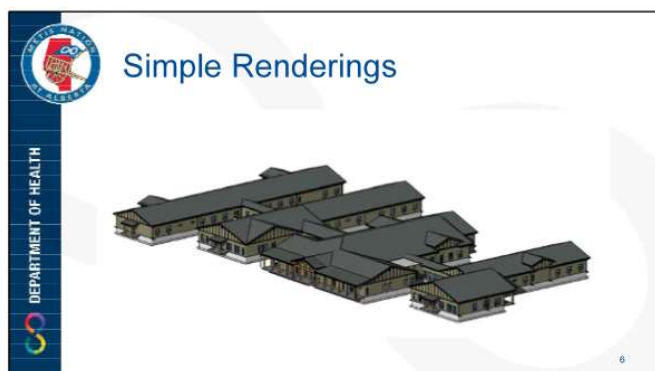
As you can see from the slide, Healing Waters offers a secure, Métis-led addictions recovery community located on a river lot near the North Saskatchewan River in a community with deep Metis Roots. It will combine traditional Métis and western health care to create holistic programming that is grounded in the best practices of both worldviews and is supportive of evidenced based recovery medicine. There is an expected \$35 million investment in Smoky Lake County.



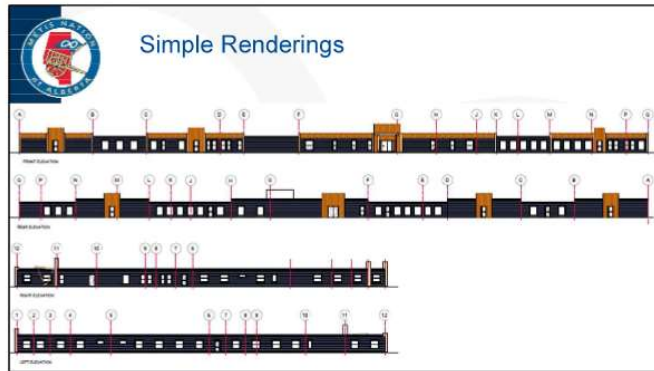
A The site has been moved from the river to the back of the river lot seen here. This is located in the north east corner of the river lot. You can see the image here if you follow the red arrow in the top left of the slide. This is near Rr 174A.



Dimensions are as follows (in feet)
 This is what the outline of the structure will roughly take up in terms of footprint. This will allow us to achieve 75 beds within the facility and provide appropriate spaces to promote recovery capital for residents of the program.

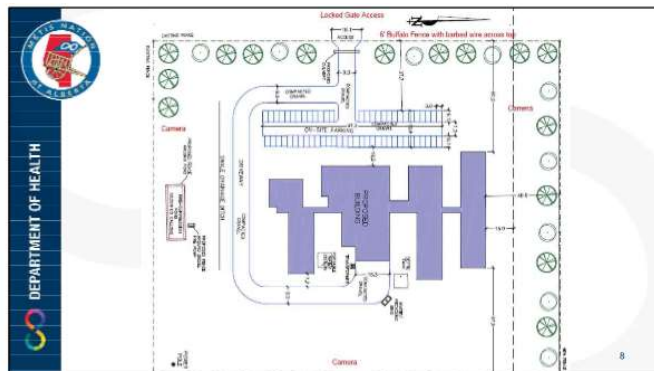


Our facility will be brick and mortar construction with finishes that adhere to the planning guidelines for this county with cultural considerations that will serve to support clients while highlight the beauty of the prairies. Similar to the look and feel of Metis Crossing.



Again, envisioning the same earthy natural outer shell as Metis Crossing. Which is clearly not captured in these renderings.

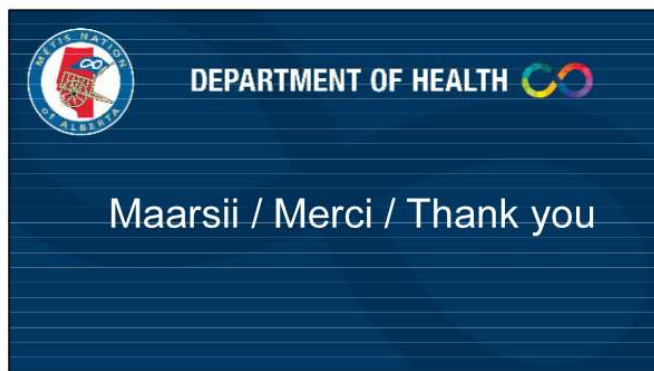
Questions related to the renderings or site plans can be directed to Lewis during the question-and-answer period.



The site plan is noted on this slide.
I would ask you to hold questions related to the site for Lewis.
But you can see the foot print of the building within the site plan.



We're proud to continue investing in Smoky Lake County. We're envisioning both direct and indirect benefits to this project. As you can see here on the slide, we'll have the direct construction related jobs. Once operational we'll also have direct employment opportunities in within the facility. Indirectly we expect to see the increase in economic activity during the construction and operations.



Aaron Barner, Senior Executive Officer, Métis Nation of Alberta (MNA) commented in summary, that the MNA is committed to this project in a way that is meaningful and needs to get the construction underway.

4.0 Public Presentations at the Public Hearing from those Opposed:

The following Members of the Public spoke **in opposition** of the proposed **Development Permit DP-024-24: Supportive Living Facility**:

At 9:49 a.m., Linda Yurdigo, representing Bellis Board of Trade, spoke in opposition, and read from the following script:

RE: Development Permit DP-024-24: Supportive Living Facility – North side of Victoria Trail

The County agenda briefing on the proposed development states:

The Applicant proposes to install a septic holding tank with a minimum holding capacity of 120,000 liters (4,237 cubic feet).

*All wastewater will be hauled by the Applicant from the site to sewage lagoons at the Hamlet of Warspite (primary) **and the Hamlet of Bellis (secondary)** at the sole expense of the Applicant.*

The Planning and Development Manager has confirmed with the County's Environmental Operations Department that these lagoons have enough existing capacity to accommodate the estimated volume of wastewater that will be generated by the proposed Supportive Living Facility.

Concerns:

Volume of sewage: Let's be clear. "Wastewater" is both the black sludge from the septic holding tank and the grey water produced from other liquid sewage. The sewage (black and grey) from the 48 bed Metis Crossing Hotel is currently sucked out (together) from the hotel tanks and then trucked and dumped in the Warspite Lagoon 2 – 3 times each week. We understand that the Warspite Lagoon may be already showing signs of stress. Adding 75 additional beds with this new development (total of 123 beds) would result in 8 sewage dumps each week, or 416 dumps every year. This does not include dumps from other approved or pending developments.

Bellis Lagoon: Because we are rate payers in Bellis, our concerns are with the sewage dumping in the Bellis lagoon. We are asking to see an **independent environmental impact assessment from hauling and dumping additional sewage into the Bellis Lagoon before this development is approved.** This assessment needs to consider the impact that the additional volume and sewage dumps have on:

- **the current Bellis lagoon infrastructure.** If the County's Environmental Operations Department confirmed to county development staff that the Bellis lagoon has the capacity to support this development, please provide us with their dated report and what data they based their assessment on. Currently the Bellis Hamlet septic tank dumps by contractors are allowed in the Bellis Lagoon. Waste water is piped and pumped into the lagoon (up hill). The lagoon was initially constructed to handle the local hamlet's needs, not 3 times the current volume. Last year and this year were dry years. Was the impact of seasonal wet years considered on levels?
- **the off-gassing and smells emitted.** The lagoon is located directly east of the hamlet (somewhat up hill) and as it stands now emits a disgusting odour which is more foul depending on the wind direction. Adding additional sewage and stirring it up with the dumping will make this situation far worse. Are residents going to be compensated? Hamlet residents are still paying for a "special sewage tax" that should have frankly been removed years ago. Is the developer going to pay a "special sewage tax" and will they be required to pay it for half a century?
- **the road through Bellis and the gravel road to the lagoon dump site as well as the turnabout at the lagoon.** These roads are in poor condition, especially when it rains. The lagoon site is not environmentally secure. It is not meant for heavy loads. There is no gate at the facility, so any contractor can dump loads there whether they have permission or not and as many dumps as they want. Repairs to the road through Bellis are often neglected and will undergo even more stress with the large sewer truck traffic.
- **the potential overflow that could result in sewage seepage into local water wells, and adjacent farm operations.**
 - o There is at least one overflow sewage pipe located on a private farm property adjacent to the lagoon. This overflow pipe was discovered by accident. This is apparently a "legacy" pipe that was constructed when the former landowner and the lagoon was owned by the same person. Now the county owns the lagoon, leaving the current land owner with the potential overflow mess? This is not ok.
 - o Should overflow occur, what impact could seepage have on farm and hamlet water wells? What impact will this have on the hay crop? What is being done to mitigate overflow? Who is responsible should these issues occur? The County is telling rate payers that they cannot afford to offer clean drinking water directly into the Hamlet's homes. Like residents in a third world country, if we do not have a well, we have to get water from a water station. Did the County consider the cost if these water wells get contaminated? Build into the development permit that if water wells, fields, etc. get contaminated, that the developer is wholly responsible and that they and the County will reimburse residents for the rehabilitation costs.
 - o The 75 bed facility, sometimes called a "health facility", will include drug treatments and recovery medicines. Science tells us that medicines flushed down the drain or toilet enter the lagoon intact and can enter waterways. Has this been considered and what testing will be implemented for both the lagoon and local water wells on an ongoing basis?

We are also disappointed that the Division Counsellor, in his Board of Trade updates, did not inform residents or Board of Trade members that sewage dumps from the proposed 75 bed treatment facility would be added to Bellis as a "secondary site". For the most part, we have enjoyed an honest and open communication process. This issue should have been discussed.

At 9:58 a.m., Don Klym, landowner along the Victoria Trail, spoke in opposition, and read from his following notes:

My name is Don Klym and I reside at [REDACTED] Victoria Trail. I have property on the river lot next to the proposed facility, and therefore, I am directly affected by this development. For this hearing I choose to take a neutral position for the following reasons. The development, in essence, has been approved through the amended Land Use Bylaw and according to Municipal Governance Act rules; a hearing is not required for a Development Permit. Also, the current earthwork tells me that this is a definite go. I have to reiterate that I'm not opposing the need for an addiction recovery facility, just the location. I am resigned to accepting the location of the proposed site and I appreciate the relocation from the original proposed site. However, this site is still in the Victoria District National Historic Site and in close proximity to my residence.

I commend Smoky Lake County (SLC) to go ahead with this hearing so that public concerns may be addressed. I also, commend SLC staff in their analysis of the permit application relative to input from the previous hearing in December and the Alberta Métis Nation (AMN) public session in April. This is especially so in regard to the Victoria District Area Structure Plan. I have previously expressed my concerns and now, with further details in the permit application and proposed conditions I am including the following, in no particular order.

Wastewater and Potable Water

From a water balance viewpoint, the number for water demand is 7.6 l/s and for sewage produced 1.94 l/s. Question – This is a large gap, so what happens to the surplus potable water? Also, anecdotally, there are some concerns about the integrity of the Warspite sewage lagoon.

Township and Range Road Condition

At 40 vehicles per day, I see a need to upgrade Township Road 583A from Highway 855 and Range Road 174A to the facility site. The permit application mentions possible SLC plans for paving. Question – what are SLC plans for road upgrades for this development?

Site Security

I see card-based access and on-site security monitoring in the documentation. Question – Will there be a checkpoint at the gate?

Landscape and Fencing

Regarding fencing, the permit application indicates a temporary buffalo fence during construction and a suitable permanent fence to be determined at the west side of the site along the range road after construction. The recently installed buffalo fence, with painted white steel posts around the entire perimeter of the site does not look temporary. Question – What is the fencing plan? (Please clarify).

Regarding tree planting, the species chosen are great ornamental tree species, but, perhaps something more native to the natural landscape could be considered such as white spruce. And to shorten the time-frame to larger functional trees hybrid poplars could be considered. Question – what will be the age and size of planting stock? Another question – Why are trees planted on the inside of the site fence? And another question – Why not plant trees on the east side of the site facing Highway 855?

Parting Comment

This is a significant development worth around \$35 million. SLC has an accountability to ensure a development permit satisfying everyone's needs. As well, SLC must hold AMN accountable for compliance with the permit. Question – How will SLC monitor compliance with the conditions of the Development Permit? I have mentioned socio-economic impacts and the need for ongoing consultation in previous submissions. I trust both SLC and AMN are addressing this.

I appreciate having this opportunity to be heard today. Thanks.

At 10:07 a.m., Irene Van Der Kloet, local resident, spoke in opposition, with her opinion including but not limited to the following points:

- *I'll explain briefly why this is important for me. I am closed to the location of this facility. I am an endurance rider. I ride long distances with my horse anywhere from 25 to 100 miles competitively, and to ride those races you have to have a lot of training. I'm making a lot of kilometers in the area and Rge Rd 174A is one of my favorite routes. I go down Rge Rd 180, and then more on 174A. If this facility is going to be there then there is going to be a lot of traffic and that will not allow me to ride there anymore. It's dangerous. Horses and traffic usually don't mix very well. I've been in an accident many years ago where I lost a horse in a traffic accident, so I will not - I cannot go there anymore. So, I'll lose that and am sorry to lose it because I use it quite a bit, actually. It's a nice. It's a nice route in some rolling hills. So that's my main reasons.*
- *Another thing is that after the hearing in December. I spoke with a lot of my neighbors; they do not want this project in the area. We're concerned about increased traffic. There is a traffic impact assessment in the documentation from 2005. That's 19 years old. I would assume that these days that traffic impact assessment will have a higher number of vehicles than 40 vehicles per day.*
- *There's economic impact that I want to bring forward. We hear repeatedly this project brings \$35 million dollars to Smoky Lake County. That sounds wonderful. Now if we look at the details of how this would impact Smoky Lake County and bring all this money to the county. It is a big project. The applicant has already hired a big company from elsewhere to make all the sketches of the schematics of the buildings and the*

architecture everything. It's not somebody from Smoky Lake County. So that money is not going to the County like that. The applicant will need Provisions food, and water needs to be hauled, medical supplies are too. Grocery stores in downtown Smoky Lake are far insufficient to supply all that food. So that food will be coming from somewhere else. Maybe Costco or Superstore in the city; I don't know where they'll get it, but they will not get it in town or in County so that money is not going to County.

- It's expected to bring up to 120 construction jobs. I would think that they will probably hire a big company to do this and to do this project. And we don't have a big company like that in Smoky Lake so it'll probably be a company from the city or from somewhere else in Alberta that will get these contracts. So there goes the money again; it does not go to Smoky Lake County. It goes somewhere else. So, I think we need to take a look, I would ask the council to take a closer. Look at where this \$35 million is actually going. Because the way I see it and the way I just outlined it to you. It's not going to Smoky Lake County or maybe a very little bit; and that goes for groceries and that goes from medical supplies. We cannot supply all that we are too small, so it's not going there. It's it sounds really nice, but it's not going here.
- Then there's going to be increased pressure on the healthcare facilities in town. And there's already pressure on our Healthcare facilities. There are days that we don't have a doctor or an ER. Personally, I would say that a facility like this would do way better near from bigger Center where there are more facilities nearby and we're it's easier to have access to bigger hospitals, to doctors, to bigger stores, water to be connected, and to an actual sewer system (instead of having it to haul off to a lagoon). The County does not have the capacity that it should have to accommodate this property. There's not any more traffic and more traffic movements. There's going to be more pressure on traffic rules. There's going to be more traffic at the turnoff at the foot of the bridge where people go east to Métis Crossing and they go west to this facility and I think that is going to be a hazard. There are going to be trucks coming across the hill and they'll see a lot of traffic turning. I think that could be a serious traffic hazard.
- There's one more thing. I'd like to say it's a historic area a heritage area and a farming area. I'm concerned about light pollution and horizon pollution from this facility. It says it is going to be part access so it's going to be closed facility, mostly closed facility, with lights to have a good view of what is happening around the facility in the parking lot and around the buildings. So that is my concern that there could be light pollution, and this is no offense meant to anybody. I think it's a great idea to build a facility like this. Just not in this area. I think it's way better to be building somewhere else; maybe at a Métis Settlement, it would be a good job opportunity for them, but that is not up to me. Another concern I have is that in the package there's mention somewhere of future residential developments. What are these developments going to look like? And where are these going to be, we have this area on Rge Rd 174A there is a big lot where they've already started Construction. Are they going to be on the river lot? What are the plans with the river lot initially? But where are the future residential developments going to be; and again, I see that this is not an area where you should have a lot of residential developments. It's a farming area. It's a rural area. It's a Heritage area. Let's keep it that way. There are many more people opposed to this project and they are the immediate neighbors of the proposed development. That the investment of \$35 million dollars into Smoky Lake County sounds fantastic, but the reality may show that this money will not benefit the residents or Smoky Lake County. It is probably going somewhere else; and for the state of traffic safety, peace and quiet and quarters and this rustic heritage area, I would think best that the applicant would look for different location. Thank you for your time.

~ Break from 10:17 a.m. to 10:32 a.m. ~

At 10:33 a.m., Cal Kennedy, local resident, spoke in opposition, with his opinion including but not limited to the following points:

- I'll say straight up front, I'm not against a proposed to the addition Center itself. I'm kind of opposed to what's happening with the groups. The Bellis sewage lagoon is overflowing the solids. Okay, there's problems or results. This is the other thing we have to talk about: lagoons have a solid side and there's a water side. Okay, this everything goes into solid side and then the water side in turn, the liquid side is separate and it's filtered through one from the other right? There is no high side or low side. The pipe that I expected was for the intake is on the west side, but yet the it's chunky on the east side. Which is solid and everything directly being dumped into that. Right, that's a problem because now you're not doing what it was meant for and it's a big problem. It has to be cleaned up. The dirt around where they're dumping from the septic pump is gone. Okay, so that's not a good.
- As for the Addiction Center, I'm not against, but did anybody think that when these things are being built, they need to be hooked up in civil manner like everybody here. What I'm saying is that it's a good thing for all people to have addiction centres. There's nobody in this room that can say well, we don't need this people. Sorry. We're here. We need it. We need it 100%. Okay, everybody here in this room knows somebody that died off here, you know somebody whether you went to school with them or your children went to school with them, you know, somebody who died. It's a horrible thing. And it's been going on because of our government. I commend the people are making decisions for doing what they did and I don't know but now we got another problem what happens if it doesn't work. I see a lot of frustration a lot of people around here. I was trying to pay attention. If the people don't feel comfortable, they're going to have a lot more problems.

- *I'm talking from experience. You need to be transparent about everything you do within these smaller communities or they're going to just say no. People here are here because they've been paying for 50 years.*

At 10:44 a.m., Wayne Adams, local resident, spoke in opposition, with his opinion including but not limited to the following points:

- *I live at Bellis. I moved there and it's everything that I want. People are great. We're meeting here, right? There's probably 22-24 people here and I can't speak for everybody but we don't want it. I'm you guys, representing us first before anybody else. There's nobody else you represent here. We were not approached by that Treatment Center not at all. We all know about racial trauma and it's affects all of us so we know what's required.*
- *I personally have my own homes and I'm required to pay for my own stuff.*
- *They said there was two other facilities that are already done. Are they paying for their own? Now why should we be part of that? That's a question. I need to have answers. Who's paying for that? Why should I think it's great? Should you do what you can't operate? We don't want it straight up.*
- *Consider that if you got 23-25 signatures on a piece of paper, you don't want that. Remember, you represent us. You need to talk to us. You need to have us involved. Look at the age of the people here. We're not stupid. We didn't grow up yesterday. You didn't come out of the woods and say what are you doing? This here you guys are doing a great job. I'm sure you. But you're operating from up showing about last perspective. We have a lot of understanding. There's a lot of years back here.*

4.0 Public Presentations at the Public Hearing from those In Support:

The following Members of the Public virtually or physically present spoke **In Support** of proposed **Development Permit DP-024-24: Supportive Living Facility:**

At 10:49 a.m., Dee Cherwoniak, local resident, spoke in favour, with her opinion including but not limited to the following points:

- *I'd like to first thank Council for providing this opportunity for the public and to express or address their reviews on the development and I'd also like to thank you for the very detailed documentation for us to peruse; so, thank you. I do have to say that I am in support of the facility and where it is going to be developed.*
- *You hear concerns with wildlife however, it would be a recovery program for everyone, and we do have organizations building other facilities with them and the wildlife there hasn't been affected. I've spoken to several people within those facilities and it's just a little bonus.*
- *I have spoken to a lot of residents along Victoria Trail and I have to say that the ones that I've spoken to, some are opposed and some are in support of it because they're confident that Council will make the right decision and follow proper procedures.*
- *It's not going to include individuals being released from Correctional Services. I do believe that at the public hearing in April it was stressed that individuals going into this 'recovery' or 'supported living facility' will be on a voluntary basis and not by a court order. So, with that said, thank you ever so much for providing all the information and giving us this opportunity.*

At 10:54 a.m., Hank Holowaychuk, Town of Smoky Lake resident, spoke in favour, with his opinion including but not limited to the following points:

- *I'd like to start off by thanking the Smoky Lake County in their wisdom for giving the green light to this much-needed 35-million-dollar supportive living facility and folks that's exactly what it is. Having said that, I'd like to really thank the Métis Nation of Alberta for what they've done for this region in collaboration and cooperation with all the municipalities working together, building a better future. The current County model and regional model is not sustainable for taking us into the future; and that means everything from healthcare to other services etc., fire Services, everything, you name it, it's not sustainable without an influx of development and investment. So having said that I'm glad to see that this project is going to go ahead and when I look around the room folks, and there's no disrespect to anybody, there's no young people in this room. This project is with the Métis Nation of Alberta, who has a proven track record of providing jobs for our local people. A lot of jobs go down to Métis Crossing and I see all the local people that are working there. It's providing opportunities for each and every individual in this County.*
- *To the Bellis Board of Trade and with all due respect, I know where you're coming from because I sat in these chairs years ago when it was lake development etc., you're well intentioned. You're fairly well informed but we have to separate the wheat from the chaff. When I say that people make mention of national historic sites, Banff and Jasper are national parks; there's light pollution and animals coexisting with those residents and people from all over the world, and I'm not talking 40 vehicles a day folks, I'm talking buses, planes, trains, you name it, they're go through those parks. So there's not been a single valid reason that this project should have any abandons or be slowed down in any way, shape, or form; weather means money, and we have to break ground and move forward on a \$35Millin investment, it won't all be spent locally but I know for a fact as a former mayor of this community over the last 30*

years that when people come to our region from all over the world, they spend money in our communities. They sustained the hotels, the motels, the restaurants, and all the other facilities, gas stations, and the hospitals. Having said that folks, I want to make two things very clear: the Pakan hospital was moved up the hill, and I've said it before, that building right next to us is the legion that was the old hospital. No barbed wire fence. No gated community. No safety issues. Nobody worried about traffic coming down the street to come to get healthy; and that's what that supportive living is it's a health center. This building was formerly the Smoky Lake Hospital (the newer edition before the current one). No gated community. No barbed wire fence. No security guards on premise and it's served the community, and our local people were not opposed, because it serves everybody. And the current hospital is the same situation folks.

- So, with all the stuff that's been said, and I respect every one of the people in the room because I've been on the other side of fence, but we have to look at the reality, the facts. The lagoon in Bellis, that's a separate issue, if you have to deal with it, that's a separate issue. There's another lagoon in Warspite and there's a lagoon in Smoky Lake that was built with government money that can serve, I believe, 10,000 people. It has the capacity to serve so don't to try and stop a project because someone may have a concern about a lagoon that maybe needs some work; and it may not, I'm not an expert on lagoons. Having said that there's no valid reason to postpone, delay, or stop this project, end of story folks. We need it and like the gentleman said there isn't a single person in this room that has not been affected or lost a loved one, a friend, a family member, to drugs or alcohol. I've lost several personal friends. They've gone to addiction centers. They're not with us anymore. This is a way to help those people that need it. This is a ray of hope in our community; a beacon of hope and Smoky Lake can be that region and that's why the government chose it. This is one of the 11 centers that are being built to serve in our Province folks, do not drop the ball.
- Whether you can ride your horse up and down one road is not enough reason to stop a \$35 million dollar project. Those people will be living in our community that work there. They're going to secure the future of our healthcare center. They will help.
- Worries about the location and the traffic folks, that is not an issue; everybody in this room jumps into the vehicle goes to Fort Saskatchewan and they shop at the Walmart which has a federal penitentiary two blocks away. No safety issues. No concerns folks. Nobody worried about what color your shingles are, what color your fences are, if it's going to be white post or whatever so folks, I'm just going to remind Council and I applaud them for making the right decision and delays are not needed and not affordable. The government's behind us. The Métis Nation is behind us.
- Track record is proven with the Métis Crossing. Let's move this project forward for the benefit of everybody in this region. Thank you very much.

At 11:02 a.m., Craig Lukinuk, local resident, spoke in favour, with his opinion including but not limited to the following points:

- What was going on here, number one, Council, if I'm not mistaken, let's call this a foregone conclusion Council has made the approved amendments to River Lot 15 or the proposed bill of the treatment facility. Am I not, correct? Number one, so you don't have to answer the question, but I know it has been approved. It's got first, second, third and final reading. So having said that the other reason I asked that is because this is a meeting that is like, somebody said, was unnecessary. So, we're thanking everybody here for having this meeting just for people to voice their opinions to let the MNA know that there are still concerns. All right, so because there's concerns, concerns need to be addressed, at the same time. They're being neighborly as they said they would be at their last meeting. They did address a lot of the scenarios that were brought forward to Council and to the public and that's why we're here today, else we wouldn't be here today. Number one. So being that the amendment to River Lot 15 has been approved now the construction site currently that is being, let's say, the groundwork is being broken. I had a question there: was there an approval of the build?
- A proposal is something that is not a foregone conclusion. This obviously is still a proposal because second and third reading hasn't been done, which I do believe it probably will, but I did hear that the build is being delayed by this and we know the thoughts and the feelings of everybody here in this room and you all know my thoughts. I wasn't opposed 100%; not to the facility, but to the location. The location changed and I'm happy with that. It's still on river lot 15 so not 100% but you know what? Things are going to move forward. We know that, we all understand that. As long as everybody's concerns here that are brought to the table are being addressed by Council and MNA I think most people will be happy. You're not going to please 100% of people all the time.
- The fencing was another issue that was brought up earlier and I did read it too because I read it. I brought it up online. So, I figured okay, I'm gonna read this and the fencing, the one side of the fence that is being located on, on the north-south, fencing off the north south - fencing that the Council is going to consider. I was concerned too. What about the other three sides? Why isn't this addressed in here? I mean, if you're putting the front fence don't you think you'd build the fence right around the entire perimeter rather than just one and addressing one. That is the concerns people: with the drill stem that is in the ground. Like it's not going to be pulled out. I mean, if you're gonna build a fence you're gonna build a fence around the entire perimeter. I know I heard from one of my neighbours about the trees. Why are they planted outside? You got a long walk there too at the same time. I mean just a small thing that needs to be addressed, the concerns of people want to be heard and you know what we still like to have a little bit of say. Whether it's gonna help or not, at least people hear the concerns.
- The other thing that was brought up here at same time. The build itself. So, you got a

35-million-dollar project that's going to be built here. Are we going to be hiring local people? If so? Where is it going to be posted? Because I know the lack of posting for things that are happening in our region is very minuscule. If you're not on Facebook, you don't know about it. Our young people that are out there nowadays do and will and they would like to work there. I'm sure they would, there's a lot of careers that could be had out there whether it's plumbing, electrical, construction, you name it. So, if the build is going to move forward and the contractors have been awarded to builder are they going to be hiring local? And if so, it should be posted so people know and have contact numbers so they can get hold these people to get ahead of the game rather than saying: oh, we have everybody that's on staff. We're here to support our locals and that's part of the parcel of why we're having this 35-million-dollar build, just like anything around here. We're trying to support, so that's a concern. I mean, I'd like to know if that's going to happen, if it is, great.

- *The other one that was brought up too, was the traffic impact statement brought back from 2005. I know Jordan stats in there what they expect, the traffic counts to be, but don't you think there should be another traffic impact assessment? I mean Métis Crossing has been built, there's a lot more traffic going on there. Let's see if they hit their target. Are you going to have a gate there? Are you going to have a sign that says you can't drive there; I don't know how you guys are gonna address that. These people are going to automatically gonna turn on Victoria Trail. Well, half a mile up and then if they turn North, that's not the proposed area where they're supposed to be driving. That's a concern; and that's a concern for the people on Victoria Trail. So that's something that should be addressed and thought about and looked into at the same time. How are you going to route the traffic there? So, you said you're not using Victoria Trail. So, it's just a concern of mine.*
- *Other than that, I don't think I have too much more that I really wanted to address other than in the agenda package, and this is just a little pivot but okay, I'm done talking about the build and I'm happy that we're having this meeting and everybody's got the voice there in the opinion, but I just want Council to be aware, here at the same time that on the attachment number four notice of public hearing... now one other thing is the lagoons definitely, there's been a lot of discussion on our lagoons. How is it going to impact us? Are we going to be liable? If we, have to do a new build house, that's something that we have to do, thinking this is going to be here forever. There's nothing really addressed in that scenario on those lagoons. Other than that, and don't take it wrong Council or Administration, but attachment number 14 when you look at it, that was an agenda package of page number four, where it has the first second and third and final reading, it reads Reeve Ron Bobocel and CAO Cory Ollikka. I would like that changed have a generic one where there's no names. So, we don't cross this problem, and that's all I have to say. Thank you.*

POINT OF CLARIFICATION:

Jordan Ruegg, Planning and Development Manager – clarified, referring to the Bylaw signed by Reeve Ron Bobocel and CAO Cory Ollikka, within the package, that it is a copy of the Planning and Development Public Hearing Procedures Bylaw (Bylaw No. 1282-15) which was passed in 2015 and those are the correct names for that year.

At 11:11 a.m., Patti Chern, Local Resident, spoke in favour, with her opinion including but not limited to the following points:

- *I have some concerns with the project. To start off with, I am in favor of the project but not the location. There are many things that aren't able to be built in certain areas as in the National Parks, they have rules and regulations and this is proposed to be in an area that is not, and was not, previously legislated to be in. And while we all acknowledge the need for the Healing Center. Definitely the location still needs to be considered because it is just not in the correct space and we talked about transparency and my understanding is that the Métis Nation of Alberta would have had lots of choices on where to put this Center and I have never, never ran across why they chose this particular one and brought it to Council as a big company. And I would just like again, more transparency on why that was, when there were other proposed sites within Smoky Lake County that were proposed to the Métis Nation of Alberta and were declined and all of that, and I do think that counts. I do thank Council for having this hearing because it is a necessary part of the procedure of it, and it has brought up a lot of concerns that the Council will need to address and I think that our Council is confident enough to do that.*
- *My question is on the development is there. In the temporary development permit has there been any issues of traffic control and road maintenance and all of that addressed with that temporary equipment? And how is Council proposing that those issues of accessing wrong roads and that could potentially have been be addressed? And also, to the Métis Nation of Alberta, I would like to know how many sites they considered before focusing on this one?*

At 11:17 a.m., Louis Moskowitz, Melewka Structures, contactor for the project, spoke in favour, with his opinion including but not limited to the following points:

- *I'm a local contractor from out of Athabasca, Alberta. I am the general contractor on the project. But I want to give you a little history on what we're doing as a contract or was a local businessman. And um, anyway, a lot of you may not remember me, I represented this District as a school trustee and part of the initiative we had several years ago was to build a new school here.*
- *A lot of these things have been happening in your area for years. The MNA has been tasked with putting one recovery center in this area. There are a thousand beds the provincial government is trying to get in Alberta. I'm not here solely because I'm the*

general contractor, but I'll be here after to answer any of those questions that you put forward today. I want to address a few of them because every one of you had valid concerns and you need to be heard and the council has done this because it's not a sure thing and your voice matters, and you need to know that as a general contractor who builds in construction season. I made the presentation or the application for foundation only building permit and Council said yes at your own risk Lewis, you can do this. You have 60 days for it. So, your voice is heard and it means something to Council. They're not responding to that right now, but the idea is that they take all your information back and they'll deal with it. It's not a sure thing, but I'm hopeful that we are able to come to a resolution of the community to make this happen. Now, some of you said non-locals are going to be here. I will hire local.

- I tried to become your MP several years ago and bailed that because Harper didn't want to give me a job. Basically, so when we talk about drug, that's Federal not conservative that want to build. Smoky Lake - rural communities is their major initiative. And things like the Bellis issue with the water treatment facility; there are so many grants available. I would continue to push this Council to get the grants to return that. That's simple. The MNA is prepared to do things like dust mitigation. We will, as soon as we have a permit, will spend money to make sure that there isn't dust flying off the roads and roads are maintained, they've got plans to continue to build and support in this community. The local, 35 million dollars, you know, I'm going to say hopefully I can make some money at this, so not all of this is going to stay here. There's no way on any one of these projects that this community can build it we could train people fast enough. I have a training and hiring program.
- How many young people in this community are working, are looking for jobs? How many older people? Because we need people that will be available for that. There are a couple things specific to the site that I'd just like to address because these are things Council put on conditions. We've built in Alberta, Saskatchewan and have done work in BC. We have several big projects on the go right now. With this project there is a compliance that comes under Alberta building standards codes, and the County has entered into agreement with Inspections Group to monitor the build. For the Culvert permit, you know, Bob was out there, the local guy was out there and told us how to do it. We got a permit. Everything is based on general construction practice.
- MNA wanted it on the riverbank for walking trails and things that people could use in a healing environment. They took your consideration and moved it. We fought it as a contract because we spent a lot of money getting the prep work done at the initial site, but they listened to you guys and said no, we don't want it on the River Bank, move it. So, we're met in the middle, but in buffalo pasture with no utilities, with no services. We're going to make that available; we're going to bring power, water, and gas, you know, they'll probably end up Paving the road. All these things are going to happen and we're planning for that. But again, this is all done under the rules and regulation. So, the one issue that we need a temporary fence. I love the Buffalo fence, I don't need people to drive through, crime in the area is horrific all over, all over the province.
- What you'll see on-site, right now is the sea can simply to hold information and stuff safe while we're starting their foundation. I'm not going to spend a whole bunch of money until these guys, the Council, gives me a green light to go. So, there's still an opportunity that they could say no. When we talked about local businesses, people, this town, County and community can't accommodate 40 new families. What are we going to need? Growth. And you want people to buy local. We are running into the same thing all the way out. We need homes and with that goes recreation and all the other stuff.
- We are a qualified. I'm not going to say a high-end contractor, but we are already using local contractors and we will use any local ones we can. When we talk about local entrepreneurs or local people. I'm a recovering alcoholic. I have not been drinking since 2012. When you sit out in the middle of that buffalo pasture and you watch the buffalo you are at peace. The reason that east side of that fence is not going to have trees on it because is that there's still a buffalo pack and there's horses out there right now.
- These people could be your wife your husband could be anybody going into this facility. This is just a little bit on the programming that Megan wasn't able to give you, there are details for six detox beds in a great safe environment when they talk about card access this facility is not a jail.
- If I wanted to get clean, it's a 9-to-12-month program if I'm hooked on some trouble. To bring people into a state where they can become conscious and understand what they need to do. So, this is all government programs. You know when they say, you know things like we're going to shut this down and turn into a scene. I'll tell you what, you're gonna have more people coming and these people are going to be in a very controlled environment, with nature. You know, when we talk about lighting its security for the facility traffic. The programming is second to none in Alberta, the program is great. We need facilities and that's why it's here.
- As a local businessman contractor, I encourage these types things. I would love this facility on my 48 acres in Athabasca. When we were building a multiplex or when you were building the school you had a room just like this, guys, progress is going to happen. This council is doing everything they can, even though it halted us, because they gave an opportunity to voice your opinion and work with you to make sure that all the needs of the community are met first. They did not have to do this. And that's you know, I say good for you, but I would have already been in the ground. And anyways, thank you Council for your time. I'm going to get to know you people, the neighbors. I'm gonna make sure that anything, any issue with you, you're gonna have my number, we're going to work together so that this is about a very calm easy environment. We followed the rules and practices general conditions. I really appreciate the opportunity to speak and hopefully we can meet this happen, thank you.

5.0 Questions and Answers

Nil.

6.0 Closing Remarks

There being no further presentations, the Reeve thanked all the presenters for their comments and thanked everyone for attending the Public Hearing; he then declared the Public Hearing for the proposed **Development Permit DP-024-24: Supportive Living Facility**, closed, time **11:35 a.m.**

County Council Meeting Reconvened

Meeting Reconvened The Smoky Lake County Council Meeting reconvened, at a call to order by Reeve Serben, time **1:36 p.m.**, in the physical presence of all Council Members, Chief Administrative Officer, Assistant Chief Administrative Officer, Finance Manager, Executive Services Clerk, and 2 Members of the Public, as well as in the virtual presence of the Planning and Development Manager, Planning Technician, Fire Services Clerk, Fire Chief, Deputy Fire Chief, Municipal Clerk, Community Peace Officer, and 8 Members of the Public.

11:37 to 11:42 a.m.

Public Question and Answer Period:

Member of the Public, Hank Holowaychuk, questioned when Council will be reviewing Development Permit DP-024-24: Supportive Living Facility and if the Land Use Bylaw will be reviewed in conjunction with the fire departments to update it in respect to building materials such as cedar shingles.

Reeve, Jered Seren, answered DP-024-24 will be reviewed at the August 8, 2024 Council Meeting and review of the Land Use Bylaw in respect materials is certainly something that we can consider.

6. Municipal Planning Commission:

Nil.

7. Request for Decision:

Nil.

8. Chief Administrative Officer's Report:

Nil.

9. Council Committee Reports:

Nil.

10. Correspondence:

10.1. Victoria Trail Agricultural Society (VTAS) - Fair Days in Waskatenau Sponsorship

730-23: Céré

That Smoky Lake County provide funds in the amount of \$500.00 to the Victoria Trail Agricultural Society (VTAS), allocated from the Grants to Individuals and Organizations budget, to become a Gold Sponsor of their Fair Days event scheduled for August 9-11, 2024, to be held in the Village of Waskatenau, in response to the letter request received by email on July 5, 2024, from the VTAS President.

Carried.

13. Next Meeting(s):

Scheduled County Council Regular Meetings

The next Smoky Lake County Council Meetings have been confirmed to be held on the following dates:

Thursday, August 8, 2024, at 9:00 a.m., (Regular),
Thursday, August 22, 2024, at 9:00 a.m. (Regular),
Thursday, September 12, 2024, at 9:00 a.m., (Regular),
Thursday, September 26, 2024, at 9:00 a.m. (Regular),
Thursday, October 10, 2024, at 9:00 a.m., (Regular),
Thursday, October 24, 2024, at 9:00 a.m., (Regular),
Thursday, November 14, 2024, at 9:00 a.m., (Regular), and
Thursday, December 12, 2024, at 9:00 a.m., (Regular),

to be held virtually, through Electronic Communication Technology as per Bylaw 1376-20 **and/or** physically in County Council Chambers.

ADJOURNMENT:

731-23: Halisky

That the Smoky Lake County Council Meeting of July 18, 2024, be adjourned, time 11:46 a.m.

Carried.

REEVE

S E A L

CHIEF ADMINISTRATIVE OFFICER