



**Smoky Lake County
Meeting Minutes of July 23, 2026 - 09:00 AM
Regular County Council Meeting**

Called to Order

The meeting was called to order at 9:17 a.m. by the Reeve, Craig Lukinuk, in Smoky Lake County Chambers, in the presence of the following persons:

		ATTENDANCE
<u>Div. No.</u>	<u>Councillor(s)</u>	<u>Thursday, July 23, 2026</u>
Division 1	Ryan Barker	Physically Present
Division 2	David Kully	Physically Present
Division 3 / Reeve	Craig Lukinuk	Physically Present
Division 4/ Deputy Reeve	Lorne Halisky	Physically Present
Division 5	Jered Serben	Physically Present
CAO	Chyenne Shaw	Physically Present
Interim Finance Manager	Dennesha Ferguson	Physically Present
Director of County Services	Jordan Ruegg	Physically Present
Recording	Meaghan Andreychuk	Physically Present
Secretary/Legislative Services		
<u>Observers in Attendance Upon Call to Order:</u>		
Environment and Parks Manager	Dave Franchuk	Virtually Present
Natural Gas Manager	Daniel Moric	Virtually Present
GIS Technician	Carlos Zetina	Virtually Present
Agricultural Fieldman	Sebastien G Dutrisac	Virtually/Physically Present
Communications Officer	Evonne Zukiwski	Virtually Present
HR/ Safety Manager	Jasmine Schaub	Virtually Present
Regional Fire Chief	Scott Franchuk	Virtually Present
Other Observers	3 Members	Virtually Present

**Resolution
No:20260723-
508**

**Adoption of Agenda
Moved By: David Kully**

That Smoky Lake County Council adopt the Regular Council Meeting Agenda for July 23, 2026, with the amendment to Division 5 Report to change “Range Road 190 to be Range Road 191”.

CARRIED

3. Adoption of Minutes

**Resolution
No:20260723-
509**

**3.1 Minutes of the May 14, 2026, Regular Council for the purpose of
departmental meeting
Moved By: Lorne Halisky**

That Smoky Lake County Council approve the Minutes of the May 14, 2026, Regular Council for the purpose of departmental meeting, as presented.

CARRIED

**3.2 Minutes of the June 10, 2026, Regular Council for the purpose of
departmental meeting**

Resolution
No:20260723-510

Moved By: Ryan Barker

That Smoky Lake County Council approve the Minutes of the June 10, 2026, Regular Council for the purpose of departmental meeting, with the following amendments:

- *That Smoky Lake County Council appoint the Director of County Services as an authorized signing authority for administrative matters on behalf of Smoky Lake County, effective immediately.*

CARRIED

Resolution
No:20260723-511

3.3 Minutes of the June 25, 2026, Regular Council Meeting

Moved By: Lorne Halisky

That Smoky Lake County Council approve the Minutes of the June 25, 2026, Regular Council Meeting, with the following amendments:

- Include “Interim” Finance Manager where applicable
- Corrections to Fleming throughout the minutes
- Corrections to duplicating 7.9 to 7.9.1

CARRIED

Resolution
No:20260723-512

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 9:27 a.m. and resume at 9:32 a.m.

CARRIED

4.

Resolution
No:20260723-513

Delegation(s)

4.1 Scott Hanrahan, Benefits Consultant, Integrated Benefits

Moved by: Lorne Halisky

That Smoky Lake County Council move to Closed Session at 9:33 a.m. pursuant to the Access to Information and Protection of Privacy Act (ATIA), Part 1, Section 29: Disclosure harmful to business interests of a third party; in the physical presence of all Council and the following staff members:

- Chief Administrative Officer, Chyenne Shaw
- Director of County Services, Jordan Ruegg
- Recording Secretary/Legislative Services, Meaghan Andreychuk

CARRIED

Resolution
No:20260723-514

Closed Session

Moved By: David Kully

That Smoky Lake County Council go out of Closed Session at 10:16 a.m.

CARRIED

Resolution
No:20260723-515

4.1 Scott Hanrahan, Benefits Consultant, Integrated Benefits

Moved By: Lorne Halisky

That Smoky Lake County Council direct Administration to work with Scott Hanrahan, Benefits Consultant with Integrated Benefits, to review potential changes to the County's benefit plan and provide further information and recommendations for Council's consideration at a future Council meeting.

CARRIED

Resolution
No:20260723-
516

Recess
Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 10:16 a.m. and resume at 10:30 a.m.

CARRIED

Resolution
No:20260723-
517

Request for Decision
8.1 Policy 15-10 Responsible Use of Artificial Intelligence (AI)
Moved By: Jered Serben

That Smoky Lake County Council approve Policy 15-10: Responsible Use of Artificial Intelligence (AI) with the following amendments:

- Clarify accountability and human oversight responsibilities.
- Identify the CAO as the approval authority for high-risk AI use.
- Use the defined term “User” consistently throughout the policy.
- Add “or designate” where appropriate.
- Clarify that AI is intended to support, not replace, employees.
- Prohibit the use of AI for sensitive or confidential County information.
- Clarify approval responsibilities for high-risk AI applications.
- Remove “where appropriate” from the transparency section.
- Change “Administration” to “the County” for training responsibilities.
- Update the review requirement to annually.
- Identify the IT department/personnel as the CAO’s designate for AI tool approvals.

And; that Policy 15-10: Responsible Use of Artificial Intelligence (AI) be brought back to the next Committee of The Whole Meeting scheduled on August 11, 2026, for review of amendments.

CARRIED

Kyle Winterbottom, Interim Public Works Manager and Dwight Pritchard, Public Works Coordinator (Modified Duty) entered Council Chambers at 10:44 a.m.

Resolution
No:20260723-
518

8.2 Policy 02-16 – Infectious Disease Management Plan
Moved By: Jered Serben

That Smoky Lake County Council rescind Policy No. 02-16, Infectious Disease Management Plan, and direct Administration to incorporate the relevant information, procedures, and operational planning components of the policy into the County's Emergency Response Plan.

CARRIED

Resolution
No:20260723-
519

8.3 Policy 03-13: Haul Rate Adjustment for Fuel Price
Moved By: Lorne Halisky

That Smoky Lake County Council amend Policy 03-13 - Haul Rate Adjustment for Fuel Price, by updating the Schedule “A”; Fuel Index which reflects diesel fuel pricing ranging from \$0.70 per litre to \$2.50 per litre and simplifying the fuel index into \$0.05 per litre increments.

CARRIED

Resolution
No:20260723-
520

Moved by: Lorne Halisky

That Smoky Lake County Council move to Closed Session at 10:55 a.m. pursuant to the Access to Information and Protection of Privacy Act (ATIA), Part 1, Section 29: Disclosure to harmful to business interests of a third party in the physical presence of all Council and following staff members:

- Chief Administrative Officer, Chyenne Shaw
- Director of County Services, Jordan Ruegg
- Recording Secretary/Legislative Services, Meaghan Andreychuk

Meaghan Andreychuk, Recording Secretary/Legislative Services left Council Chambers at 11:06 a.m.

Dennesha Ferguson, Interim Finance Manager and Meaghan Andreychuk, Recording Secretary/Legislative Services entered Council Chambers at 11:07 a.m.

Chyenne Shaw, Chief Administrative Officer left Council Chambers at 11:30 and returned at 11:33 a.m.

CARRIED

Resolution
No:20260723-
521

**Out of Closed Session
Moved By: David Kully**

That Smoky Lake County Council go out of Closed Session at 11:42 a.m.

CARRIED

Resolution
No:20260723-
522

**8.4 Reclamation of County Gravel Pit
Moved By: Lorne Halisky**

That Smoky Lake County Council direct Administration to proceed and prepare a Request for Proposal (RFP) for the reclamation of the pit located at **NE 09-58-15-W4**, with funding to be allocated from the General Reserve.

CARRIED

Resolution
No:20260723-
523

**8.4 Reclamation of County Gravel Pit
Moved By: Lorne Halisky**

That Smoky Lake County Council direct Administration to work with qualified suppliers for future aggregate resources.

CARRIED

**6. Question and Answer Period from 11:30 a.m. to 12:00 p.m.
Public Question and Answer Period 11:42 a.m. – 11:43 a.m.**

No Guests in attendance

Resolution
No:20260723-
524

Request for Decision

**8.6 Policy 03-56: Equipment Storage, Availability and Compensation
Moved By: Jered Serben**

That Smoky Lake County Council approve Policy 03-56: Equipment Storage, Availability and Compensation Policy as presented.

CARRIED

Resolution
No:20260723-
525

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 11:45 a.m. and resume at 12:34 p.m.

CARRIED

Resolution
No:20260723-
526

**8.5 July Requests for Donations/Sponsorships
Moved by: Ryan Barker**

That Smoky Lake County Council approve a donation in the amount of \$1,500 to the Vilna Agricultural Society in support of the annual Boomtown Fair Days event scheduled for August 14–15, 2026, in response to the letter received from Mary Flondra, Vilna Ag Society, dated June 14, 2026.

CARRIED

Resolution
No:20260723-
527

8.7 Bylaw No. 1510-26 - Procedural Bylaw

Moved by: Ryan Barker

That Smoky Lake County Council give First Reading to Bylaw No. 1510-26, being the Smoky Lake County Procedural Bylaw.

CARRIED

Resolution
No:20260723-
528

8.7 Bylaw No. 1510-26 - Procedural Bylaw

Moved by: Jered Serben

That Smoky Lake County Council give Second Reading to Bylaw No. 1510-26 being the Smoky Lake County Procedural Bylaw.

CARRIED

Resolution
No:20260723-
529

8.7 Bylaw No. 1510-26 - Procedural Bylaw

Moved by: David Kully

That Smoky Lake County Council unanimously consent to proceed with Third Reading of Bylaw No. 1510-26 at this meeting pursuant to Section 187 of the Municipal Government Act.

CARRIED UNANIMOUSLY

Resolution
No:20260723-
530

8.7 Bylaw No. 1510-26 - Procedural Bylaw

Moved by: Lorne Halisky

That Smoky Lake County Council give Third and Final Reading to Bylaw No. 1510-26 being the Smoky Lake County Procedural Bylaw.

CARRIED

Resolution
No:20260723-
531

9.1 Action List

Moved by: Jered Serben

That Smoky Lake County Council approve the Action Item List for the period of March 2025 to July 2026 with the following amendments:

- Updating each action item with “Completed, in progress” with direction on actions taken
- Updating Director of County Services where applicable
- Adding the amounts of donations that were processed into the action descriptions

CARRIED

Resolution
No:20260723-
532

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 12:55 p.m.

CARRIED

That Smoky Lake County Council recess the regular Council meeting at 12:55 p.m. for the purpose of the agenda item 5. Public Hearing at 1:00 p.m.

Public Hearing on said Proposed Smoky Lake County Bylaw # 1509-26

The Public Hearing was called to order at 1:00 p.m. by the Reeve, Craig Lukinuk, in the presence of the following persons:

All members of Council, Chyenne Shaw, Chief Administrative Officer, Director of Planning and County Services, Interim Finance Manager, Recording Secretary, and four Smoky Lake County staff members online, and three public guests online.

Confirmation was provided by Jordan Ruegg, Director of County Services,

that the Public Hearing had been advertised, and notice was provided in accordance with the applicable legislation.

Staff Presentation

Jordan Ruegg, Director of County Services, provided the following information:

The purpose of the hearing was summarized:

On June 12, 2026, an application was received by administration from 2803870 Alberta Ltd. represented by Austin Zacharko (the Applicant) requesting amendments to the County's Land Use Bylaw, Municipal Development Plan & the Whitefish Lake Area Structure Plan, to allow for the development of a multi-lot, country residential subdivision to be applied for on the lands legally described as Pt. NE-4-62-13-W4M (the Subject Lands).

The Subject Lands are approximately 26.75 acres (10.82 hectares) in area and are located on the southeast shore of Whitefish Lake, west of Range Road 133. The Subject Lands are presently designated:

- Agriculture (AG) District under Land Use Bylaw #1272-14;
- Agriculture Area under Municipal Development Plan Bylaw #1249-12; and
- Agriculture Area under the Whitefish Lake Area Structure Plan Bylaw #1189-09.

The Applicant proposes to develop approximately 15 country residential lots, including both waterfront and backlot parcels. The proposed lots are to be serviced by an internal municipal roadway constructed to County standards. The proposed development would include County-owned Environmental Reserve lands adjacent to Whitefish Lake and around identified wetlands and will avoid historically significant areas that were identified during the project's technical review stage.

DEVELOPMENT PROPOSAL:

The proposed Sunset Ridge Estates (the Development) consists of a country residential subdivision designed around the natural features of the Subject Lands.

Key components of the proposed Development include:

- Approximately 15 country residential lots, including 8 waterfront lots and 7 backlots, with lot sizes ranging from approximately 0.84 acres to 1.79 acres in area;
- Construction of an internal roadway and cul-de-sac of approximately 387 meters in length;
- Individual private water (well) and sewage treatment systems (to be installed by lot owners and subject to County and Provincial regulations, where applicable);
- Preservation of environmentally sensitive areas adjacent to Whitefish Lake and identified wetlands via County-owned Environmental Reserve lands;
- Avoidance of disturbance of historically/archeological significant areas as identified by an Historic Resources Assessment; and

- Avoidance of disturbance of historically/archaeologically significant areas as identified by a Historic Resources Assessment; and

SUMMARY OF SUPPORTING TECHNICAL REPORTS:

To evaluate the suitability of the proposed redistricting and future subdivision, the Applicant has retained a number of qualified professionals to undertake a series of technical studies in support of the application. Administration has reviewed each study and summarizes its findings below.

Functional Servicing Report

The Functional Servicing Report (FSR) was prepared in support of the application and provides the engineering basis for the proposed servicing strategy for the Subject Lands, and demonstrates the conformance of said strategy with

the County's Regional Engineering Design Standards (REDS). The FSR addresses roadway design, stormwater drainage, water supply, wastewater disposal and franchise utilities. The FSR also identifies approved deviations from the REDS (approved by Council motion on April 16, 2026) and summarizes key environmental constraints that affect the proposed design of the subdivision.

The proposed internal roadway is designed in accordance with the REDS, save for a Council-approved deviation of the minimum road width from 8.5 meters to 7.5 meters, and a deviation in the minimum right-of-way width from 30.0 meters to 20.0 meters. At the time of the Applicant's request to reduce these minimum standards, the County's Public Works Department indicated its support of the proposed deviation.

Potable water is proposed to be supplied by individual private water wells located on each individual lot. Individual cisterns would also be compliant with municipal bylaws. Wastewater servicing is proposed to be provided through private on-site sewage disposal systems that are designed and approved in accordance with Provincial regulations. All Private Sewage Disposal Systems shall be required to obtain a Private Sewage Disposal System Permit prior to installation. The FSR concludes that both servicing methods are appropriate for the proposed density of development and are consistent with existing residential development surrounding Whitefish Lake. Stormwater management has been integrated into the overall servicing strategy through roadside drainage, stormwater conveyance systems (e.g. culverts) and preservation of the existing drainage patterns. Moreover, existing wetlands are proposed to be retained where practical to provide both environmental protection and natural stormwater attenuation.

Geotechnical Investigation

A geotechnical investigation was conducted to evaluate existing soil conditions, groundwater characteristics and slope stability to determine the overall suitability of the site for residential development. The investigation determined that the site is generally suitable for the proposed development provided that construction follows the recommendations contained within the investigation, including appropriate foundation design, roadway subgrade preparation, groundwater management during construction, and erosion control measures.

The report identified no significant geotechnical hazards that would preclude residential development on the proposed building areas. Areas adjacent to

Whitefish Lake and other environmentally sensitive features should remain protected through Environmental Reserve dedication and appropriate development setbacks.

Administration is satisfied that the geotechnical investigation provides an appropriate technical basis for future subdivision design and detailed engineering.

Stormwater Management Report

The Stormwater Management Report evaluates how surface runoff generated by the proposed subdivision will be managed while maintaining downstream drainage characteristics and protecting the water quality of Whitefish Lake. The report incorporates existing topography, natural drainage features, wetlands, and anticipated post-development runoff into the proposed drainage design.

Key recommendations included in the report include the following:

- Maintaining natural drainage pathways wherever possible;
- Directing runoff through engineered roadside drainage systems (ditches and culverts);
- Protection of existing wetlands;
- Minimizing increases in post-development runoff; and
- Implementation of erosion and sediment control measures during construction.

Engineering analysis concludes that stormwater generated by the development can be managed without creating adverse impacts to adjacent lands or Whitefish Lake when the recommended infrastructure and best management practices are implemented. Administration considers the proposed drainage strategy to be consistent with accepted municipal engineering practices and provincial environmental objectives.

Biophysical Assessment

A comprehensive Biophysical Assessment was completed to identify environmentally significant features, wildlife habitat, wetlands, vegetation communities, and potential ecological constraints associated with the proposed development. The assessment identified several environmentally sensitive areas within the property, including wetlands, riparian areas adjacent to Whitefish Lake, and native vegetation communities that contribute to local biodiversity.

Rather than recommending avoidance of development across the entire property, the assessment informed the subdivision design by identifying those portions of the site that should remain undeveloped or protected through Environmental Reserve dedication. The proposed subdivision layout reflects the recommendations of the assessment by:

- Retaining shoreline environmental reserve;
- Avoiding identified wetlands where practical;
- Maintaining natural drainage corridors;
- Limiting disturbance within environmentally sensitive areas; and
- Concentrating residential development on lands considered most suitable for development.

Administration is satisfied that environmental considerations have been incorporated into the proposed design and that ecological impacts have been minimized through appropriate planning.

Historic Resources Assessment

A Historic Resources Assessment was undertaken in accordance with the requirements of the Ministry of Arts, Culture and Status of Women to

determine whether archaeological or historical resources may be affected by the proposed development.

Field investigations identified areas containing archaeological significance together with areas suitable for future development. Administration notes that the recommendations contained within the Historic Resources Assessment have been incorporated into the proposed development concept, reducing the likelihood of impacts to provincially regulated historical resources.

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment was completed to determine whether historical land uses or existing environmental conditions present contamination concerns that could affect the proposed residential development. The assessment reviewed historical aerial photography, historical land use records, available regulatory databases, and completed a site reconnaissance.

The report concludes that the property is suitable for residential development from an environmental contamination perspective and that no Phase II Environmental Site Assessment is warranted based upon the information reviewed. Administration considers the findings of the assessment to support the suitability of the lands for future residential development.

Water Act Review

A Water Act review was completed to identify any regulatory approvals that may be required under Alberta's Water Act prior to development. The review focused on existing wetlands, drainage features, and potential alterations to water courses associated with the proposed subdivision. Where wetlands or drainage features may be affected, the report identifies the need for appropriate provincial approvals prior to construction activities.

The subdivision design has been prepared to minimize impacts to regulated water features by retaining wetlands wherever practical and incorporating them into the overall drainage design. Administration is satisfied that potential Water Act requirements have been identified early in the planning process and can be addressed during the detailed design and subdivision approval stages.

Community Engagement Report

The Applicant undertook a public engagement program to provide neighbouring landowners and interested stakeholders with information regarding the proposed development. The engagement process included notification of adjacent landowners, opportunities for questions and comments, and documentation of feedback received.

Issues raised during the engagement process generally related to:

- Traffic;
- Road maintenance;
- Lake water quality;
- Environmental protection;
- Future servicing; and
- Development density.

The applicant responded to these matters through revisions to the proposed subdivision design and by providing additional technical information through the supporting engineering and environmental reports. Administration considers the engagement process to have provided an appropriate opportunity for interested parties to understand the proposal prior to Council's statutory Public Hearing.

Overall Technical Assessment

Collectively, the supporting technical reports indicate that the subject lands are capable of accommodating the proposed residential development provided that future subdivision approval and development proceed in accordance with the recommendations contained within the various engineering, environmental, and technical studies.

The studies have informed the proposed subdivision design by identifying environmentally sensitive areas, historical resources, servicing requirements, drainage considerations, and construction recommendations. As a result, the development concept has been refined to avoid or mitigate identified constraints while providing a functional and environmentally responsible subdivision layout.

From a technical perspective, Administration has not identified any outstanding engineering, environmental, or servicing issues that would preclude Council from considering the proposed statutory planning amendments that would be made effective by Bylaw #1509-26. Any remaining technical requirements would be addressed through the subsequent subdivision and development approval processes, including applicable provincial approvals and municipal engineering requirements.

Public Presentations Via Written Submissions

Public Presentations at the Public Hearing from the Proponent:

From 1:23 p.m. to 1:30 p.m. Austin Zacharko, Director, Business Development of Massif Energy, virtually spoke in favor, including but not limited to the following summarized PowerPoint Presentation:

Public Hearing Presentation - Sunset Ridge Estates

Austin Zacharko presented information regarding the proposed Sunset Ridge Estates subdivision. The presentation highlighted the transformation of a previously abandoned property into a development intended to support sustainable community growth. Mr. Zacharko noted that more than 30 dumpsters of waste have been removed from the site and over 1,500 hours of labor have been invested in cleanup and remediation efforts. The proposed subdivision design remains conceptual at this stage. He advised that all required technical, environmental, and planning studies have been completed, including a Historical Resource Clearance Application, Phase 1 Environmental Site Assessment, Biophysical Assessment, Water Act Report, Geotechnical Investigation, Storm Water Management Plan, and Servicing and Engineering Plan. Community engagement activities included the installation of four large-scale notice boards, distribution of more than 50 hand-delivered flyers, an open house attended by approximately 15 participants, and outreach to Kikino Métis Settlement and Whitefish Lake First Nation #128. Mr. Zacharko reported that no opposition was expressed during the open house and that two letters of support and two letters of opposition were received through the written engagement process. Potential benefits discussed included growth of the municipal tax base, increased local spending, and the establishment of a Community Benefit Fund, funded through a percentage of lot sale profits, with investment returns directed toward local service improvements, tax reduction initiatives, and long-term growth of the fund. The presentation concluded with a request for Council's support of the proposed development, emphasizing the property's cleanup efforts, community engagement process, anticipated economic benefits, and commitment to reinvesting a portion of the project's success back into Smoky Lake County.

Public Presentations at the Public Hearing from those Opposed

The following Members of the Public spoke **in opposition** to the proposed **Development: Sunset Ridge Estates**

From 1:31 p.m. to 1:37 p.m. Vicki Clift, Local Resident, spoke in opposition, with her opinion including but not limited to the following points:

- Ms. Clift raised concerns regarding waste management and the capacity of the existing garbage bins serving Hillside Acres, noting that the bins are frequently full, particularly following long weekends and periods of increased occupancy. She questioned how additional waste generated by the proposed development would be managed and whether additional bins or collection services would be required.
- Ms. Clift also expressed concerns regarding increased traffic on Roads 620 and 133A, stating that the existing roads are not adequate to accommodate additional traffic. She raised concerns regarding road conditions, dust, snow removal, grading, and traffic safety.
- Ms. Clift further discussed the level of municipal services currently provided to Hillside Acres, including road maintenance, snow removal, water, sewer, and waste services. She expressed concern that existing services are already insufficient and questioned how the County would accommodate additional development.
- Ms. Clift also raised concerns regarding drainage and the condition of the roads serving the subdivision, noting deterioration of previously paved roads and ongoing maintenance concerns. She concluded by reiterating her concerns regarding garbage management, road capacity and condition, municipal servicing, and the potential impacts of additional development on existing residents.

From 1:38 p.m. to 1:44 p.m. Lori Danyluk, Local Resident, spoke in opposition, with her opinion including but not limited to the following points:

- Mrs. Danyluk questioned whether the County could accommodate additional development and raised concerns regarding roads, water treatment, wastewater management, drainage, public safety, recreation, and other municipal services.
- Mrs. Danyluk expressed concern regarding the lack of planning for future development in the area and stated that residents had previously raised concerns regarding municipal services and infrastructure.
- Mrs. Danyluk raised concerns regarding the condition and maintenance of roads serving Hillside Acres and stated that road grading and maintenance had decreased. She also expressed concern that Hillside Acres is now one of the only subdivisions in the area without a hard-surfaced road and stated that road conditions may be affecting property values.
- Additional concerns were raised regarding drainage, water and wastewater servicing, sewage disposal, and the closure of the Bellis Lagoon. Mrs. Danyluk questioned how future wastewater infrastructure would be accommodated and whether existing infrastructure could support additional development.

- Mrs. Danyluk also raised concerns regarding waste management, the frequency of garbage collection, public safety, bylaw enforcement, and the lack of recreational planning in the area.
- Mrs. Danyluk referenced the assessment generated by properties in the Hillside Acres area and questioned whether sufficient municipal revenue was being directed toward servicing the area.
- Mrs. Danyluk concluded by stating that she was opposed to the proposed development due to concerns regarding the County's ability to provide adequate services and infrastructure to the area.

From 1:44 p.m. to 1:46 p.m. Gayle Holtz, Local Resident, spoke in opposition, with her opinion including but not limited to the following points:

- Ms. Holtz stated that she has owned property in Hillside Acres for approximately 23 years and expressed concerns regarding the condition of the roads in Hillside Acres and Road 620.
- Ms. Holtz stated that residents have raised concerns regarding road conditions for many years and that the existing road infrastructure is already experiencing difficulties accommodating current traffic. She expressed concern that additional development would result in increased traffic and questioned how Public Works would be able to maintain the existing roads while also accommodating a new subdivision.
- Ms. Holtz also referenced ongoing concerns raised by area residents and the potential formation of a ratepayers association. She expressed concern that residents' concerns had not been adequately addressed and stated that she did not believe the proposed subdivision was in the best interests of existing residents.

From 1:47 p.m. to 1:51 p.m. Thomas Gerling, Local Resident, spoke in opposition, with his opinion including but not limited to the following points:

- Mr. Gerling expressed concern that additional development would place further demands on the County's road maintenance services. He described drainage concerns in the area, stating that water has flowed onto his property due to road grading and existing culvert conditions. He noted that he had been operating a sump pump for several weeks due to water accumulation.
- Mr. Gerling also raised concerns regarding the level of municipal services received in comparison with the property tax burden. He referenced road conditions, snow removal, emergency services, and other municipal services.
- Mr. Gerling expressed concern that increased traffic associated with the proposed development would further impact existing roads and residents. He questioned why road improvements and hard-surfacing could not be provided in the area given the existing traffic and use of surrounding roads.
- Mr. Gerling concluded by reiterating his concerns regarding road conditions, drainage, municipal services, and increased traffic resulting from the proposed development.

From 1:51 p.m. to 1:56 p.m. Ryan Carter, a resident of Fort Saskatchewan and property owner at Whitefish Lake, spoke in opposition, with his opinion including but not limited to the following points:

- Mr. Carter stated that he had previously understood the property would be cleaned up and renovated for family and friends but subsequently observed rental activity and increased activity in the area.
- Mr. Carter expressed concerns regarding environmental impacts associated with work undertaken on the property, including the removal of vegetation and work within an area he understood to be wetlands. He questioned whether appropriate authorization had been obtained for the work and raised concerns regarding wetland habitat and wildlife.
- Mr. Carter also raised concerns regarding the condition and safety of the Range Road providing access to the property, particularly during winter conditions. He described the road as unsafe and raised concerns regarding groundwater and drainage conditions in the area.
- Mr. Carter referenced the area's structure plan and stated that, when he purchased his property, he understood that additional subdivision or conversion of agricultural land to residential use was not anticipated. He expressed concern that the proposed development was inconsistent with his understanding of the area's future planning.

From 1:56 p.m. to 1:58 p.m. Brian Babiuk, Local Resident, spoke in opposition, with his opinion including but not limited to the following points:

- Mr. Babiuk expressed concern regarding the capacity of the existing boat launch and the potential for increased use resulting from additional development. He stated that the boat launch is already at or near capacity and that access is limited.
- Mr. Babiuk also expressed concern regarding increased traffic and congestion resulting from the proposed development and questioned whether improvements to the access and road infrastructure would be required.
- He raised concerns regarding the condition and safety of the hill and road near the property, particularly during winter conditions, and described difficulties travelling the hill.
- Mr. Babiuk further raised concerns regarding the capacity of the existing dumpsters serving the area and stated that they are frequently full. He indicated that he had previously inquired about an additional dumpster and was advised that additional capacity was not available.
- Mr. Babiuk concluded by stating that he was not in favour of proceeding with the proposed subdivision until adequate municipal services and infrastructure were available.

From 1:58 p.m. to 2:02 p.m. Emily Gulevich, Local Resident, spoke in opposition, with her opinion including but not limited to the following points:

- Mrs. Gulevich raised concerns regarding the approach to Sunset Ridge from both the north and south, describing the approach as narrow and located at the bottom of a hill. She expressed concern regarding the safety of vehicles travelling in either direction and stated that improvements to the approach may be required.
- Mrs. Gulevich also raised questions regarding reports of a potential Indigenous burial site and the discovery of bones on the property. She questioned whether the matter had been investigated and whether any historical Indigenous structures on the property would be preserved.
- She further raised concerns regarding campers potentially accessing Paradise Cove and using facilities in the area. Mrs. Gulevich questioned whether adequate facilities would be provided for campers associated with the proposed development.

From 2:02 p.m. to 2:07 p.m. Brenda Carter, Local Resident, spoke in opposition, with her opinion including but not limited to the following points:

- Mrs. Carter stated that she had not been contacted by the proponent regarding the proposed development. She expressed concerns regarding activity occurring on and adjacent to her property, including work undertaken in the wetland area.
- Mrs. Carter expressed concern regarding people associated with the proposed development accessing areas immediately adjacent to her property and stated that there was insufficient separation between the proposed development and existing properties.
- She further raised concerns regarding drainage and stated that a drainage route from her property currently passes through the proposed development area toward the lake. Mrs. Carter expressed concern that changes to the drainage route could result in flooding of her property.
- Mrs. Carter stated that she and her husband had previously considered purchasing the property but had not intended to develop it. She expressed concern regarding the condition of the existing roads and stated that additional development would increase traffic, and place further demands on existing infrastructure.
- Mrs. Carter concluded by expressing concern that the County was not adequately supporting existing communities while considering additional development in the area.

Public Presentations at the Public Hearing from those In Support

Nil

Questions and Answers

Nil

Closing Remarks

There being no further presentations, the Reeve thanked everyone for attending the Public Hearing; he then declared the Public Hearing closed at 2:10 p.m. for said Bylaw No. 1509-26 for Thursday, July 23, 2026, at 1:00 p.m.

Smoky Lake County Council resumed the Regular Council meeting at 2:11 p.m.

Moved by: Craig Lukinuk

That Smoky Lake County Council recess the regular Council meeting at 2:11 p.m. and resume at 2:27 p.m.

CARRIED

Council Reports

Resolution
No:20260723-
534

Moved By: Jered Serben

That Smoky Lake County Council direct Administration to send a letter to Michael Botros, Regional Director, Alberta Transportation and Economic Corridors, Government of Alberta, and Landon Reppert, Construction Manager, North Central Region, Alberta Transportation and Economic Corridors, Government of Alberta, requesting a timely update on the status of the intersections at Range Roads 160, 164, 180, and 190, including those not currently identified for planned improvements.

CARRIED

Resolution
No:20260723-
535

Moved by: Lorne Halisky

That Smoky Lake County Council direct Administration to prepare and send a letter to Rural Municipalities of Alberta (RMA) District 5, with a copy forwarded to MLA Glenn van Dijken, requesting that RMA advocate to the Government of Alberta for sustainable funding, resources, and policies that support the long-term viability of rural healthcare facilities and ensure quality living conditions for residents accessing healthcare services in rural communities.

CARRIED

Resolution
No:20260723-
536

Moved By: Jered Serben

That Smoky Lake County Council accept the Councillor Reports from Divisions One through Five as information.

CARRIED

Resolution
No:20260723-
537

15.2. Closed Session - Access to Information and Protection of Privacy Act (ATIA), Pursuant to Section 19: Third Party Business Interest

Moved by: Craig Lukinuk

That Smoky Lake County Council move to Closed Session pursuant to the Access to Information and Protection of Privacy Act (ATIA), Section 19: Disclosure to harmful to business interests of a third party, at 3:13 p.m. in the physical presence of all Council, and the following staff members:

- Chief Administrative Officer, Chyenne Shaw
- Interim Finance Manager, Dennesha Ferguson
- Director of County Services, Jordan Ruegg
- Recording Secretary/Legislative Services, Meaghan Andreychuk

CARRIED

Resolution
No:20260723-
538

Out of Closed Session
Moved By: Ryan Barker

That Smoky Lake County Council go out of Closed Session at 3:42 p.m.

CARRIED

13. Financial Reports

Resolution
No:20260723-
539

Moved by: David Kully

That Smoky Lake County Council accept the Statement of Financial Position as of June 30, 2026, report as presented.

CARRIED

Correspondence

Resolution
No:20260723-
540

11.1 Oaks Tree Proclamation Request Letter

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the Oaks Tree Proclamation Request Letter received from Kristin Pichoskie Founder, Oak's Tree of Love and forward the requested proclamation to an interagency meeting; and that Smoky Lake County Council proclaim October 15, 2026, as Pregnancy and Infant Loss Awareness Day and October 2026 as Pregnancy and Infant Loss Awareness Month.

CARRIED

Resolution
No:20260723-
541

11.2 Honourable Dan Williams, Minister of Municipal Affairs – RMA Fall Convention 2026

Moved By: Jered Serben

That Smoky Lake County Council direct Administration to prepare and submit a request for a meeting with Honourable Dan Williams, Minister of Municipal Affairs, at the RMA Fall Convention in November 2026, and prepare a briefing package, including supporting research and data related to rural fire service funding; and that Administration bring the briefing package to a Council meeting for review prior to the August 10, 2026, submission date.

CARRIED

Resolution
No:20260723-
542

11.3 Citizens On Patrol - Donation Letter

Moved By: Ryan Barker

That Smoky Lake County Council approve the donation of one (1) tonne load of gravel delivered only within the boundaries of Smoky Lake County to be used as a silent auction item for the Vilna/Bellis Citizens on Patrol (COPS) Organization BBQ fundraiser during Vilna Boomtown Days, scheduled for August 14 to 16, 2026.

CARRIED

Resolution
No:20260723-
543

11.4 Free Community Housing & Public Works Training - Pleasant Homes

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the Free Community Housing & Public Works Training memo received from Pleasant Homes on June 30, 2026, and file as information.

CARRIED

Scott Franchuk, Regional Fire Chief, entered Council Chambers at 4:10 p.m.

Resolution
No:20260723-
544

11.5 Request for funding - Smoky Lake Fire Department Letter dated July 12, 2026

Moved By: Lorne Halisky

That Smoky Lake County Council approve a donation in the amount of \$5,000 to the Smoky Lake Fire Department in support of the 2026 Heritage Days Drone Show, scheduled for Sunday, August 2, 2026, with funding to be allocated from the Administration Budget.

CARRIED

Resolution
No:20260723-
545

11.6 Request for Municipal Advocacy on Provincial Highway Conditions received from Ian Boychuk, Highway Division Manager

Moved By: Jered Serben

That Smoky Lake County Council forward the Request for Municipal Advocacy on Provincial Highway Conditions letter received from Ian Boychuk, Highway Division Manager, NPA, A. Division of Colas Western Canada Inc. to Rural Municipalities of Alberta District 5 for consideration; and filed for information.

CARRIED

Resolution
No:20260723-
546

11.7 Call to Action- Strengthening Public Safety in Alberta Polling Results

Moved By: Lorne Halisky

That Smoky Lake County Council forward the correspondence, entitled “Call to action to the Government of Alberta” 2026, as received from the National Police Federation of Alberta, to the Rural Municipalities of Alberta District 5 meeting scheduled for September 25, 2026, in Vegreville, Alberta. for discussion; and that the memo be filed for information.

CARRIED

Resolution
No:20260723-
547

11.8 Ukrainian Day Sponsorship Package - 2026 Final

Moved By: Ryan Barker

That Smoky Lake County Council approve a donation in the amount of \$500 as an Activity Sponsor for the 2026 Ukrainian Day Celebration, scheduled for August 16, 2026, and funding to be allocated from the Administration Budget.

CARRIED

Resolution
No:20260723-
548

11.9 Alberta Transportation and Economic Corridors Letter regarding Bridge Replacements

Moved By: Lorne Halisky

That Smoky Lake County Council direct Administration to coordinate a meeting with Associated Engineering and the County’s Director of Infrastructure to discuss alternate bridge concepts, funding opportunities, and strategies to improve future grant funding applications, in respect to the letter received from Honourable Devin Dreeshen, Minister of Transportation and Economic Corridors, dated July 15, 2026; and provide proposed meeting dates to Council.

CARRIED

Resolution
No:20260723-
549

11.10 RMA - Updates to the Code of Practice for Pits

Moved By: Lorne Halisky

That Smoky Lake County Council include for discussion the topic of “Updates to the Code of Practice for Pits” as outlined in the newsletter received from Rural Municipalities of Alberta, dated July 2026, on the

agenda for the next Rural Municipalities of Alberta District 5 Meeting scheduled for September 25, 2026, in Vegreville, Alberta.

CARRIED

Resolution
No:20260723-
550

11.11 Request to Smoky Lake County Council from the Town of Smoky Lake - Drone Show Donations

Moved By: David Kully

That Smoky Lake County Council acknowledge receipt of the Town of Smoky Lake Motion No: 347-2026 *“That the Town of Smoky Lake extend a challenge to Smoky Lake County to provide a minimum matching donation of \$5,000.00 in support of the 2026 Heritage Days celebration drone show.”* as received by email on July 15, 2026, from Crystal Bryks, Assistant CAO, The Town of Smoky Lake.

CARRIED

Resolution
No:20260723-
551

11.12 26th Annual Alberta Care Conference - September 2-4, 2026

Moved By: Ryan Barker

That Smoky Lake County Council acknowledge receipt of the 26th Annual Alberta Care Conference scheduled for September 2-4, 2026; and file as information.

CARRIED

Resolution
No:20260723-
552

11.13 Orphan Wells Association Annual Report update 2025-2026

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the Orphan Wells Association Annual Report update 2025-2026, dated July 10, 2026, received from Lars De Pauw, President of Orphan Well Association; and file as information.

CARRIED

Resolution
No:20260723-
553

11.14 The Victoria Trail Agricultural Society Parade Invitation dated Sunday, August 9, 2026

Moved By: Jered Serben

That Smoky Lake County Council acknowledge receipt of the Victoria Trail Agricultural Society Parade Invitation scheduled for Sunday, August 9, 2026, as received from Sharon Phillips, and file as information.

CARRIED

Resolution
No:20260723-
554

11.15 Bellis Board of Trade Scavenger Hunt - donations

Moved By: Lorne Halisky

That Smoky Lake County Council approve a donation of promotional items; to a maximum value in the amount of \$100.00, to support the Bellis Board of Trade Scavenger Hunt Event, as per letter received from Gloria Dombosky, dated July 22, 2026.

CARRIED

Resolution
No:20260723-
555

11.16 Bellis Board of Trade Community Sign Sponsorship Request

Moved By: Lorne Halisky

That Smoky Lake County Council acknowledge receipt of the letter received from Mark Schoppgens, dated July 18, 2026, in regard to the Bellis Board of Trade Community Sign Sponsorship Request; and direct Administration to

bring the matter forward during the fourth quarter of Year 2026 for Council's consideration, and that the letter be filed for information.

CARRIED

Resolution
No:20260723-
556

11.17 Alberta Rural Connectivity Forum 2026 - Sept 17 & 18 - Red Deer
Moved By: Lorne Halisky
That Smoky Lake County Council acknowledge receipt of the Alberta Rural Connectivity Forum 2026 Invitation, scheduled for September 17 and 18, 2026, in Red Deer, Alberta, and that the invitation be received and filed for information.

CARRIED

12. Information Releases
None.

14. Next Meetings:
Resolution
No:20260723-
557
Moved by: Lorne Halisky
That Smoky Lake County Council approve the next Council meetings:

- Tuesday, August 11, 2026, Special Council meeting at 1:00 p.m. and Committee of the Whole Meeting to follow
- Thursday, September 10, 2026, Regular County Council Meeting for the purpose of Departmental at 9:00 a.m.
- Thursday, September 17, 2026, Regular County Council Meeting at 9:00 a.m.

CARRIED

Resolution
No:20260723-
558

Adjournment
Moved By: Craig Lukinuk
That the Smoky Lake County Council Meeting of July 23, 2026, be adjourned at 4:32 p.m.

CARRIED

Signature Apon Request

REEVE,
Craig Lukinuk

SEAL

Signature Apon Request

CHIEF ADMINISTRATIVE OFFICER,
Chyenne Shaw