

# REGULAR COUNCIL MEETING

Village Office, 6 pm

Wednesday, August 14, 2024

READ >>> "Tonight's Regular Council Meeting being live streamed.  
Audio & Visual devices in use and will record this meeting."

1.0	CALL TO ORDER
2.0	AGENDA ADDITIONS
3.0	GUEST: 7pm Industrial: Al Cowan – moved to Sept 7:30 pm Lions Darren Firkus & Guest
4.0	PUBLIC WORKS & OFFICE REPORTS
5.0	MINUTES 5.0 a) Regular minutes July 10
6.0	UNFINISHED BUSINESS, BUSINESS ARISING FROM THE MINUTES 6.1 LUB 2024-02 6.2 Memory Lane Proposal 6.3 Lot sales 6.4 Library lease
7.0	FINANCIAL REPORTS for July 2024
8.0	CORRESPONDENCE 8.1 MA Newsletter
9.0	NEW BUSINESS 9.1 Appoint SDAB Member at Large 9.2 WRC Legal Opinion 9.3 Bell MCA 9.4 a) Power proposal AB Muni's b) 8760 Energy 9.5 WHMB Letter of Support ' 9.6 WHMB Board Skills 9.7 WHMB Request for Reserve Funds 9.8 Imperial Oil Access
10.0	REPORTS 10.1 WADEMSA: A. Sommerfeldt 10.2 WHMB: M. Gauthier 10.3 DDSWMA: L. Casey 10.4 WFCSS: R. Bryan 10.5 WRC: M. Gauthier 10.6 CFWR: R. Bryan 10.7 Library: L. Casey 10.8 Asset Management 10.9 Strategic Planning 10.10 RCMP Reports/Stats
11.0	ONGOING BUSINESS 11.1 Bylaws / Policies a) Community Standard Bylaw 2024-04 b) Fire c) Master Rates d) Animal Control e) Public Utility f) Policies submitted June 12 g) Policies submitted July 10 h) WREMP Bylaw 11.2 Solar Proposal

12.0	COUNCILORS CONCERNS: 12.1 R. Bryan 12.2 A. Sommerfeldt 12.3 L. Casey 12.4 M. Worthington 12.5 M. Gauthier
13.0	CLOSED SESSION 13.1 Closed Session
14.0	ADJOURN

# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm  
 Wednesday, August 14, 2024

**PRESENT** Mayor Martin Gauthier  
 Deputy Mayor Adam Sommerfeldt  
 Councillor Richard Bryan  
 Councillor Larry Casey  
 CAO Yvette April  
 Admin Jennifer Sommerfeldt

**ABSENT** Councillor Mike Worthington

**GUESTS** Lion’s Members – Darren Firkus, Brett Gates

**1. CALL TO ORDER:**

Mayor M. Gauthier called the meeting to order at 6:00 pm

6.1 LUB 2024-02

M. Gauthier recused himself from LUB discussions due to absence at the July 10th Public Hearing.  
 M. Gauthier turned the chair over to Deputy Mayor A. Sommerfeldt.

2024-08-01	L. Casey moved to open second reading of the Land Use Bylaw 2024-02. CARRIED
2024-08-02	R. Bryan moved that section 10.1.9 is replaced in its entirety with: “A maximum of one Accessory Building – Shipping Container shall be allowed per parcel in a residential district.” CARRIED
2024-08-03	R. Bryan moved that the following statement is added to Section 10.1.11: “The Development Authority may require the exterior surface of an Accessory Building – Shipping Container be finished or screened from public view, to the satisfaction of the Development Authority.”
2024-08-04	L. Casey proposed an amendment to strike “may” and use “must”. CARRIED
2024-08-05	A. Sommerfeldt proposed to strike out “or screened from public view”. CARRIED  Amended Motion: The following statement is added to Section 10.1.11: “The Development Authority must require the exterior surface of an Accessory Building – Shipping Container be finished to the satisfaction of the Development Authority.” CARRIED
2024-08-06	R. Bryan moved that Section 13.3.1 is amended to add “Accessory Building – Shipping Container*” as a discretionary use to the R-1 District. CARRIED
2024-08-07	R. Bryan moved that Section 14.3.1 is amended to add “Accessory Building – Shipping Container*” as a discretionary use to the R-G District. CARRIED
2024-08-08	R. Bryan moved that Section 15.3.1 is amended to add “Accessory Building – Fabric Covered” as a discretionary use to the CB District. CARRIED
2024-08-09	R. Bryan moved that Section 15.3.1 is amended to add “Accessory Building – Shipping Container*” as a discretionary use to the CB District. CARRIED

# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm  
Wednesday, August 14, 2024

2024-08-10	L. Casey moved that Section 8.2.1 is amended by replacing "Queen's" with "King's" Bench. CARRIED
2024-08-11	R. Bryan moved that Section 9.4.1 is amended by replacing "4,083 kg (9,000 lbs)" with "7,300 kg (16,094 lbs)". CARRIED
2024-08-12	R. Bryan moved that Section 11.7.4 and 11.10.4 are amended by replacing "0.1 m <sup>2</sup> (1ft <sup>2</sup> )" with "0.3m <sup>2</sup> (3.2 ft <sup>2</sup> )". CARRIED
2024-08-13	L. Casey moved that Section 15.3.1 is amended by removing the "*" after Cannabis Retail Sales. CARRIED
2024-08-14	R. Bryan moved that the Land Use Map in Section 23 is amended by applying the R-1 District to 1122 1 <sup>st</sup> E (Lot 1, Block 2, Plan 8210221). CARRIED
2024-08-15	L. Casey move the second reading as amended. CARRIED

Deputy Mayor A. Sommerfeldt returned the Chair to Mayor Gauthier at 7:23pm

## 2. AGENDA ADDITIONS:

2024-08-16	A. Sommerfeldt moved to adopt the agenda as amended. Add 3.0 Weed Spray Letter Add 9.9 Future August Council Meeting CARRIED
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## 3. GUESTS:

- Lion's with Darren Firkus & Brett Gates:
  1. Weed Spraying – Lion's expressed concern over the damaged vegetation and weed growth within the Sports Grounds/Campground.

2024-08-17	M. Gauthier moved to direct admin to send pictures provided by B. Gates to RenulTech and express displeasure at the work completed. CARRIED
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### 2. Campground:

- a. Tree removal was disorganized and left a mess for the Village to clean up; Village needs more information about projects and plans moving forward.
- b. Sprinkling system in the Campground for the trees has been non-functioning for many years; Consider repair or replacement
- c. Lion's reported that Ag Society owns the camp kitchen and is responsible for maintaining the sports grounds
- d. Camp Kitchen has an AHS inspection and needs a repair on the floor
- e. There is a possible leak below the floor; a wet spot near the sink

### 3. Future Plans:

- a. Lion's will apply for a grant to plant more trees next year
- b. Lion's have money for the replacement of a sprinkler system
- c. Lion's proposed to Memory Lane to extend the walking path
- d. Lion's want to look at getting water/irrigation at Centennial Park near the old school grounds working again and can financially contribute to developing Centennial Park.

# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm  
Wednesday, August 14, 2024

2024-08-18	L. Casey moved to direct staff to organize a meeting of the stakeholders for the campground. CARRIED
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- Guest, Al Cowan, was on the agenda, but was not in attendance. He will attend the September Regular Council Meeting.

#### 4. PUBLIC WORKS & OFFICE MONTHLY REPORT:

- Office
  - LUB preparation with Tracy for 2<sup>nd</sup> Reading.
  - End of July very busy with Property Tax deposits
  - Property taxes penalties applied to outstanding taxes on August 1<sup>st</sup>.
  - Unsightly letters sent and will follow up this week with those that are non-compliant.
  - Compliant letter received regarding weeds in the ditches and boulevards, Resident made aware that the homeowner is responsible for the maintenance from their property line to the Village Road.
  - Compliant call regarding yelping dog forwarded to the County Peach Officer, they will follow up when home owner is home.
- Public Works
  - No Report due to illness.

2024-08-19	L. Casey moved to adopt the Office Report. CARRIED
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#### 5. MINUTES:

2024-08-20	R. Bryan moved to adopt the July 10 <sup>th</sup> Regular Council meeting minutes. CARRIED
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#### 6. UNFINISHED BUSINESS, BUSINESS ARISING FROM THE MINUTES, OR RFD's

- 6.1. LUB 2024-02 – completed at 6pm; see minutes above.
- 6.2. Memory Lane Proposal – CAO provided information regarding the cost of replacing the Esso Building roof. There is no Capital Funding for this project; if the project moves forward, it will have to come from the Operating budget. Council discussed salvaging the building and burying the weigh station.

2024-08-21	M. Gauthier moved to direct staff to put out an inquiry for free salvage to tear down and haul away the Esso Building. CARRIED
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#### 6.3. Lots Sales

2024-08-22	M. Gauthier moved to lower the price of the lots from their current listing price to \$25,000 - \$30,000. CARRIED
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2024-08-23	M. Gauthier moved to go to Public Hearing and Advertising regarding the lots sales. CARRIED
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#### 6.4. Library Lease

2024-08-24	R. Bryan moved to table the Library Lease to the September Regular Council Meeting. CARRIED
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#### 7. FINANCIAL REPORTS

2024-08-25	L. Casey moved to adopt the July Financials as presented. CARRIED
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# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm  
Wednesday, August 14, 2024

## 8. CORRESPONDENCE

2024-08-26	R. Bryan moved to accept the correspondence as presented. CARRIED
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## 9. NEW BUSINESS

### 9.1. Appoint SDAB Member at Large

2024-08-27	A. Sommerfeldt moved to appoint Joe Pedersen as a member at large for the JSDAB with pay renumeration. CARRIED
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### 9.2. WRC Legal Opinion – inquiry into changing the voting structure of the WRC board.

2024-08-28	R. Bryan moved to accept as information the WRC Legal Opinion. CARRIED
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### 9.3. Bell MCA

2024-08-29	R. Bryan moved to table the Bell MCA until the September meeting. CARRIED
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### 9.4. Power Proposal AB Muni's

2024-08-30	M. Gauthier moved to table the Power Proposal until the September meeting. CARRIED
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### 9.5. WHMB Letter of Support

2024-08-31	R. Bryan moved to sign the Letter of Support for WHMB. CARRIED
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### 9.6. WHMB Board Skills

2024-08-32	L. Casey moved to adopt the WHMB Board Skills as information. CARRIED
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## 10.8 Asset Management Report – presented by J. Sommerfeldt

- GIS updated with water meter replacements
- 2025 Draft Budget is nearing completion – next step is to create a vehicle replacement schedule and a building replacement/repair schedule.

## 10.9 Strategic Plan – presented by J. Sommerfeldt

- Trees yet to be purchased with the Fortis Grant; planting will occur this fall.
- Loss of the Town Store – some suggestions to bring other industry or economic development to that space include rec center, health care access or retro-fit the space for municipal services

## 11.2 Solar Proposal

- Received notice that application for the ATCO Community Energy Fund Grant has passed 1<sup>st</sup> level approval. Awards will be notified by the end of September.
- Conversations between FCM and admin regarding feasibility study for retro fits – this could work if we retro-fit the arena with energy saving renovations and then the solar system install on the roof could be part of those renovations. They have grants for the feasibility study and then grant/loan options for the capital build.
- Still need a motion to build the solar system.

J. Sommerfeldt left the meeting at 8:25pm

# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm

Wednesday, August 14, 2024

## 9.7. WHMB Request for Reserve Funds

2024-08-33	A. Sommerfeldt moved to express approval of the WHMB to create a capital reserve fund. CARRIED
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## 9.8. Imperial Oil Access

2024-08-34	R. Bryan moved to adopt as amended 2.0 c. that it will maintain the access corridor in good useable condition and 3.0 a. that it will operate the access corridor without altering its condition as maintained by the Grantor. CARRIED
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## 9.9. Future August Council Meeting

2024-08-35	M. Gauthier moved to add the option of eliminating the August Regular Council meeting in the future to the agenda for the October Organizational meeting. CARRIED
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## 10. REPORTS

- 10.1. WADEMSA: A. Sommerfeldt last: 6/17 next: 9/20
- No report – in recess until September
- 10.2. WHMB: M. Gauthier next: 9/19
- No report – in recess until September
- 10.3. DDSWMA: L. Casey last: 7/24 Special Mtg next: 8/15
- DDSWMA will be opting in to the EPR
- 10.4. WFCSS: R. Bryan last: next:
- No report – in summer recess
- 10.5. WRC: M. Gauthier next: 8/21
- July meeting was missed so the next meeting is in August
- 10.6. CFWR: R. Bryan last: next:
- No report – in summer recess
- 10.7. Library: L. Casey last: next: 9/9
- No meeting – in recess
- 10.8. Asset Management : J. Sommerfeldt
- See minutes above
- 10.9. Strategic Planning: J. Sommerfeldt
- See minutes above
- 10.10. RCMP Report/Stats
- In the reports

### Extra Staff Reports:

- CFWR will do a business walk-about on August 28<sup>th</sup>, 2-4pm
- Village of Acme looking at internet. The Mayor and CAO are coming to Village of Standard and want to meet with CAO and any councillors. Invitations will be sent to councillors when a date is determined.
- Connect Internet TV is coming soon.

## 11. ONGOING BUSINESS

# VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Village Office 6 pm  
 Wednesday, August 14, 2024

## 11.1. Bylaws/Policies

### a) Community Standard Bylaw 2024-04

2024-08-36	L. Casey moved the second reading of the Community Standards Bylaw 2024-04. CARRIED
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### b) FIRE

2024-08-37	R. Bryan moved the second reading of the Fire Bylaw 2024-08. CARRIED
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### c) MASTER RATES

2024-08-38	R. Bryan moved the second reading of the Master Rates Bylaw 2024-05. CARRIED
2024-08-39	A. Sommerfeldt moved to amend Bylaw 2024-05 to add to section "Recreation & Culture" a weekend rate for the group camp sites and the baseball diamonds. CARRIED
2024-08-40	M. Gauthier moved to accept the amendment of the second reading of the Master Rates Bylaw 2024-05. CARRIED

### d) ANIMAL CONTROL

2024-08-41	L. Casey moved the first reading of the Animal Control Bylaw 2024-06. CARRIED
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### e) PUBLIC UTILITY

2024-08-42	R. Bryan moved the second reading of the Public Utility Bylaw 2024-07. CARRIED
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### f) Policies submitted June 12

2024-08-43	R. Bryan moved to adopt and rescind the policies as presented in the June 12 <sup>th</sup> Regular Council Meeting. Rescind: 2000 Protective Services 2100 Police Protection 2200 Insurance 2300 Fire Protection. 2301 Fire Extinguishers 2303 Expenses 2304 Fire Chief 2502 First Responders 2600 Bylaw Enforcement Services 2601 Dog Control 2700 Federal & Provincial Law Enforcement  Adopt: 2000 Municipal Protective Services 2001 Police Protection 2003 Fire Protection – SRFA 2003-1 Expenses – SRFA 2003-2 Fire Chief 2004-1 First Responders 2002 Bylaw Enforcement 2002-1 Animal Control
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Wednesday, August 14, 2024

	CARRIED
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g) Policies submitted July 10

2024-08-44	<p>A. Sommerfeldt moved to adopt and rescind the policies as presented.</p> <p>Rescind:</p> <p>2400 Emergency Measures and Disaster Services</p> <p>2401 Director</p> <p>2402 Assistant Director</p> <p>2403 plan</p> <p>2404 Emergency Public Warning System</p> <p>2405 Disaster Services Committee</p> <p>2500 Ambulance and First Aid</p> <p>2501 WADEMSA</p> <p>Adopt:</p> <p>2005 Emergency Management</p> <p>2004 Ambulance – WADEMSA</p> <p>CARRIED</p>
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h) WREMP Bylaw

2024-08-45	<p>L. Casey moved the second reading of the WREMP Bylaw #2024-09.</p> <p>CARRIED</p>
2024-08-46	<p>A. Sommerfeldt moved to amend Bylaw 2024-09 to remove grammatical errors, and sec 6.1 remove 9 and replace with 6.</p> <p>CARRIED</p>
2024-08-47	<p>M. Gauthier moved the second reading of the WREMP Bylaw #2024-09 as amended.</p> <p>CARRIED</p>

11.2. Solar Proposal – see above minutes

## 12. COUNCILORS CONCERNS

12.1. R. Bryan:

- Can Campground revenue be allocated to campground? It would be nice to not absorb revenue into operating but to use it directly towards making the campground self-sustaining.
  - Admin Response – it already is allocated in that way for campground maintenance. Any money remaining goes to operating which includes the man hours, fuel, etc. which is part of the Roads budget. The Village did pay for the bathroom upgrades and the new increased AMP at the powered sites.

12.2. A. Sommerfeldt

- At Centennial park, the running track gets weedy. The Village assured Golden Hills that it would be maintained. Can it be maintained better?
- As park space is increased, it increases man hours. What is the impact of this extra work?
  - Admin Response – Centennial Park does need to be maintained better; J. Davis (PW Supervisor) has been directed to do so.
- It would be interesting to do a Heritage Day (August Long Weekend) activity; maybe a three-village joint activity with some ice-cream and share memories. This would be preserved vlog style and put on the website and demonstrate that there is heritage here. Grants are available.

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12.3. L. Casey:

- Concerned with the unsightliness of Carol's garage and the Hotel (including the old Bank). These sites make a poor impression of the Village.
  - M. Gauthier Question: Is taking residence in an RV-trailer on a CB district allowed?
  - Admin Response – the Village is taking steps to inform and remediate the properties in question. Admin is using health inspector and fire inspector to tackle bylaw violations.
- New Construction in west subdivision is back filled and looks good. Building package should arrive soon.

12.4. M. Worthington: absent

12.5. M. Gauthier:

- LUB concern – concerned with passing motions that allow Sea Cans due to the costliness of enforcement for violation or removing/remediation. Concerned that the Village will be taking on the cost of potential problems.
  - Admin Response – once a court order is issued, the cost goes against the violator
  - M. Gauthier – still concerned about the Village getting hit with these costs.

13. CLOSED SESSION - none

14. ADJOURN

L. Casey moved to adjourn at 9:07pm.

These minutes approved this 11<sup>th</sup> day of September, 2024.

  
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Mayor

  
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CAO