



**MINUTES FOR THE REGULAR MEETING OF COUNCIL
SUMMER VILLAGE OF VAL QUENTIN
Wednesday, July 16, 2025 COMMENCING AT 7:00 P.M.
HELD IN THE ALBERTA BEACH COUNCIL CHAMBERS AND
ELECTRONICALLY VIA ZOOM**

**ATTENDANCE:
GALLERY**

Kathy Dion, Mayor; Alan Christiansen, Deputy Mayor; Roger Montpellier, Councillor;
Marlene Walsh, CAO; Shantelle McDermid, Administrative Assistant

Residents in Gallery: 1

**ATTENDANCE:
VIRTUALLY**

Development Officer Tony Sonnleitner
Residents Virtually: 3

Land Acknowledgement

The Summer Village of Val Quentin is honoured to acknowledge the land we work, play, and make our homes on as Treaty 6 territory, and the Métis Homeland. This is sacred land that holds the hearts, footsteps and spirits of many First Nation, Métis and Inuit Peoples, and in particular, Paul First Nation, Enoch Cree Nation, Alexis Nakota Sioux Nation, Michel First Nation, Alexander First Nation, the Lac Ste. Anne Métis, and Métis Nation of Alberta District 8.

We recognize and acknowledge Indigenous values, traditional teachings, ways of being, contributions, and historical inequities.

	1.	Call to Order: Mayor Kathy Dion called the meeting to order at 7:05 PM.	
Res. #178 25-07-16 CARRIED	2.	Approval of Agenda: Deputy Mayor Alan Christiansen moved approval of the Agenda with the addition of the following items: iii) Bylaws <ul style="list-style-type: none"> • BYLAW 300-32 Meetings by Electronic Means Bylaw • Public Participation Policy P-4-2025 	
Res. #179 25-07-16 CARRIED	3.	Adoption of the Previous Minutes : Councillor Roger Montpellier moved the June 18, 2025 Council Meeting Minutes be approved as presented.	
	4.	Public Hearings: No Public Hearings	
Res. #180 25-07-16 CARRIED	5.	Delegations: Adel Klassen / Development Permit 25DP06-35 Presented an overview of the application for Construction of an Addition to an existing Detached Dwelling. Development Officer Tony Sonnleitner provided input See Development Officer Report (Copy Attached - Pages 8 - 10) Following discussion, Mayor Kathy Dion moved this item be received for information. Additional review and discussion will be completed. This Agenda item will be brought forward at the August 20, 2025 Council Meeting.	

Res. #181 25-07-16 CARRIED	6.	Business Arising i) 2025 Capital Plan Update Additional information will be added following completion of the Strategic Planning Review. Mayor Dion moved acceptance of the Capital Plan as presented.
		ii) Water Distribution Feasibility Study (WDFS) MPE a division of ENGLOBE will share Memo 2 of the WDFS this week. A virtual meeting is being scheduled with MPE and the WDFS Committee members to discuss Memo 2.
Res. #182 25-07-16 CARRIED Res. #183 25-07-16 CARRIED Res. #184 25-07-16 CARRIED UNANIMOUSLY Res. #185 25-07-16 CARRIED Res. #186 25-07-16 CARRIED Res. #187 25-07-16 CARRIED Res. #188 25-07-16 CARRIED		iii) Bylaws <ul style="list-style-type: none"> ○ Electronic Means Bylaw 330-32 Moved by Mayor Kathy Dion that Bylaw No. 300-32, Electronic Means Bylaw be given 1st reading. Moved by Deputy Mayor Alan Christiansen that Bylaw No. 300-32, Electronic Means Bylaw be given second reading. Moved by Councillor Roger Montpellier that Bylaw No. 300-32 Electronic Means Bylaw be given approval for 3rd reading. Moved by Mayor Kathy Dion that Bylaw No. 300-32, Electronic Means Bylaw be given third and final reading. ○ 300-27 Procedure Bylaw (TABLED) ○ 300-26 No Truck Route Bylaw Moved by Mayor Kathy Dion that Bylaw No. 300-26, No Truck Route Bylaw be given third and final reading. ○ 300-31 Control of Traffic Bylaw Moved by Mayor Kathy Dion that Bylaw No. 300-31, Control of Traffic Bylaw be given third and final reading. ○ 300-30 Animal Control Bylaw Moved by Councillor Roger Montpellier that Bylaw No. 300-30, Animal Control Bylaw be given first reading. ○ Land Use Bylaw Modernization and Update Municipal Planning Services Update Administration has requested the release of the 1st draft and Confirmation of Public Engagement Dates which are tentatively:

Res. #189 25-07-16		<p>Wednesday, August 6, 2025 and Thursday, August 28 - 5 PM - 8 PM The Public Engagement Drop In Sessions will be held at the Alberta Beach Chamber Office and advertised via ALLNET/Website/Social Media/Bulletin</p> <ul style="list-style-type: none"> ○ Public Participation Policy P-4-2025 Moved by Deputy Mayor Alan Christiansen that Public Participation Policy P-4-2025 be approved as presented.
		<p>iv) Lac Ste Anne Trail Road Remediation Administration will confirm with the Alberta Beach Public Works team when staffing levels may be back to full complement to proceed with the road allowance remediation. If required, Administration will obtain alternate quotes so this project can be completed.</p>
Res. #190 25-07-16 CARRIED		<p>Back Alley Graveling Project Tim Hay and Deputy Mayor Alan Christiansen completed the onsite inspection of Alley Grading and Graveling work to be completed in Val Quentin. Invoice 2025-238 in the amount of \$26,696.25 was submitted on July 14, 2025 for review and approval for payment processing. This project work may be eligible for payment through Grant Funding or, alternatively, the funds will be taken from reserve funding. Additional expenditures will be incurred for some additional graveling behind 65 Street and Lakeview Crescent.</p> <p>Moved by Deputy Mayor Alan Christiansen the approval of the \$26,696.25 expenditure for the Back Alley Grading and Graveling project completed to date.</p>
		<p>v) Municipal Election 2025</p> <p>Nomination Day: Saturday, July 19, 2025 11 AM - 1 PM Advance Poll: Saturday, August 9, 2025 9 AM - 1 PM Election Day: Saturday, August 16, 2025 10 AM - 7 PM</p> <p>Notice of Nomination Day information was published as follows:</p> <ul style="list-style-type: none"> • Community Voice and The Bulletin. • Val Quentin Facebook, Website and ALLNET Connect.
Res. #191 25-07-16 CARRIED		<p>vi) Speed Tables/ Line Painting Citizen request for installation of 2 additional speed tables west end of Lac Ste Anne Trail. Mayor Dion moved this request be received for information.</p> <p>This item will be brought forward for consideration during the 2026 Capital Budget Planning process.</p>

		<p>vii) Crack Sealing/Line Painting</p> <p>The signage for the additional speed table on Lac Ste Anne Trail was installed by Border Paving. Administration is working with Border Paving to determine the locations for pothole repairs. A review of the recent crack filling work has been requested.</p>
		<p>viii) Polynesian Days</p> <p>Residents Dave & Cathy McLennan have volunteered to take the lead on the construction and assembly of the Float for the Polynesian Days Parade being held August 1 - 4, 2025. Administration shared the Ag Society call for Volunteers for Polynesian Days on Social Media.</p>
		<p>ix) Picnic in the Park - Saturday, July 12, 2025 - Noon to 3 PM</p> <p>Special thanks to the Volunteers including Barry and Leslie Ronaldson and Clarence Dion.</p> <p>Sponsors - Special Thanks to the Sponsors including FortisAlberta; Tim Hay Trucking & Construction, Standstone Waste & Water Service Ltd. and Sang Community Enhancement Foundation for their financial support to make this 8th Annual Community Event a success.</p> <p>Community Sponsors were exceptionally happy for the opportunity to chat with residents. Thankyou to the guests who took the time to attend and enjoy the festivities while spending time with friends and neighbours!</p>
	7.	<p>NEW BUSINESS</p> <p>i) Animal Control Complaints</p> <p>Feral Cats - Administration and Alberta Beach Patrol will continue to share information updates with residents and Council. An emphasis will be placed on increased Education and Awareness of Feral Cat programs and management.</p> <p>Domestic Animals</p> <p>Alberta Beach Patrol will continue to work with the resident/municipality to manage concerns through issuance of Violation Tickets for the contravention of Land Use Bylaw 218- Section 52 Keeping of Animals.</p> <p>This item is also being reviewed during the rewrite of the Animal Control and Land Use Bylaws.</p>
Res. #192 25-07-16 CARRIED	8.	<p>Financial Reports</p> <p>i) June 2025 Financials</p> <p>Mayor Kathy Dion moved the June Financial Report be accepted for information.</p>
	9.	Correspondence N/A
	10.	<p>REPORTS</p> <p>Development Officer - Tony Sonnleitner (See Report attached - Page 8-10)</p>
		<p>Mayor Kathy Dion - July 2025</p> <ul style="list-style-type: none"> Attended Alberta Beach Library meeting - Welcomed new Summer Staff: Jakob and Cady

		<ul style="list-style-type: none"> ○ Set new membership rates for Family \$15, Adults \$10, Student (12 and up) \$5.00, Children up to 12 FREE, First Nation, Metis & Inuit FREE ○ Final preparations for Book Sale August 2, 2025 ○ Picnic Table repaired and new boards ○ Summer Reading Program Kickoff: 37 children, supported by LSAC Summer Students <ul style="list-style-type: none"> ● Kathy Dion and Alan Christiansen attended Summer Village of Lac Ste Anne County East Meeting (SVSLACE) <ul style="list-style-type: none"> ○ TBC/EM Fluids is setting up 2 EMF Devices to test their effectiveness to restore the ecological balance of Lac Ste Anne lake waters near SV of Southview and SV of Silver Sands ○ 4 students have been hired to remove Flowering Rush in Lake and Isle and Lac Ste Anne County - continuing to see decline of this invasive plant ○ AB Munis - Advocated for increased Provincial Funding for Childcare ○ Created Council information sessions, videos and social media tools to support those considering running for election and to inform the communities of the process ○ Supported Provincial Water and Engagement Sessions ○ Drought Preparations and Water Conservation ○ Continue to advocate with MLA's the need for infrastructure funding for Summer Villages, respect for Municipal Autonomy and importance of FCSS funding. ● Kathy and Roger Attended Tri-Village Sewage Commission Meeting - Roger Reporting
		<p>Emergency Management Report - Marlene Walsh (DDEM) for Janice Christiansen</p> <ul style="list-style-type: none"> ● July 19, 2025 - Southview Emergency Management Community Cleanup and Picnic - Marlene will be attending for SVREMP/ASVA ● Opportunity for a Parkland Detachment Tour and Real Time Operations Centre Tours being explored for DEM/DDEMs.
		<p>Val Quentin Public Works Report - Roger Montpelier/Alan Christiansen</p> <ul style="list-style-type: none"> ● Sprayed chamomile - an additional application will be completed ● Tree removal in green belt ● Picnic in the Park Sign Removal ● Going to playground on Fridays until the organizational meeting is completed
		<p>Tri Village Regional Meeting - Roger Montpelier</p> <p>Ongoing challenges are being experienced with disposal of items that should never be put into the sewer system. Administration will share educational messaging with residents on items that should never be put down the drain.</p>
		<p>Deputy Mayor Alan Christiansen</p> <ul style="list-style-type: none"> ● Assisted with Picnic in the Park
		<p>Administration - Marlene Walsh</p> <ul style="list-style-type: none"> ● GIC roll over for one year term at 3.10% ● Asset Management - presentation for SVLSACE <ul style="list-style-type: none"> ○ Additional discussion will be undertaken ○ Research on small municipalities AMP. ● Review and management of letters for <ul style="list-style-type: none"> ○ Untidy/unsightly properties ○ Derelict Vehicles ○ Scentless Chamomile - Weed Inspector ○ Ditches grass cutting - invoicing ○ Boat Lift Removals

- Policy Review - Public Participation
- Bylaw Review Ongoing
- 2025 Election - working collaboratively with Returning Officer
- Water Feasibility Distribution Study - liaising with MPE Engineering
- Processing 2025 Combined Assessment and Taxation payments
- Tax Collection Payments
- Application of Late Payment Penalties underway
- Website/Social Media Updates
- Picnic in the Park Organization/Sponsorship/Community Partners Marketing and Promotion
- Meetings attended:
 - **Development Permit Meeting**
 - **LUB Meeting**
 - **SVLSACE Meeting**
 - East End Bus is experiencing Funding Challenges
 - West Interlake Development Water Commission has received funding for phase 5 and construction has started on expanding the water line to a filling station in Darwell.
 - LILSA in partnership with Alberta Environment and grant funding has 3 summer students assisting with Flowering Rush initiative
 - EM Fluids Pilot Project is proceeding at Isle Lake
 - Police Funding Model Review - significant increase being proposed - Ren Giesbrecht encouraged municipalities to participate in review and complete survey.
 - ASVA - President Mike Pashak is retiring
 - Share STARS Partnership intel with ASVA
 - Education Property Tax - 14% Provincial increase
 - Additional 10% increase anticipated in 2026
 - Asset Management: Arrange for additional meeting discussion with Matthewson
 - OH&S Focus on creation of Workplace Safety Management Practices
 - Discussion on development of templates including emergency response plans for summer villages to use in their policy and to use in contracts with service providers
 - STARS Air Ambulance made a presentation describing the service and care they provide with an emphasis on rural and remote areas in Western Canada. They provided states for the number of calls for the Lac Ste Anne area as well as the areas they serve and their funding model. This may be of interest to Small Communities as part of the Rural Health Advocacy. Summer Villages in the County are considering following the Countylead in providing a per capita or per property donation amount to Stars to maintain the service.
 - Advocacy for all Summer Villages to participate. For Val Quentin - based on 158 residents at 2.00 per capita \$316.00 Fee annually
 - Onoway Regional Medical Clinic - LSAC to prepare a budget for regional consideration. Physician Recruitment is ongoing.
 - **Primary Care Alberta Meeting** - the PCA is the new provincial Health agency responsible for primary care across the province. It is a made-in-Alberta solution to ensure Albertans can access the primary health services they rely on every day, throughout every stage of life, in every corner of the province.
<https://primarycarealberta.ca/pca-faqs.pdf>

		<ul style="list-style-type: none"> ○ Metis Fire Service Meeting To collect input on potential policy changes with respect to whether requiring municipalities to establish a level of service is a viable outcome to support fire services and communities across Alberta and what materials or support would best assist municipalities in developing their level of service. As Metis Settlements are impacted by provincial legislation and have their own fire service, Municipal Affairs is inviting Metis Settlements to participate in engagement. It is the intention of Municipal Affairs that any additional materials, documents, or guidelines are inclusive to all fire services across the province. ○ The ministry is seeking input regarding if requiring municipalities to establish a level of service is a viable outcome to support fire services and communities across Alberta. The ministry is seeking input around potential supports or guidance that Municipal Affairs could provide to support municipalities and Metis Settlement in the development of a level of service for their communities. The input received during the engagement will be considered in the development of options moving forward. It is important to note that engagement, or its results, will be used to inform policy decisions and may not necessarily result in guaranteed, or prompt, action.
Res. #193 25-07-16 CARRIED		Mayor Kathy Dion moved the reports be received for information
Res. #194 25-07-16 CARRIED	11.	Moved by Mayor Kathy Dion pursuant to Section 197(2) of the Municipal Government Act that Council go into Closed Session at 9:11 PM to discuss SDAB Appeal 01SDAB2025. Present in Closed Session: Mayor Dion, Deputy Mayor Christiansen, Councillor Montpellier, CAO Walsh, Admin Assistant, McDermid
Res. #195 25-07-16 CARRIED		Moved by Mayor Kathy Dion that Council return to open meeting at 9:17 PM. No public returned to the meeting.
Res. #196 25-07-16 CARRIED		Mayor Kathy Dion moved Administration provide a letter to the resident confirming that no materials will be filed for 01SDAB2025 Appeal.
Res. #197 25-07-16 CARRIED	12.	Next Meeting Date & Location Organizational Meeting Wednesday, August 20, 2025 at 7:00 PM Regular Council Meeting August 20, 2025 at 7:30 PM at the Alberta Beach Council Chambers Office
	13.	ADJOURNMENT: As all matters were addressed, Mayor Kathy Dion adjourned the meeting at 9:20 PM.

Mayor, Kathy Dion

CAO, Marlene Walsh

DEVELOPMENT OFFICER'S REPORT 25DP06-35

APPLICANT / OWNER: Adelheid Klassen

EXISTING USE: Residential

DISTRICT: R – Residential

LEGAL DESCRIPTION: Plan 5194 KS, Block 2, Lot 4 : 6008 – 50th Avenue (the "Lands").

PROPOSAL:

The Construction of an Addition to an existing Detached Dwelling (37.2 sq. m.) c/w variance to the Front Yard 3.79 m. versus 8.0 m. specified), which is a **Discretionary Use within the R – Residential District**.

HISTORY:

Historically, the Lands have been developed with a Detached within the front yard, adjacent to the South Boundary (50th Avenue) and a Detached Dwelling with a Floor Area of 51.7 sq. m. Access to the parcel is from 50th Avenue, across two parcels under Municipal ownership.

LAND USE BYLAW DISTRICT REQUIREMENTS:

Section 58(4) Principal Building

- (a) Coverage of all buildings including accessory Buildings shall not exceed 40% of total area.

Existing Site Coverage:

- i. Site – 674.9 sq. m.
- ii. Dwelling – 51.7 sq. m.
- iii. Accessory Building - 41.2 sq. m
- iv. 92.9/674.9 – 13.8 % current site coverage
- v. 130.1/674.9 – 19.3 % with proposed addition

- (b) Minimum main floor area per single storey dwelling unit (not including attached garage) shall be no less than 92.9 sq. m.

Existing Dwelling Floor Area – 51.7 sq. m.

Proposed Addition – 37.2 sq. m.

Proposed Total Floor Area – 88.9 sq. m.

(d) Minimum Front Yard – 8.0 m.

Current Front Yard South Boundary – 29.38 m.

Current Front Yard North Boundary – 8.1 m.

Proposed Front Yard North Boundary – 3.79 m.

(f) Minimum Rear Yard – 1.5 m.

Subject Lands do not have a rear yard.

LAND USE BYLAW - DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS:

Section 16 Decision on Development Permit Applications

1) Permitted / Discretionary Applications:

- a) The Development Officer shall approve, with or without conditions, an application for a permitted use where the proposed development conforms to this Bylaw. The Development Officer shall refer discretionary use applications with the Development Officer's recommendations to Council for decision.

2) Variance Provisions:

- a) Notwithstanding subsection (1), the Development Officer may, in deciding upon an application for a permitted or discretionary use, allow a minor variance to a maximum of 10% of the stated setback or other provision provided such variance does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels.
- b) Notwithstanding subsection (1), Council may approve with or without conditions a development permit application that does not comply with this Bylaw, in accordance with Section 640(6) of the Act.

3) Limitations on Variance Provisions:

In approving an application for a development permit under subsection (1), the Development Officer or Council shall adhere to the general purpose and intent of the appropriate land use district and to the following:

- a) A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district.

COMMENTS:

The Summer Village of Land Use Bylaw 218, as amended (the "LUB"), provides the Development Authority with direction with respect to the siting of developments, including the Principal Building, upon a Lot. Specifically for the Principal Building, they are to be sited:

- i. Minimum of 8.0 m from the front lot line;
- ii. Minimum of 1.5 m from any side lot line;
- iii. Minimum of 1.5 m from the rear lot line; and
- iv. Maximum Height of 10.0 m.

The Development Officer has determined that the subject development currently meets the requirements for maximum height, minimum side yard, minimum front yard adjacent to both the North and South Boundaries. However, the proposed development of an Addition to the Existing Detached Dwelling would see the building at 3.79 m. from the North Boundary where 8.0 m is specified in the Land Use Bylaw. The proposed variance amounts to 47 % of the prescribed distance.

The requested variance is beyond the 10% afforded the Development Authority, per Section 16(2)(a); it does meet the test for granting a variance under Section 16(3)(a).

The test is under this section requires that, "A variance shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district." There are hardships and practical difficulties, associated with this development that are not generally common within the Land Use District.

The subject lot is double fronting, where access to the Lands are from the Front Yard adjacent to the South Boundary. There is no Rear Yard as defined in the Land Use Bylaw. However, the property has been developed such that the front of the property is South, and rear of the property is to the North. The impacts upon adjacent lands by allowing for the proposed variance are minor. The enlarged dwelling would more closely conform to the Minimum Floor Area Requirements for Single Detached Dwellings at 88.9 sq. m. versus the requirement of 92.9 sq. m.

Regards,



Tony Sonnleitner, Development Officer