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|  | **PRESENT:** | Mayor: Dean Preston  Deputy Mayor: Dory Sample – via zoom  Councillor: Steve Tymafichuk – via zoom  Administration: Wendy Wildman, Chief Administrative Officer  Diane Wannamaker, Administrative Assistant  Development Officer, Tony Sonnleitner (via zoom)    Attendees: Laura Marcato, CPA, CA, Managing Partner, Seniuk &  Marcato, Chartered Professional Accountants  (via zoom)  Public at Large: 0  Public on Zoom: 0 |
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| **1.** | **CALL TO ORDER** | Mayor Preston called the meeting to order at 4:00 p.m. |
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| **2.** | **AGENDA**  22-25 | **MOVED** by Councillor Tymafichuk that the April 17th, 2025 Regular Council Meeting agenda be approved as presented.  **CARRIED** |
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| **3.** | MINUTES 23-25 | **MOVED** by Councillor Tymafichuk that the minutes of the February 20th, 2025 Meeting be approved as presented.  **CARRIED** |
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| **4.** | **PUBLIC HEARING(S)** | N/A |
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| **5.** | **DELEGATIONS(S)**  *Laura Marcato, Seniuk & Marcato*  24-25  *Development Officer –*  *Tony Sonnleitner* | 4:05 p.m. Laura Marato, Seniuk & Marcato arrived for the meeting to present the Draft 2024 Financial Statements  **MOVED** by Mayor Preston that the 2024 Draft Financial Statements for the Summer Village of Birch Cove as presented by Laura Marcato of Seniuk & Marcato, Chartered Professional Accountants, be approved as presented.  **CARRIED**  Ms. Marcato left the meeting at 4:32 p.m.  Development Officer, Tony Sonneleitner arrived for the meeting at 4:35 p.m. to discuss the Order to Remedy Dangers & Unsightly Property on Plan 2684MC, Block 2, Lot 18, 41 Spruce Street and Land Use Bylaw amendments for short term rentals. |
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| **6.** | **BUSINESS ARISING**  25-25 | **MOVED** by Deputy Mayor Sample that Michelle Gallagher of Patriot Law be contracted to obtain a Court Order for proceeding with the demolition and clean-up of 41 Spruce Street, with all expenses to be paid out of reserves at this time and applied to the tax roll in due course.  **CARRIED** |
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| **7.** | **BYLAWS/POLICIES**  26-25  *Bylaw 165-2025, Land Use Bylaw*  27-25  Tony Sonnleitner  28-25  *Bylaw 167-2025, Council Procedural Bylaw*  29-25  30-25  31-25 | **MOVED** by Mayor Preston that Council gives first reading to Bylaw 165-2025, being a Land Use Bylaw that on final passage repeals and replaces Land Use Bylaw 96-10, with the following amendments:   1. **“SHORT-TERM RENTAL”** – means a dwelling or dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics distinguish a short-term rental home from a dwelling unit used as a residence may include any of the following: 2. The intent of the occupant to stay for short-term (30 days or less) for vacation purposes rather than use the property as a residence;   *that (30 days or less) be amended to (60 days or less)*   1. **“SUITE, GARAGE”** - means a self-contained dwelling unit located above a detached garage which is located in a rear yard and which is accessory to a single-detached dwelling, and which may have cooking and bathroom facilities. Garage suites have an entrance which is separated from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the building;   *that “rear” be removed from the definition*   1. that the following clause be added to Section 25, Suspension or Cancellation of Development Permits:   *“d) the conditions of the Development Permit Approval are not being complied with to the satisfaction of the Development Authority;*  *the Development Authority may suspend or cancel the notice of decision or the Development Permit by notice in writing to the holder of it.”*  **CARRIED**  **MOVED** by Councillor Tymafichuk that Council, having now given first reading to Bylaw 165-2025, sets the date of the required Public Hearing for this Land Use Bylaw to be on June 19th, 2025 at 4:00 p.m. at the administration office located at 2317 – Twp Rd 545, Lac Ste. Anne County and that Administration be directed to notify all property owners by direct mailout.  **CARRIED**  Development Officer Tony Sonnleitner left the meeting at 4:52 p.m.  **MOVED** by Mayor Preston that Bylaw 167-2025, being a Bylaw to regulate the procedure and conduct of Council and Council Committee meetings, be given first reading as presented.  **CARRIED**  **MOVED** by Councillor Tymafichuk that Bylaw 167-2025, Council Procedural Bylaw be given second reading as presented.  **CARRIED**  **MOVED** by Deputy Mayor Sample that unanimous consent be given to consider third reading of Bylaw 167-2025, Council Procedural Bylaw, in one sitting.  **CARRIED UNANIMOUSLY**  **MOVED** by Deputy Mayor Sample that Bylaw 167-2025, Council Procedural Bylaw be given third and final reading.  **CARRIED** |
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| **8.** | **NEW BUSINESS**  32-25  33-25  *Bylaw 168-2025*  *Tax Rate Bylaw*  34-25  35-25  36-25  37-25 | **MOVED** by Mayor Preston that the 2025 Operating and Capital Budget for the Summer Village of Birch Cove be approved as presented and further that the minimum tax for 2025 be set at $1,150.  **CARRIED**  **MOVED** by Councillor Tymafichuk that Bylaw 168-2025, being a Bylaw to authorize the rates of taxation imposed for all purposes for the 2025 year for the Summer Village of Birch Cove be given 1st reading, as presented.  **CARRIED**  **MOVED** by Mayor Preston that Bylaw 168-2025, Tax Rate Bylaw be given second reading as presented.  **CARRIED**  **MOVED** by Deputy Mayor Sample that unanimous consent be given to consider third reading of Bylaw 168-2025, Tax Rate Bylaw, in one sitting.  **CARRIED UNANIMOUSLY**  **MOVED** by Deputy Mayor Sample that Bylaw 168-2025, Tax Rate Bylaw be given third and final reading as presented.  **CARRIED**  **MOVED** by Mayor Preston that the Summer Village of Birch Cove host the next Summer Villages of Lac Ste. Anne County East meeting scheduled for Saturday, June 21st, 2025 at 9:00 a.m. at the Alberta Beach Senior Center and arrange for refreshments/snacks.  **CARRIED** |
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| **9.** | **FINANCIALS**  38-25 | **MOVED** by Councillor Tymafichuk that the March 31st, 2025 Income and Expense Statement, as included in the Draft Budget be accepted for information.  **CARRIED** |
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| **10.** | **CORRESPONDENCE**  39-25 | **MOVED** by Mayor Preston that the following correspondence be accepted for information:   * Climate Resilience Capacity Building Program Collaborative Learning Stream * February 27th, 2025 letter from Alberta Public Safety & Emergency Services: 2025 Provincial Police Funding Rate * March 12th, 2025 letter from Municipal Affairs Minister McIver: clarification regarding Elector Assistance Terminals * March 14th, 2025 letter from municipal Affairs Minister McIver: Budget 2025 education property tax fact sheet and comparison report * March 17th, 2025 letter from Alberta Policy Governance: Summary of Questions from Alberta Policing Legislation Information Sessions * March 31st, 2025 letter advising of our revised policing costs from $4,091 to $4,131 * April 3rd, 2025 letter from Land & Property Rights Tribunal: new fee structure for certification training courses * Occupational Health & Safety Proactive Inspection Program – outline of changes for employers   **CARRIED** |
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| **11.** | **COUNCILLOR REPORTS**  40-25 | **MOVED** by Mayor Preston that the Councillor reports be accepted for information as presented.  **CARRIED** |
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| **12.** | **ADMINISTRATION**  **REPORTS**  41-25 | **MOVED** by Deputy Mayor Sample that the Administration report be accepted for information as presented.  **CARRIED** |
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| **13.** | **CONFIDENTIAL MATTERS** | N/A |
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| **15.** | **ADJOURNMENT** | The meeting adjourned at 5:22 p.m. |

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Mayor, Dean Preston

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Chief Administrative Officer, Wendy Wildman