

SMOKY LAKE COUNTY

Minutes of the **County Council Committee of the Whole Meeting for the purpose of Planning of Tuesday, March 5, 2024, at 10:02 A.M.** held in County Council Chambers and virtually online through Electronic Communication Technology.

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

ATTENDANCE		
<u>Div. No.</u>	<u>Councillor(s)</u>	<u>Tuesday, Mar. 5, 2024</u>
1	Dan Gawalko	Present in Chambers
2	Linda Fenerty	Present in Chambers
3	Dominique Cere	Present in Chambers
4	Lorne Halisky	Present in Chambers
5	Jered Serben	Present in Chambers
Interim CAO	Lydia Cielin	Present in Chambers
Executive Svcs/R.S.	Patti Priest	Present Virtually
Plan. & Dev. Manager	Jordan Ruegg	Present Virtually
Finance Manager	Brenda Adamson	Present Virtually
Nat. Gas Manager	Daniel Moric	Present Virtually
Ag. Fieldman	Carleigh Danyluk	Present Virtually
GIS Operator	Carole Dowhaniuk	Present Virtually

No Members of the Media were present.
Two Members of the Public were present.

Agenda:

400-24: Fenerty

That the Agenda for Smoky Lake County Council Committee of the Whole Meeting for the purpose of Planning, for March 5, 2024, be adopted, as amended:

Addition to the Agenda:

1. Executive Session, Legal Issue: Métis Nation of Alberta’s proposed Supportive Living Facility Development: Healing Waters Treatment Center, under the authority of the FOIP Act Section 16: Third Party Business Interests and Section 27: Privileged Information.

Carried Unanimously.

Discussion:

**Concepts for Attracting Development and Investment:
Fees & Charges, Tax Incentives, County-Owned Lands, and Land Use Bylaw**

The Planning and Development Manager presented information on the following topics for Council’s awareness and discussion, including but not limited to the following points:

1. Comparison of Planning and Development Fees and Charges from other Municipalities.
 - o Smoky Lake County Planning and Development Fees Bylaw No. 1431-23 was adopted on January 26, 2023.
 - o Previously, fees pertaining to planning and development had been established by policy, and said policy required administration to conduct an annual review of the fees and charges to ensure adequate cost recovery and competitiveness.
 - o Best practice is generally considered establish fees and Administration has received feedback from ratepayers and industry over the past year with respect to a number of the fees and charges in Bylaw No. 1431-23.

- This is the first review conducted of Bylaw No. 1431-23 since it's adoption. Administration is recommending that certain fees and charges be adjusted to ensure that Smoky Lake County continues to foster a competitive environment for investment while also ensuring that some costs associated with processing planning and development related applications can be recuperated.
 - Administration has also identified language in Bylaw No. 1431-23 that requires clarification.
 - charges by bylaw, so Bylaw No. 1431-23 was adopted.
2. Research in respect to Tax Incentives to Promote Development:
- Smoky Lake County administration has been researching various tax and other incentives (e.g. waiver/reduction of development permit fees; installation of gas/water/sewer servicing at the County's expense/reduced cost to the developer; reduction in natural gas rates for never development; etc.).
 - On June 4, 2019, the Government of Alberta introduced the Municipal Government (Property Tax Incentives) Amendment Act, which amended the Municipal Government Act, giving municipalities the authority to offer tax incentives to non-residential properties to help attract new investment. New municipal authorities under the Act include:
 - Multi-year tax exemptions/reductions/deferrals for non-residential properties;
 - Exemptions/reductions/deferrals can be granted to new development, existing development or both;
 - Authority to establish eligibility criteria and an application process; and
 - Tax incentives can be offered for a maximum of 15-years, and can be renewed beyond this limit if Council chooses.
 - Other non-tax incentives that are available to Smoky Lake County include:
 - Reduction/deferral/waiver of development permit fees;
 - Subsidization of costs for installation of infrastructure;
 - and Reduce/eliminate natural gas/water rates.
3. Information in respect to County-Owned Land Sales and Land Leases.
- Smoky Lake County Policy No. 61-10: Disposition of County Owned Property requires that a list of County-owned lands be forwarded to Council annually by the Planning and Development Department.
 - Since the last time that this list was forwarded to Council, the following County-owned lands have been sold:
 - PT. SE 9-58-15-W4M, containing +/- 20.04 acres - Total Proceeds = \$52,500
 - NE 32-59-14-W4M, containing +/- 160.0 acres – Total Proceeds = \$225,400
 - NE 23-60-13-W4M, containing +/- 136.0 acres – Total Proceeds = \$211,600
 - SW 34-61-13-W4M, containing +/- 128.0 acres – Total Proceeds = \$271,400

NOTE: the proceeds from the land sales through CLHBid.com (#2-4 on the above list) have not yet been received by the County.
 - The other County-owned lands that were advertised through public tender did not receive any interest.
 - Administration will be seeking direction on what to do with the remaining lands that are owned by Smoky Lake County.
4. Land Use Concepts for Attracting Development and Investment

- Priority #2 of Smoky Lake County’s Strategic Plan is to take a proactive approach to land development within the region.
- Part of this process includes a review of the County’s existing planning documents (Land Use Bylaw, Municipal Development Plan, Area Structure Plans, etc.) to ensure that they reflect current market preferences for development.
- Administration has conducted a review of the Land Use Bylaw and the Municipal Development Plan and recommends that certain use categories (e.g. Manufactured and Modular Homes; Secondary Suites; Garage Suites, Guesthouses; etc.) be moved from “Discretionary” to “Permitted” Use under the County’s Land Use Bylaw in order to provide greater certainty to prospective developers, and to allow for a more streamlined application and approval process.
- Further efforts will be required to ensure that the County is taking a proactive approach to land development, including a market evaluation and lobbying efforts. The County is currently drafting a Rural Investment Attraction and Retention Strategy which will inform this process.
- Administration is looking for further direction with respect to specific initiatives that will assist the County’s goal of being proactive in attracting investment and development to the Region.

Addition to the Agenda (Executive Session):

Legal Issue: Proposed Supportive Living Facility Development

401-24: Halisky That Smoky Lake County Council go into Executive Session under the authority of the FOIP Act Section 16: Third Party Business Interests and Section 27: Privileged Information, to discuss a Legal Issue in respect Métis Nation of Alberta’s proposed Supportive Living Facility Development: Healing Waters Treatment Center, in the presence of all Council, Interim Chief Administrative Officer, Finance Manager, and Planning and Development Manager, time 11:52 a.m.

Carried.

402-24: Cere That Smoky Lake County go out of Executive Session, time 12:32 p.m.

Carried.

ADJOURNMENT

403-24: halisky That the Smoky Lake County Council Committee of the Whole for the purpose of Planning Meeting of March 5, 2024, be adjourned, time 12:32 p.m.

Carried.

REEVE

S E A L

CHIEF ADMINISTRATIVE OFFICER