



**VILLAGE OF BOYLE  
COUNCIL MEETING  
REQUEST FOR DECISION**



**SUBJECT: Draft MDP and LUB Amendments**

**ISSUE BACKGROUND:** During Council's review of the draft version of the MDP and LUB for first reading, Council had requested that the project consultant review and recommend edits for the MDP and LUB. The proposed edits are included in the attached memo.

**ATTACHMENTS:**

1. Dillon Consulting - MDP and LUB Proposed Edits Memo

**OPTIONS:**

1. That Council approves the proposed edits to the draft MDP and LUB to be included in the amendment package for second reading of the new MDP and LUB. Furthermore, that the proposed edits be made available to the public prior to the scheduled public hearings.
2. That Council accepts the memo as information.
3. Or any other course of action as determined by Council.

4. **RECOMMENDATION:** That Council approves the proposed edits to the draft MDP and LUB to be included in the amendment package for second reading of the new MDP and LUB. Furthermore, that the proposed edits be made available to the public prior to the scheduled public hearings.

<b>Presenter:</b>	<b>Meeting Date</b>	<b>Agenda #</b>
Warren Griffin, CAO	July 19, 2023	10 (c)

# Memo



**To:** Warren Griffin, CAO, Village of Boyle  
**From:** Kristen Harder, Project Manager  
**cc:** Camila Ramos-Strankman, Planner  
**Date:** July 14, 2023  
**Subject:** MDP and LUB – Council Considerations at First Reading  
**Our File:** 22-4599

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## Background

Dillon Consulting Limited (Dillon) has been retained by the Village of Boyle (Village) to conduct a review and rewrite of the Village Municipal Development Plan (MDP) and Land Use Bylaw (LUB). Both the MDP and LUB have been drafted and are anticipated to be presented to Council for first reading on July 19, 2023.

Since drafting the MDP and LUB for circulation, Village Council has requested that Dillon review and recommend edits for the MDP and LUB. The proposed edits are outlined below:

1. To support development opportunities that accommodate the following uses in the Industrial District:
  - Agriculture (vertical growing); and
  - Oil upgrader with rail yard/spur.

Generally, these uses align with the intent of the Industrial District as outlined in the MDP and LUB, and can be accommodated beneath the Industrial land use definition.

2. To support development opportunities that accommodate the following use in the Industrial District:
  - Abattoir (up to 30 beef animals a week and some wild meat processing).

To support this request, Dillon recommends:

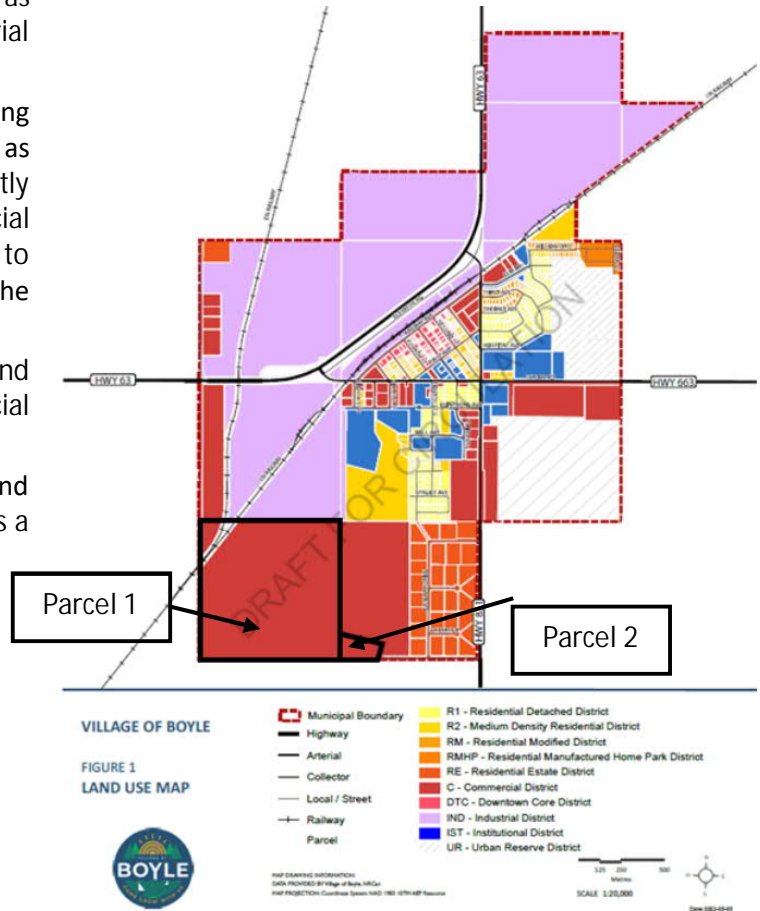
- The addition of Abattoir as a Discretionary Use in the Industrial District;
  - The addition of a land use definition for Abattoir in Part 12;
  - Amending the Industrial land use definition to prohibit Abattoir in this definition (otherwise the Abattoir use may be considered a permitted use in the Industrial District); and
  - Amending Section 6.11 to allow for the short-term holding of livestock when associated with an Abattoir.
3. Redesignating two parcels (shown in black bold) on [Figure 1](#) from Commercial District to the Industrial District.

While Dillon and administration understand that redesignating these lands may result in an imbalance of commercial and industrial lands in the Village, the redesignation provides opportunities to support future development that may benefit from access to the adjacent railway.

To support this request, Dillon recommends:

- Redesignating Parcel 1 (see Figure 1), currently designated as Commercial District to Industrial District;
- Redesignating the remaining aerodrome lands identified as Parcel 2 (see Figure 1), currently designated as Commercial District to Industrial District to prevent split districting on the aerodrome lands;
- Removal of the Aerodrome land use from the Commercial District; and
- Addition of the Aerodrome land use to the Industrial District as a Discretionary Use.

Figure 1 - Proposed Update to MDP and LUB Concept



### Conclusion

To accommodate these uses, minor text edits are anticipated to the policies of the MDP and LUB. Mapping edits will also be required for the MDP and LUB to address the redesignation of land identified in edit #3.

Dillon anticipates that amendments to support these edits will be added to a consolidated list of potential amendments that may arise from the Public Hearing, with integration into the final MDP and LUB presented at 2<sup>nd</sup> reading.

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE VILLAGE  
OF BOYLE HELD WEDNESDAY, JULY 19, 2023, IN THE VILLAGE OF BOYLE  
COUNCIL CHAMBERS

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**PRESENT** COLIN DERKO -Mayor  
BARBARA SMITH -Deputy Mayor  
MIKE ANTAL -Councillor  
PATRICK FERGUSON -Councillor  
SHELBY KITELEY -Councillor

WARREN GRIFFIN -Chief Administrative Officer  
CORRINE CORDINGLEY -Recording Secretary

COLE BRENNAN -Athabasca Advocate

**CALL TO ORDER**

Call to Order The regular meeting of the Council of the Village of Boyle on July 19, 2023, was called to order at 7:01 pm by Mayor Derko.

**ADOPTION OF AGENDA**

Agenda # 23 – 259 Moved by Councillor Smith that “the agenda be adopted with the following additions;

6.0 (a) Motion 23-247 Signage at the School  
9.0 (f) Alberta Munis – Meeting with RCMP  
10.0 (c) MDP/ LUB Amendments.”

CARRIED

**DELEGATION**

None

**APPROVAL OF MINUTES**

Minutes Council # 23 – 260 Moved by Councillor Smith that “the minutes of the Regular Council meeting held June 21, 2023, be accepted as presented.”

CARRIED

**STAFF REPORT**

CAO Report # 23 – 261 Moved by Councillor Kiteley that “the Chief Administrative Officer’s Report be accepted as presented.”

CARRIED

**BUSINESS ARISING FROM MINUTES**

Stop / Yield Signs # 23 – 262 Moved by Councillor Kiteley that new stop signs be installed at the two locations as discussed.”

CARRIED

**MONTHLY STATEMENT**

Bank Rec. # 23 – 263 Moved by Councillor Ferguson that “the Bank Reconciliation for the period ending June 30, 2023, be accepted as presented.”

CARRIED

**ACCOUNTS PAYABLE****SCHEDULE "A"**

Schedule "A"  
# 23 – 264

Moved by Councillor Smith that "those cheques in Schedule 'A' in the amounts of \$109,838.59 be accepted as presented."

CARRIED

**NEW BUSINESS**

GACF Letter  
July 7, 2023  
# 23 – 265

Moved by Councillor Ferguson that "Council sends a letter of support for the Greater Athabasca Community Foundations, Blue Cross grant application, to complete the play park."

CARRIED

BCBC Request  
Letter July 6, 2023  
# 23 – 266

Moved by Councillor Antal that "Council donates by way of grant in lieu the community centre rent for the Wildberry Festival, August 11 & 12, 2023."

CARRIED

Council Meeting  
Schedule  
# 23 – 267

Moved by Councillor Smith that "the August 16, 2023, meeting be scheduled for 6:30 pm at the Village of Boyle Council Chambers."

CARRIED

Alberta Minis  
Convention  
# 23 – 268

Moved by Councillor Ferguson that "the Village of Boyle cost share with the Town of Athabasca to bring the County Reeve to the Alberta Munis Convention."

CARRIED

Alpac 30<sup>th</sup>  
Fire Pits  
# 23 – 269

Moved by Councillor Antal that "Administration be directed to contact Athabasca County and advise that the Village will accept a community fire pit in recognition of Alpac's 30<sup>th</sup> Anniversary."

CARRIED

RCMP – AB Munis  
# 23 – 270

Moved by Councillor Smith that "Administration pursues a meeting with the RCMP at the AB Munis Fall Convention in September."

CARRIED

**BYLAWS AND POLICIES**

MDP  
Bylaw 03-23  
# 23 – 271

Moved by Councillor Smith that "the Municipal Development Plan Bylaw, 03-23 be read for the first time on this 19<sup>th</sup> day of July 2023."

CARRIED

MDP  
Bylaw 03-23  
# 23 – 272

Moved by Councillor Ferguson that "a public hearing be scheduled for August 16, 2023, at 6:30 pm."

CARRIED

LUB  
Bylaw 04-23  
# 23 – 273

Moved by Councillor Kiteley that "Land Use Bylaw 04-23 be read for a first time this 19<sup>th</sup> day of July 2023."

CARRIED

LUB  
Bylaw 04-23  
# 23 – 274

Moved by Councillor Antal that "a public hearing be scheduled for August 16, 2023 at 6:30 pm."

CARRIED

MDP/LUB  
Amendments  
# 23 – 275

Moved by Councillor Ferguson that “the proposed edits to the Draft Municipal Development Plan (MDP) and Land Use Bylaw (LUB) be approved and be included in the amendment package for second reading of the new MDP and LUB Furthermore, that the proposed edits be made available to the public prior to the scheduled public hearings.”

CARRIED

**INFORMATION ITEMS**

Info. Items  
# 23 – 276

Moved by Councillor Kiteley that “item ‘a’ be accepted as information.”

CARRIED

**COUNCIL COMMITTEE REPORTS**

Council Com.  
Reports  
# 23 – 277

Moved by Councillor Kiteley “these items be received as information.”  
Strat Plan, Regional Emergency Management, AHS Regional Collaboration.

CARRIED

8:23 PM

Mayor Derko called a recess.

8:23 PM

Recording Secretary Corrine Cordingley and Reporter Cole Brennan left the meeting.

8:29 PM

Mayor Derko reconvened the meeting with all those individuals previously listed.

**CLOSED SESSION**

Closed Session  
# 23 – 278

Moved by Councillor Antal that “the meeting goes to Closed Session to discuss Agenda Item 13 (a) FOIP Division 2 Section 24 (i) (d) Administrative Planning.”

CARRIED  
(8:29 P.M.)

Reconvene  
# 23 – 279

Moved by Councillor Ferguson that “Council return to Open Session.”

CARRIED  
(9:18 P.M.)

Meeting adjourned at 9:18 p.m.

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COLIN DERKO – MAYOR

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WARREN GRIFFIN – CAO