

**SUMMER VILLAGE OF GULL LAKE
SPECIAL COUNCIL MEETING
MINUTES**

October 18, 2025 – 12:00 P.M.

PRESENT

COUNCIL: Mayor Doug Francoeur
Deputy Mayor Stuart Innes
Councillor Lon Kasha

STAFF: Harold Wynne, Chief Administrative Officer

PUBLIC: 21 residents (in person) 1 resident (ZOOM)

1. CALL TO ORDER

Mayor Francoeur called the Special Council meeting to order at 12:05 p.m.

2. AGENDA

Res 2025-10-001 - PH

MOVED by Councillor Kasha that the agenda be adopted as presented.
CARRIED.

**3. OPEN PUBLIC
HEARING**

Res 2025-10-002 - PH

MOVED by Mayor Francoeur that the Special Meeting be recessed for a
Public Hearing for Bylaw 389-2025 Amendment to Land Use Bylaw 346/12.
CARRIED.

1. Purpose of the Public Hearing

Mayor Francoeur stated:

- (a) The public hearing process is intended to allow all interested parties to address Council on Bylaw 389-2025 Amendment to Land Use Bylaw 346/12.
- (b) Council gave first reading to Bylaw 389-2025 on September 19, 2025, and approval to hold a Special Council Meeting to include a Public Hearing.
- (c) Notice of the Public Hearing was emailed to all property owners and posted on the website, community sign, fall newsletter, and on a poster at the admin office.
- (d) The Mayor asked if there were any questions.

2. Public Hearing Procedure

- (a) Dr. Vahid Ghomashchi, Senior Planner, Parkland Community Planning Services, described Bylaw 389-2025 Amendment to Land Use Bylaw 346/12 and the approval process required for 2nd and 3rd readings to adopt the Bylaw.

(b) The following residents registered to speak at the public hearing:

- Jim Hunter, #5 and #7 Oliver Avenue.
 - Mr. Hunter stated that he preferred to listen to other submissions before he spoke.
- Kate Fraser, #75 Oliver Avenue.
 - Ms. Fraser requested clarification regarding the proposed changes to the Land Use District maps; notably, to areas in the Oliver area changing from Environmental Open Space (EOS) to Low Density Residential (R1). The CAO explained that, since the properties in this area have added accreted land from the EOS to the titles, these properties are now private and, therefore, required to be redistricted and assessed as R1.
- Loryanne Greaves, #4 Oliver Ave. and George Bell, #2 Oliver Ave.
 - Ms. Greaves and Mr. Bell have applied to the Subdivision and Development Appeal Board to consolidate their properties at #4 and #2 Oliver Avenue. To facilitate the consolidation of titles, these lots must be redistricted from Commercial (C) to Low Density Residential (R1). Ms. Greaves and Mr. Bell expressed their support for the proposed designation changes identified on the Proposed Land Use Amendment Map Schedule A.

(c) The CAO read the written submissions from the following residents into the Public Hearing record:

- Bradley Boyce and Dale Bowler, 35 Oliver Avenue.
- Peter Whitehead and Deanna Piotrowski, 65 Oliver Avenue
- Kate Fraser, 75 Oliver Avenue
- Barb McGillivray, 5 Premier Avenue
- Cam and Sharon McTavish, 83 Oliver Avenue

(d) Mayor Francoeur asked Council if they had any questions of the speakers and no questions were forthcoming.

3. Concluding Remarks

Mayor Francoeur thanked everyone for their presentations. He explained that Council will take the presentations under advisement in preparing the final draft of Bylaw 389-2025 Amendment to Land Use bylaw 346/12, which will be shared with the public for comment. Bylaw 389-2025 will then be

considered by Council for second reading and third and final reading at a future regular Council meeting(s).

**4. CLOSE PUBLIC
HEARING**

Res 2025-010-003 - PH MOVED by Mayor Francoeur that the Public Hearing be adjourned. CARRIED.

5. BYLAW READINGS Second and third readings of Bylaw 389-2025 were tabled.

6. ADJOURNMENT

Res 2025-10-004 - PH MOVED by Deputy Mayor Innes that the Special Meeting be adjourned at 12:54 P.M. CARRIED.

Mayor

CAO