

**MINUTES OF THE REGULAR MEETING  
SUMMER VILLAGE OF WHITE SANDS COUNCIL  
held on January 19, 2026  
White Sands Municipal Office  
#8 Front Street, White Sands, AB and electronically  
streamed to YouTube.**

**Present:** Dan Zembal, Mayor  
Paul Ashford, Councillor  
Leona Thorogood, Councillor  
Melissa Beebe, CAO  
Erin Weinzierl, Admin. Assistant  
Brad MacDonald, MPS  
Jane Dauphinee, MPS  
Lorne Thurston,

**Absent:**

**Public: (0)**

**1. Call to Order:**

Mayor Zembal calls the Council Meeting to order at 9:33 AM

**2. Adoption of Agenda**

**Motion 26:01:01** Moved by Councillor Ashford to approve the agenda as amended:  
**5.2 Delegation – Leann Graham, Gra Core: Land Use Bylaw Review**

MOTION CARRIED

**3. Adoption of Previous Minutes:**

**3.1. Regular Council Meeting Minutes of December 15, 2025**

**Motion 26:01:02** Moved by Councillor Thorogood to adopt the Regular Council Meeting minutes of December 15, 2025, as presented.

MOTION CARRIED

**4. Public Hearing: None**

**5. Delegation/Presentation:**

**5.1. Shoreline Management Plan – Brad McDonald & Jane Dauphinee – MPS**

**Motion 26:01:03** Moved by Mayor Zembal to accept the Shoreline Management Plan as information.

MOTION CARRIED

**5.2. Leann Graham, Gra-Core: Land Use Bylaw Review**

- House cleaning items
  - Clarifying on bunkies, accessory building not being used as dwellings.
  - Clarifications on fencing
  - Clarifications of accessory buildings
  - Decks are not considered as accessory buildings

- Possible larger changes
  - Minimal Square footage
    - Smaller Cabins/Park Models/Tiny Homes
  - MPC allows for variations
  - Not a significant volume. Has been asked and usually goes through MPC.
- Subdivisions are regulated by the MGA and provincial regulations, statutory documents

**Motion 26:01:04** Moved by Councillor Thorogood to the subdivision officer to work with admin to undertake minor housekeeping and minor amendments to the land use bylaw.

MOTION CARRIED

**6. Bylaws & Policies:**

**6.1. Bylaw #218-25: Fire Control Amendments, Fire Pit Standards, and Fees Schedule**

**Motion 26:01:05** Moved by Mayor Zembal to do the third and final reading of Fire Control Bylaw 218-25 as presented.

MOTION CARRIED

**6.2. P&R 4.6: Dead Standing Tree Management Policy**

**Motion 26:01:06** Moved by Councillor Ashford to have administration to amend P&R 4.6: Dead Standing Tree Management Policy and bring back the changes to the next February 17, 2025, meeting.

MOTION CARRIED

**7. Business:**

**7.1. RFD – Boat Launch Preliminary Study Proposals**

**Motion 26:01:07** Moved Councillor Ashford to award the Boat Launch Preliminary Study Proposal to WSP, based on the clarification on a phased approach: Phase 1 is the Preliminary Design Report (max fee of \$16 838) and Phase 2 is the optional geotechnical investigation (max of \$9 700) based on what is determined in Phase 1’s findings. Administration will apply to Local Government Fiscal Framework (LGFF) Capital grant for \$28 000.

MOTION CARRIED

**7.2. RFD – Hall Society Meeting January 3, 2026 – Hall Rental Management & Clearing Contracts**

**Motion 26:01:08** Moved by Councillor Thorogood to admin to work towards the policies and implications and budget. Deadline taking over by June 1, 2026. And to inform the White Sands Hall Society in the interim of the deadline for the municipality to take over.

MOTION CARRIED

**7.3. RFD - Federation of Canadian Municipalities**

**Motion 26:01:09** Moved by Mayor Zembal to approve to pay the FCM invoice: INV-47978-H9P4T7 of \$137.29 for the 2026-2027 membership.

MOTION CARRIED

**Motion 26:01:10** Moved by Mayor Zembal to have admin to continue investigating eligibility, grant availability, and cost estimates for required preparatory work, and to report back to Council with options for consideration through budget deliberations.

MOTION CARRIED

Mayor Zembal calls for a 5-minute recess at 11:48 AM.

Mayor Zembal calls the meeting back in session at 11:56 AM

#### **7.4. Lorne Thurston – Water Diversion & Flood Mitigation**

**Motion 26:01:11** Moved by Councillor Ashford to accept the report by L. Thurston on his findings for Water Diversion and Flood Mitigation for information and bring the item for 2026 budget deliberations.

MOTION CARRIED

#### **8. Council Reports:**

##### **8.1. Mayor Zembal (Verbal Report)**

- No meetings other than the hall meeting

##### **8.2. Councillor Thorogood (Written Report)**

##### **8.3. Councillor Ashford (Written Report)**

**Motion 26:01:12** Moved by Mayor Zembal to accept the council reports as presented.

MOTION CARRIED

#### **9. CAO Reports**

##### **9.1. Written Report with Council Resolution Action List**

**Motion 26:01:13** Moved by Councillor Ashford to accept CAO written report as presented.

MOTION CARRIED

#### **10. Financial Reports:**

##### **10.1. Council Revenue and Expenditures as December 31, 2025**

##### **10.2. Bank Reconciliation as of December 31, 2025**

**Motion 26:01:14** Motion by Councillor Thorogood to approve 10.1 and 10.2. Financial reports as presented.

MOTION CARRIED

#### **11. Correspondence**

##### **11.1. Parkland Regional Library Services Board Minutes, November 27, 2025**

##### **11.2. Alberta Summer Villages Association (ASVA) – Executive & Board of Directors, December 11, 2025**

##### **11.3. ABMunis' Initial Response to Provincial Government Police Funding Model Announcement**

- 11.4. **Update Announcement on Changes to Alberta’s Police Funding Model & Fact Sheet – Honourable Mike Ellis, Minister of Public Safety & Emergency Services**
- 11.5. **2025 WCB Alberta Employer Premium Rates**
- 11.6. **Key Municipal Dates January 1 to March 31, 2026**
- 11.7. **County of Stettler Senior Housing Authority 2026 Requisition Invoice**
- 11.8. **SMRWSC – Policy: Technical Criteria for Tap-Off Connections – New Form**

**Motion 26:01:15** Moved by Mayor Zembal to accept the 11.1 to 11.8 correspondence as information.

MOTION CARRIED

**12. Closed Meeting Session: None**

**13. Adjournment**

**Motion 26:01:16** Moved by Mayor Zembal adjourns the meeting at 12:51 PM.

MOTION CARRIED

*Next Regular Council Meeting is February 17, 2026. Public Welcome.*

Original Signed

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**Mayor**

Original Signed

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**Chief Administrative Officer**