

ADOPTED

Minutes of a  
**REGULAR COUNCIL MEETING**  
**MUNICIPAL DISTRICT OF GREENVIEW NO. 16**  
M.D. Administration Building,  
Valleyview, Alberta, on Tuesday, July 25<sup>th</sup>, 2017

# 1:  
CALL TO ORDER

Reeve Dale Gervais called the meeting to order at 9:00 a.m.

PRESENT

Reeve  
Deputy Reeve  
Councillors

Dale Gervais  
Roxie Rutt  
Tom Burton  
George Delorme(9:04 a.m.)  
Dave Hay  
Les Urness  
Bill Smith  
Dale Smith

ATTENDING

Chief Administrative Officer  
General Manager, Infrastructure & Planning  
Municipal Intern  
Communications Specialist  
Recording Secretary

Mike Haugen  
Grant Gyurkovits  
Danie Lagemaat  
Adrian Petrilli  
Lianne Kruger

ABSENT

General Manager, Corporate Services  
General Manager, Community Services  
Communications Officer

Rosemary Offrey  
Dennis Mueller  
Diane Carter

#2:  
AGENDA

MOTION: 17.07.284. Moved by: COUNCILLOR DAVE HAY  
That Council adopt the July 25<sup>th</sup>, 2017 Regular Council Agenda as presented.  
CARRIED

#3.1  
REGULAR COUNCIL  
MEETING MINUTES

MOTION: 17.07.285. Moved by: COUNCILLOR TOM BURTON  
That Council adopt the Minutes of the Regular Council Meeting held on Tuesday,  
July 11<sup>th</sup>, 2017 as amended.

CARRIED

#3.2  
BUSINESS ARISING  
FROM MINUTES

**3.2 BUSINESS ARISING FROM MINUTES:**

**6.3 BYLAW 17-784 SCHEDULE OF FEES**

BYLAW 17-784

MOTION: 17.07.286. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council give third reading to Bylaw 17-784 Schedule of Fees Bylaw with the following amendments;

- \$250.00 for the 14' disc.

CARRIED

**8.1 D17-209 DRAGOS ENERGY CORP: WASTE MANAGEMENT FACILITY – ADJACENT LANDOWNER REQUEST FOR BASELINE WATER TESTING**

DRAGOS ENERGY CORPORATION

MOTION: 17.07.287. Moved by: COUNCILLOR DALE SMITH  
That Council deny the request for Greenview to pay for baseline water testing associated with the Dragos Energy Corp development.

CARRIED

**8.2 GREENVIEW CANADA 150 GRANT REQUESTS**

CANADA 150 GRANT REQUESTS

MOTION: 17.07.288. Moved by: COUNCILLOR DALE SMITH  
That Council approves the Greenview Canada 150 Grant applications as follows:

Grande Cache Griffith Trail	\$21,400.00
Grovedale Community & Agricultural Society	\$13,500.00
Pioneers of Grovedale Area Museum	\$3,200.00
Sunset House Community Hall Society	\$8,700.00
Valleyview & District Agricultural Society	\$15,000.00
Valleyview Municipal Library & Valleyview Well-Being Coalition	\$20,850.00
Willmore Wilderness Preservation & Historical Society	\$4,750.00

CARRIED

**8.3 AWN CRIMINAL ACTIVITY CONCERNS**

AWN CONCERNS

MOTION: 17.07.289. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council direct Administration to enter into discussion with the Grande Cache RCMP and the Aseniwuche Winewak Nation (AWN) and the Town of Grande Cache to find solutions on the criminal activities within the Grande Cache Coops and Enterprises.

CARRIED

**8.4 PRIVATE SEWAGE ISSUES WITHIN THE GRANDE CACHE COOPS AND ENTERPRISES**

PRIVAT SEWAGE  
ISSUES – GC COOPS  
& ENTERPRISES

MOTION: 17.07.290. Moved by: COUNCILLOR GEORGE DELORME  
That Council direct Administration to investigate the private sewage concerns around the Grande Cache Coops and Enterprises.

CARRIED

**8.6 FARMLAND ACCESS APPLICANTS**

FARMLAND ACCESS

MOTION: 17.07.291. Moved by: COUNCILLOR TOM BURTON  
That Council approve to construct two Farmland Road applications for the following legal land locations; NE 16-70-25-W5 and N ½ 11&12-73-22-W5 with funds to come from the 2017 Farmland Accesses block funding.

DEFEATED

FARMLAND ACCESS

MOTION: 17.07.292. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council approve the construction of Farmland Access to the NE 16-70-25 W5 with funds to come from the 2017 Farmland Accesses block funding.

CARRIED

Reeve Gervais recessed the meeting at 9:56 a.m.  
Reeve Gervais reconvened the meeting at 10:07 a.m.

#4  
PUBLIC HEARING

**4.0 PUBLIC HEARING**

8

**4.1 BYLAW 17-777 REDESIGNATE FROM RECREATION (R) DISTRICT TO COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT**

BYLAW 17-777  
PUBLIC HEARING

Chair Dale Gervais opened the Public Hearing regarding Bylaw 17-777 at 10:07 a.m.

IN ATTENDANCE

Development Officer  
Manager, Development & Planning

Leona Dixon  
Sally Rosson  
Earl Langenecker  
Chris Chiassum  
Dave McRae  
Doug Williamson  
Clarence Lindblom  
Tim Blake  
Jim Uhl

ADOPTED

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July 25, 2017

INTRODUCTIONS

The Chair requested each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing.  
Each Members' reply was No.

The Chair asked the applicants if there was any objection or concern with any members sitting on the Board.  
The reply was No.

REFERRAL AGENCY  
& ADJACENT LAND  
OWNER  
COMMENTS

Development Officer, Leona Dixon provided a summary of the responses from referral agencies.

QUESTIONS FROM  
COUNCIL

The Chair called for any questions from Council.  
Council asked where the accesses would be. The access would be off the internal road with lots two and three being reclaimed.

THOSE IN FAVOUR

The Chair requested that anyone in favour of the application come forward.  
None came forward.

THOSE AGAINST

The Chair requested that anyone against the application come forward.  
None came forward.

QUESTIONS FROM  
COUNCIL

The Chair called for any questions from Council.  
None were heard.

QUESTIONS FROM  
APPLICANT  
PRESENTER

The Chair called for any questions from the Applicant or those that had spoken in favour or against the application with regards to the comments for Planning and Development, the referral agencies, or adjacent landowners.  
None were heard.

FAIR & IMPARTIAL  
HEARING

The Chair asked the Applicant if they have had a fair and impartial hearing.  
Applicant's response was yes.

BYLAW 17-777  
PUBLIC HEARING  
ADJOURNED

Chair Dale Gervais adjourned the Public Hearing regarding Bylaw 17-777 at 10:22 a.m.

**4.1 BYLAW 17-782 GREENVIEW GOLF RESORT AREA STRUCTURE PLAN**

BYLAW 17-782  
PUBLIC HEARING

Chair Dale Gervais opened the Public Hearing regarding Bylaw 17-782 at 10:22 a.m.

ADOPTED

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IN ATTENDANCE

Development Officer  
Manager, Development & Planning  
Owner, Greenview Golf Resort

Leona Dixon  
Sally Rosson  
Earl Langenecker  
Chris Chiassum  
Dave McRae  
Doug Williamson  
Clarence Lindblom  
Tim Blake  
Jim Uhl

INTRODUCTIONS

The Chair requested each Council Member and Staff member to introduce themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing.  
Each Members' reply was No.

The Chair asked the applicants if there was any objection or concern with any members sitting on the Board.  
The reply was No.

REFERRAL AGENCY  
& ADJACENT LAND  
OWNER  
COMMENTS

Development Officer, Leona Dixon provided a summary of the responses from referral agencies.

QUESTIONS FROM  
COUNCIL

The Chair called for any questions from Council.  
Council would like to see the crown land added to the mapping.  
Council asked how the runoff going to be mitigated from going into Sturgeon Lake. Run off is already directed to the run off ponds.

THOSE IN FAVOUR

The Chair requested that anyone in favour of the application come forward.  
Mr. Langenecker came forward and voiced his willingness to work with Greenview to provide a safe environment for his clients.

THOSE AGAINST

The Chair requested that anyone against the application come forward.  
None came forward.

QUESTIONS FROM  
COUNCIL

The Chair called for any questions from Council.  
None came forward.

QUESTIONS FROM  
APPLICANT  
PRESENTER

The Chair called for any questions from the Applicant or those that had spoken in favour or against the application with regards to the comments for Planning and Development, the referral agencies, or adjacent landowners.  
None came forward.

**FAIR & IMPARTIAL  
HEARING**

The Chair asked the Applicant if they have had a fair and impartial hearing. Applicant's response was yes.

**BYLAW 17-782  
PUBLIC HEARING  
ADJOURNED**

Chair Dale Gervais adjourned the Public Hearing regarding Bylaw 17-782 at 10:50 a.m.

**#5  
DELEGATIONS**

**5.0 DELEGATIONS**

There were no Delegations presented.

**#6  
BYLAWS**

**6.0 BYLAWS**

**6.1 BYLAW 17-777 RE-DESIGNATE FROM RECREATION (R) DISTRICT TO COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT**

**BYLAW 17-777  
SECOND READING**

MOTION: 17.07.293. Moved by: DEPUTY REEVE ROXIE RUTT

That Council give Second Reading to Bylaw No. 17-777, to re-designate a 3.81 hectare ± (9.41 acre) area within W½-33-70-24-W5 from Recreation (R) District to Country Residential Two (CR-2) District, to develop a maximum of eleven (11) lots requiring the reversion of 44 recreational sites at a 4:1 ratio in accordance with the Sturgeon Lake Area Structure Plan.

CARRIED

**6.2 BYLAW 17-782 GREENVIEW GOLF RESORT AREA STRUCTURE PLAN**

**BYLAW 17-782  
SECOND READING**

MOTION: 17.07.294. Moved by: COUNCILLOR LES URNESS

That Council give Second Reading to Bylaw No. 17-782, for the Greenview Golf Resort Area Structure Plan with correction to legal land description from West of the 6<sup>th</sup> Meridian to West of the 5<sup>th</sup> Meridian.

CARRIED

**BYLAW 17-782  
THIRD READING**

MOTION: 17.07.295. Moved by: COUNCILLOR DAVE HAY

That Council give Third Reading to Bylaw No. 17-782, for the Greenview Golf Resort Area Structure Plan.

CARRIED

BYLAW 17-777  
THIRD READING

**MOTION: 17.07.296.** Moved by: DEPUTY REEVE ROXIE RUTT  
That Council give Third Reading to Bylaw No. 17-777, to re-designate a 3.81 hectare ± (9.41 acre) area within W½-33-70-24-W5 from Recreation (R) District to Country Residential Two (CR-2) District, to develop a maximum of eleven (11) lots requiring the reversion of 44 recreational sites at a 4:1 ratio in accordance with the Sturgeon Lake Area Structure Plan.

CARRIED

#7  
OLD BUSINESS

**7.0 OLD BUSINESS**

There was no Old Business presented.

#8  
NEW BUSINESS

**8.0 NEW BUSINESS**

**8.7 RESIDENTIAL ACCESS APPLICANTS**

RESIDENTIAL  
ACCESS

**MOTION: 17.07.297.** Moved by: COUNCILLOR TOM BURTON  
That Council approve two residential road applications with funds to come from the 2017 block funding, for the following legal land locations: NE 20-66-22-W5, and NE 17-71-22-W5.

CARRIED

RESIDENTIAL  
ACCESS

**MOTION: 17.07.298.** Moved by: COUNCILLOR TOM BURTON  
That Council approve the residential road application with funds to come from the 2017 block funding, for the following legal land location: NE 2-69-6-W6 subject to the sale of necessary road right-of-way.

CARRIED

**8.8 NEW ASPHALT APPROACH**

ASPHALT  
APPROACH

**MOTION: 17.07.299.** Moved by: DEPUTY REEVE ROXIE RUTT  
That Council direct Administration to complete the base course and asphalt paving works associated with the approach located at SW-5-71-24-W5 before October 31<sup>st</sup>, 2017, with funds to come from the Local Road Construction Block Funding.

CARRIED

**8.9 DESIGNATED INDUSTRIAL PROPERTY ASSESSMENT**

**INDUSTRIAL  
PROPERTY  
ASSESSMENT**

**MOTION: 17.07.300. Moved by: COUNCILLOR DALE SMITH**

That Council accept for information received from Municipal Affairs and the Technical Advisory Committee regarding changes to the Designated Industrial property assessment process.

**CARRIED**

**8.10 AAMDC RESOLUTION**

**AAMDC  
RESOLUTION**

**MOTION: 17.07.301. Moved by: REEVE DALE GERVAIS**

That Council direct Administration to develop a resolution asking the Provincial Government to consider an industry led approach to reducing methane emissions for submission to the August 11<sup>th</sup>, 2017 AAMDC Zone Meeting.

**CARRIED**

**8.5 DEVELOPMENT GUIDELINES AND MUNICIPAL SERVICES STANDARDS**

**DEVELOPMENT  
GUIDELINES &  
MUNICIPAL  
SERVICES  
STANDARDS**

**MOTION: 17.07.302. Moved by: COUNCILLOR DAVE HAY**

That Council adopt the Development Guidelines and Municipal Servicing Standards as presented.

**MOTION: 17.07.303. Moved by: COUNCILLOR TOM BURTON**

That council table motion 17.07.302. until later in the meeting.

**CARRIED**

Reeve Gervais recessed the meeting at 12:03 p.m.

Reeve Gervais reconvened the meeting at 12:59 p.m.

Councillor Bill Smith did not return to the meeting after the recess.

Councillor Hay entered the meeting after the recess at 1:05 p.m.

**DEVELOPMENT  
GUIDELINES &  
MUNICIPAL  
SERVICING  
STANDARDS**

**MOTION: 17.07.302. Moved by: COUNCILLOR DAVE HAY**

That Council adopt the Development Guidelines and Municipal Servicing Standards as amended.

**CARRIED**

**8.11 CAO/MANAGERS' REPORTS**

**CAO REPORTS**

**MOTION: 17.07.304. Moved by: DEPUTY REEVE ROXIE RUTT**

That Council accept the CAO Report for information, as presented.

**CARRIED**



**#9  
COUNCILLORS  
BUSINESS &  
REPORTS**

**9.1 COUNCILLORS' BUSINESS & REPORTS**

**9.2 MEMBERS' REPORT:** Council provided an update on activities and events attended, including the following:

**WARD 6**

**COUNCILLOR TOM BURTON** updated Council on his recent activities, which include:

DeBolt Ratepayer BBQ

DeBolt Library Board Meeting

Municipal Planning Commission Meeting

Electoral Boundary Commission Public Forum

Community Planning Association of Alberta Strategic Planning Session

East Smoky Recreation Board Meeting

Committee of the Whole Meeting

Grande Cache Ratepayer BBQ

Grovedale Senior Housing Meeting

**EIO CONTRACTOR  
WORKDAY CAP**

**MOTION: 17.07.305.** Moved by: **COUNCILLOR TOM BURTON**

That Council rescind motion 17.06.229 regarding the Expression of Interest Contractor workday cap to be fixed at approximately twenty working days.

Councillor Tom Burton requested a recorded vote.

For: Councillor Tom Burton

Against: Councillor Dale Smith, Deputy Reeve Roxie Rutt, Reeve Dale Gervais, Councillor Dave Hay, Councillor Les Urness, Councillor George Delorme.

**DEFEATED**

**WARD 5**

**COUNCILLOR DALE SMITH** updated Council on his recent activities, which include:

Municipal Planning Commission

Committee of the Whole Meeting

Grande Cache Ratepayer BBQ

Peace Country Forage Field Day

Red Willow Lodge Steak & Bake

**WARD 7**

**DEPUTY REEVE ROXIE RUTT** updated Council on her recent activities, which include:

DeBolt Ratepayer BBQ

Municipal Planning Commission

Philip J Currie Board Meeting

Electoral Boundaries Commission Public Forum

Joint Council Meeting with Town of Grande Cache

Committee of the Whole  
Grande Cache Ratepayer BBQ  
Red Willow Lodge Steak & Bake

**WARD 4**            **COUNCILLOR DAVE HAY** updated Council on his recent activities, which include:  
Municipal Planning Commission Meeting  
Sunset House Community Meeting  
Committee of the Whole Meeting  
Grande Cache Ratepayer BBQ  
Triangle Jamboree

**WARD 3**            **COUNCILLOR LES URNESS** updated Council on his recent activities, which include:  
Municipal Planning Commission Meeting  
Red Willow Lodge Steak & Bake

**WARD 1**            **COUNCILLOR GEORGE DELORME** updated Council on his recent activities, which include:  
Municipal Planning Commission Meeting  
Joint Council Meeting with the Town of Grande Cache  
Committee of the Whole Meeting  
Grande Cache Ratepayer BBQ

MOTION: 17.07.306. Moved by: DEPUTY REEVE ROXIE RUTT  
That Council direct administration to investigate the removal of the North/South stops signs on Range Road 261 and Township Road 720.

CARRIED

**WARD 8**            **COUNCILLOR BILL SMITH** was unavailable to give a members report.

**REEVE'S REPORT**    **9.1 REEVE'S REPORT:**

**WARD 2**            **REEVE DALE GERVAIS** updated Council on his recent activities, which include:  
DeBolt Ratepayer BBQ  
Municipal Planning Commission Meeting  
Electoral Boundaries Commission Public Forum  
Greenview Multiplex Board Meeting  
Committee of the Whole Meeting  
Grande Cache Ratepayer BBQ  
Grande Prairie Chamber of Commerce  
Nitehawk Recreation Area Meeting

ADOPTED

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Red Willow Steak & Bake

#10  
CORRESPONDENCE

**10.0 CORRESPONDENCE**

MOTION: 17.07.307. Moved by: COUNCILLOR DAVE HAY  
That Council accept the correspondence for information, as presented.

CARRIED

#11 IN CAMERA

**11.0 IN CAMERA**

**12.0 ADJOURNMENT**

#12  
ADJOURNMENT

MOTION: 17.07.308. Moved by: DEPUTY REEVE ROXIE RUTT  
That this meeting adjourn at 2:27 p.m.

CARRIED

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

  
\_\_\_\_\_  
REEVE