

Councillors in attendance responded that Roy & Grant Berg made the request to allow unencumbered access to a fractioned portion the quarter. The road allowance in question dead ends at the Little Smoky River.

#7
OLD BUSINESS

7.0 OLD BUSINESS

#8
NEW BUSINESS

8.0 NEW BUSINESS

8.1 GRADER BLADES AND TOOLS TENDER

GRADER BLADES
AND PLOW BLADES

MOTION: 14.03.156. Moved by: COUNCILLOR LES URNESS
That Council approve the lowest tender received from Union Tractor Ltd. for the supply of grader blades and plow blades for the total amount of \$120,246.90 with the money to come from the 2014 Operations Road Maintenance Budget.

CARRIED

CARBIDE TOOLS

MOTION: 14.03.157. Moved by: COUNCILLOR DALE SMITH
That Council approve the lowest tender received from Union Tractor for the supply of carbide tools for the total amount of \$67,500.00 with the money to come from the 2014 Operations Road Maintenance Budget.

CARRIED

8.2 GRADER DISTRICTS TENDER

GRADER DISTRICTS
TENDER

MOTION: 14.03.158. Moved by: COUNCILLOR TOM BURTON
That Council approve the following contractors for grader services for the next three years commencing May 1st, 2014 with an option to renew for two additional years upon mutual consent, with funding to come from the Road Maintenance portion of the Operations Department Budget:

- Puskwaskau area: 1638113 AB at \$110.00 per hour
- Sunset House area: T Morin Construction at \$130.00 per hour
- Sturgeon Heights and Clarkson Valley areas: J. Moody Grader Services at \$124.43 per hour
- DeBolt and Goodwin areas: 1638113 AB at \$110.00 per hour
- Forestry Trunk Road: J Moody Grader Services at \$149.43 per hour
- Grande Cache area: McNeil Construction at \$152.00 per hour

Councillor Dave Hay entered the meeting at 9:14 a.m.

CARRIED

8.3 TWP 710 DISCUSSIONS

DEVELOP OPTIONS
RE: TWP 710

MOTION: 14.03.159. Moved by: COUNCILLOR LES URNESS
That Council direct Administration to work with Administration from the M.D. of Big Lakes to develop options regarding concerns related to TWP 710.

CARRIED

8.4 2014 ROAD – PAVING TENDER RESULTS

LITTLE SMOKY RD
PHASE IV – LEDCOR
ALBERTA LTD

MOTION: 14.03.160. Moved by: COUNCILLOR LES URNESS
That Council award Little Smoky Road Phase IV road paving program to Ledcor Alberta Limited for an upset limit of \$7,402,525.00 to be funded through the 2014 Capital Budget.

CARRIED

10% CONTINGENCY
OF \$697,094.39
INFRASTRUCTURE
CAPITAL RESERVE

MOTION: 14.03.161. Moved by: COUNCILLOR DAVE HAY
That Council allow a 10% contingency for the Little Smoky Phase IV Road Paving Program of \$697,094.39 to come from the Infrastructure Capital Reserve.

CARRIED

8.5 DESIGN AND PROCUREMENT OF TWO FIREHALLS

DESIGN &
PROCUREMENT OF
TWO FIREHALLS

MOTION: 14.03.162. Moved by: COUNCILLOR LES URNESS
That Council approves the proposal from Field, Field and Field Architecture Engineering Ltd of Grande Prairie, Alberta, for the design and procurement of the Grovedale and DeBolt Fire Halls, with costs based on 6% of the design construction costs and funds coming from the 2014 Capital Budget.

CARRIED

Reeve Gervais called for a recess at 9:47 a.m.

Reeve Gervais reconvened the meeting at 9:53 a.m.

#4
DELEGATIONS

4.0 DELEGATIONS

4.1 ENCANA PRESENTATION

INTRODUCTION

Chair Gervais asked each Council Member and Staff to introduce themselves.

ATTENDANCE

- Tyson Pylypiw, Senior Manager Stakeholder Relations & Road and Lease Construction
- Jon Remmer, Manager Water
- Darci-Jane, Manager Community Relations

- Mark Sutherland, Community Relations Advisor

ENCANA PRESENTATION

MOTION: 14.03.163. Moved by: COUNCILLOR TOM BURTON
That Council accept for information the presentation made by Encana.
CARRIED

#5 PUBLIC HEARING

5.1 BYLAW NO. 13-711 NE 13-70-23 W5M

Chair Gervais opened the Public Hearing regarding Bylaw # 13-711 at 10:07 a.m.

IN ATTENDANCE

Manager, Planning & Development	Sally Ann Rosson
Planning and Development Coordinator	Gwen Charlton

APPLICANT & PROPERTY OWNER

Applicant(s)	Maurice & Judith Huet
Property Owner(s)	Maurice & Judith Huet

INTRODUCTION

The Chair asked each Council Member and Staff to introduce themselves and asked Council Members if there were any reason that they should be disqualified from the hearing. Each Member’s reply was “no”.

PURPOSE OF THE HEARING

The purpose of the Public Hearing for Bylaw 13-711 is to provide Council with public input on the Land Use Amendment application to re-designate 39.91 Acres from Agriculture (A) to Country Residential One (CR-1).

APPLICANTS PROPOSAL

To create three (3) CR-1 lots for residential use.

QUESTION FROM COUNCIL TO APPLICANT

No representative in attendance.

THOSE IN FAVOR

The Chair requested that anyone who wishes to speak in favour of the application come forward.

None came forward.

THOSE AGAINST

The Chair requested that anyone who wishes to speak against the application come forward.

None came forward.

APPLICATION BACKGROUND

The Manager, Planning & Development provided the background information for the application. She advised that all referrals were sent to relevant agencies and adjacent landowners, and that the application was advertised in accordance with the Municipal Government Act.

REFERRAL AGENCY
AND ADJACENT
LANDOWNERS
COMMENTS

The Manager, Planning & Development provided a summary of the responses from referral agencies and adjacent landowners.

East Smoky Gas Co-op, September 17, 2013:

No concerns.

M.D Public Works, September 20, 2013:

- Approach to Lot 2 is in place and meets MD standards.
- Lots 1 & 3 have no access and require approaches with min 500 mm x 14 meter CSP culvert.
- Road widening is required on RGE RD 230.
- There are no drainage concerns.

ATCO Gas, September 20, 2013:

- There are no pipelines in this area.

Alberta Transportation, November 7, 2013:

- Alberta Transportation has no particular concerns with the Land Use Amendment. However, the proposed subdivision may be impacted by Highway 43 and 49 Alberta Transportation Realignment Functional Planning Study currently underway. This study is not expected to be finalized in the near future.
- Comment on Land Use Amendment should not be construed as the Department granting variance to the requirements of Section 14 of the Subdivision and Development Regulation. The Department will comment further after receiving the complete subdivision application referral from the Municipality.

LANDOWNER
COMMENTS

None.

QUESTIONS FROM
COUNCIL

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

QUESTIONS FROM
APPLICANT OR
PRESENTERS
APPLICANT FINAL
COMMENTS

No representative in attendance.

No representative in attendance.

FAIR AND
IMPARTIAL
HEARING
ADJOURNMENT

No representative in attendance.

The Chair closed the Public Hearing at 10:18 a.m.

5.2 BYLAW NO. 13-714 NW 26-71-26 W5M

Chair Gervais opened the Public Hearing regarding Bylaw # 13-714 at 10:20 a.m.

IN ATTENDANCE	Manager, Planning & Development Planning and Development Coordinator Applicant	Sally Ann Rosson Gwen Charlton Rennie Cauchie
APPLICANT(S) & PROPERTY OWNER(S)	Applicant(s) Property Owner(s)	Florence & Rennie Cauchie Florence Cauchie
LETTER PROVIDING AUTHORITY FOR REPRESENTATION	A written submission from the Applicant and Property Owner, Ms. Florence Cauchie, was provided, authorizing Mr. Rennie Cauchie to be her representative at the Hearing. Ms. Florence Cauchie was in attendance as an observer.	
INTRODUCTION	The Chair asked each Council Member and staff to introduce themselves and asked Council Members if there were any reason that they should be disqualified from the hearing. None was heard.	
PURPOSE OF THE HEARING	The purpose of the Public Hearing for Bylaw 13-714 is to provide Council with public input on the Land Use Amendment application to re-designate 36.46 Hectares/89.00 Acres from Agriculture (A) to Rural Commercial (RC).	
APPLICANTS PROPOSAL	To re-designate a portion of the quarter to Rural Commercial.	
QUESTION FROM COUNCIL TO APPLICANT	The Chair called for any questions of the Applicant from Council. Councillor Les Urness asked if the applicant foreseen the property being used for commercial storage in the future. The representative responded that he does not foresee any particular assigned usage of the land at this current time.	
THOSE IN FAVOUR	The Chair requested that anyone who wishes to speak in favour of the application come forward. Mr. Les Toews came forward and provided detail that he owns the property adjacent to the property owner. Mr. Les Toews requested that a designated area be assigned for these types of small businesses to congregate near the highway to reduce traffic on the Ridgevalley road. Mr. Toews had no water concern issues. Mr. Toews identified two concerns, maintain a 100 meter strip as a treed area to keep a park like area along the Ridgevalley Road and keep the commercial in the back. Mr. Toews proposed that the dugout remain as currently situated for the Fire Department's reserved water usage.	

**APPLICATION
BACKGROUND**

The Manager, Planning & Development provided the background information for the application. She advised that all referrals were sent to relevant agencies and adjacent landowners, and that the application was advertised in accordance with the Municipal Government Act.

THOSE AGAINST

The Chair requested that anyone who wishes to speak against the application come forward.

AGAINST

Ms. Colleen Karochai and Mr. Kevin Karockai identified that their property is across from the applicant's proposed re-designation area. Ms. Karochai stated a concern with disruption of the formerly unregulated landfill, the impact on the family and animal life and water contamination.

Mr. Kevin Karochai asked if the landfill is capped or cleaned.

The applicant, Mr. Rennie Cauchie, responded that from the documentation he acquired in regards to the landfill, approximately in 1990 the Provincial Government or Alberta Environment removed the top and capped it. The water concerns are late, as they don't allow water wells in the area and contamination of the soil may have already resulted, and Alberta Environment will not dig up the landfill to dispose of the contaminated soil.

**QUESTIONS FOR
THOSE SPEAKING
AGAINST THE
APPLICATION**

The Chair asked if there were any questions from Council for those speaking against the application.

The Chair asked Ms. Sally Rosson if conditions could be put forth on future development near the landfill in which future developers would have to abide.

Ms. Sally Rosson responded that conditions could be applied. The subdivision stage could entertain a buffer for environmental reserve. The permit stage could restrict the area required for situating the buildings and the area for the permitted development.

The Chair asked if objective conditions could be established to not disturb the abandoned landfill.

Ms. Sally Rosson responded, "yes".

THOSE AGAINST

The Chair requested that anyone who wishes to speak against the application come forward.

AGAINST

Mr. Tommy Loewen, an adjacent landowner is concerned that the green line boundary will apply restrictions on his farming operation. Mr. Loewen is concerned with the landfill contamination.

**QUESTIONS FOR
THOSE SPEAKING
AGAINST THE
APPLICATION**

The Chair asked if there were any questions from Council for those speaking against the application.

Councillor Les Urness asked if ongoing groundwater monitoring is being conducted on the landfills. Ms. Sally Rosson responded that water monitoring is not being conducted on the landfills.

The Chair expanded that the only monitoring that takes place is when the developer acquires it, with the expense for the monitoring being applied to the developer.

THOSE AGAINST

The Chair requested that anyone else who wished to speak against the application come forward.

**AGAINST - MR.
DARWIN CLEGG**

Mr. Darwin Clegg, a landowner adjacent to the south of the Applicant, expressed concern with the current lack of available agricultural land in the area. He expressed concern with noise, garbage, pollution and sewage pump out.

**QUESTIONS FOR
THOSE SPEAKING
AGAINST THE
APPLICATION**

The Chair asked if there were any questions from Council for those speaking against the application and none were heard.

**REFERRAL AGENCY
AND ADJACENT
LANDOWNERS
COMMENTS**

The Manager, Planning & Development provided a summary of the responses from referral agencies and adjacent landowners.

East Smoky Gas Co-op, June 20, 2013:

- No objections.

ATCO Electric, July 12, 2013:

- No objections.

Alberta Transportation, July 16, 2013:

- Alberta Transportation has no particular concerns with the Land Use Amendment. However, a Roadside Development Application should be submitted for development within the proposed lot.
- A Traffic Impact Assessment (TIA) may be required for review and acceptance by the department. The TIA and any required improvements to the highway infrastructure to accommodate development on lands proposed to be rezoned shall be completed at no cost to the department.

**OPPOSITION
LETTER – MR.
KEVIN KAROCHAI &
MS. COLLEEN
KAROCHAI**

Letter received from Mr. Kevin Karochai and Ms. Colleen Karochai. Opposition points addressed in the letter include the following:

- Wildlife concerns.
- Noise and traffic may cause stress on animals and family.
- Traffic concerns.

- Groundwater contamination.
- Resulting environmental hazards if the landfill is disturbed.
- Maintaining the preservation of the rural setting.

**OPPOSITION
LETTER - MR. LEN
BURNS & MS.
TRACEY BURNS**

Letter received from Mr. Len Burns and Ms. Tracey Burns. Opposition points addressed in the letter include the following:

- Runoff and contamination issues to the land and water supply from landfill disturbance.
- Commercial debris.
- Noise and traffic.
- Decreased property value.

**OPPOSITION
LETTER - MR.
DARWIN CLEGG**

Letter received from Mr. Darwin Clegg. Opposition points addressed in the letter include the following:

- Decreased farm value.
- Noise, pollution and smell.
- Garbage debris on property.
- Landfill disturbance causing contamination to the water sources.
- Increased traffic volume.

**OPPOSITION
LETTER - MS.
ROXIE RUTT**

Letter received from Ms. Roxie Rutt. Opposition points addressed in the letter include the following:

- Disruption of country living.
- Noise and traffic issues.
- Ruin the view.

**OPPOSITION
LETTER - MR.
TOMMY LOEWEN**

Letter received from Mr. Tommy Loewen. Opposition points addressed in the letter include the following:

- Concern with disruption to agricultural operation.
- Concern that the green line identified on the map will apply restrictions on his farming operation.

Councillor George Delorme vacated the meeting at 10:57 a.m.

Councillor George Delorme re-entered the meeting at 11:00 a.m.

**QUESTIONS FROM
COUNCIL**

The Chair called for any questions from Council.

Chair asked the setback requirement for commercial development near an abandoned landfill. Ms. Sally Rosson responded that she did not know the setback requirement for commercial development. Applicant, Mr. Rennie Cauchie stated that a 350 metre setback from an abandoned landfill is required for permanent residence.

QUESTIONS FROM APPLICANT OR PRESENTERS 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 from Planning & Development, the referral agencies, or adjacent landowners, none were heard.

APPLICANT FINAL COMMENTS The Chair called for any final comments from the Applicant.

The applicant responded that the concerns expressed are in regards to subdivision and permit applications rather than rezoning.

FAIR AND IMPARTIAL HEARING The Chair asked the Applicant if they have had a fair and impartial hearing, the Applicant responded, "yes".

ADJOURNMENT The Chair advised the Applicant that Council would render a decision on the application as soon as possible and closed the Public Hearing at 11:04 a.m.

Chair Gervais recessed the meeting at 11:05 a.m.

Chair Gervais reconvened the meeting at 11:13 a.m.

5.3 BYLAW 14-718 SW 6-72-26 W5M

Chair Gervais opened the Public Hearing regarding Bylaw # 13-718 at 11:13 a.m.

IN ATTENDANCE Manager, Planning & Development Sally Ann Rosson
Planning and Development Coordinator Gwen Charlton

APPLICANT(S) & PROPERTY OWNER(S) Applicant(s) Della Thorpe as appointed
Power of Attorney for Elizabeth Robertson
Property Owner(s) Elizabeth Robertson

INTRODUCTION The applicant was not in attendance.

PURPOSE OF THE HEARING The purpose of the Public Hearing for Bylaw 14-718 is to provide Council with public input on the Land Use Amendment application to re-designate 4.12 Hectares/10.17 Acres from Agriculture (A) to Country Residential One (CR-1)

APPLICANTS PROPOSAL Rezone the existing yard site which encompasses a portion of two separate quarter sections.

QUESTION FROM COUNCIL TO APPLICANT The applicant was not in attendance.

THOSE IN FAVOR The Chair requested that anyone who wishes to speak in favour of the application come forward.

None came forward.

APPLICATION BACKGROUND The Manager, Planning & Development provided the background information for the application. She advised that all referrals were sent to relevant agencies and adjacent landowners, and that the application was advertised in accordance with the Municipal Government Act.

THOSE AGAINST The Chair requested that anyone who wishes to speak against the application come forward.

None came forward.

REFERRAL AGENCY AND ADJACENT LANDOWNERS COMMENTS The Manager, Planning & Development provided a summary of the responses from referral agencies and adjacent landowners.

East Smoky Gas Co-op, January 21, 2014: January 23, 2014:

- No Objection.

ATCO Electric, March 5, 2014:

- ATCO will require 2 easements as per the attached mark up.

QUESTIONS FROM COUNCIL The Chair called for any questions from Council, and there were none heard.

QUESTIONS FROM APPLICANT OR PRESENTERS 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 from Planning & Development, the referral agencies, or adjacent landowners.

None spoke in favor and none against the application.

APPLICANT FINAL COMMENTS The Applicant was not in attendance.

FAIR AND IMPARTIAL HEARING The Applicant was not in attendance.

ADJOURNMENT The Chair advised that Council would render a decision on the application as soon as possible and closed the Public Hearing at 11:20 a.m.

#5 PUBLIC HEARING 5.4 **BYLAW NO. 13-701 SE 20 -70-22 W5M**

ADOPTED

*Minutes of a Regular Council Meeting
M.D. of Greenview No. 16
Page 12*

March 25, 2014

Chair Gervais opened the Public Hearing regarding Bylaw # 13-701 at 11:21 a.m.

IN ATTENDANCE	Manager, Planning & Development Planning and Development Coordinator Applicant	Sally Ann Rosson Gwen Charlton Rick Seward
APPLICANT & PROPERTY OWNER	Applicant(s) Property Owner(s)	Mar-Rik Trucking Ltd. Jack & Lois Chatwin
INTRODUCTION	The Chair asked each Council Member and staff to introduce themselves and asked Council Members if there were any reason that they should be disqualified from the hearing, none was heard.	
PURPOSE OF THE HEARING	The purpose of the Public Hearing for Bylaw 13-701 is to provide Council with public input on the Land Use Amendment application to re-designate 9.78 hectares from Agriculture (A) to Industrial (I) District.	
APPLICANTS PROPOSAL	To build a truck shop with an office and truck parking.	
QUESTION FROM COUNCIL TO APPLICANT	The Chair called for any questions of the Applicant from Council, and there were none.	
THOSE IN FAVOR	The Chair requested that anyone who wishes to speak in favour of the application come forward. None were heard.	
APPLICATION BACKGROUND	The Manager, Planning & Development provided the background information for the application. She advised that all referrals were sent to relevant agencies and adjacent landowners, and that the application was advertised in accordance with the Municipal Government Act.	
THOSE AGAINST	The Chair requested that anyone who wishes to speak against the application come forward.	
AGAINST - MR. RON ARMENEAU	Mr. Ron Armeneau introduced himself. Mr. Ron Armeneau expressed concerns that the rezoning is in contravention of the Valleyview Intermunicipal Development Plan as noted in the documentation he submitted. Mr. Ron Armeneau stated concerns with infringement on Greenview's Land Use Bylaw and Municipal Development Plan.	
QUESTIONS FOR THOSE SPEAKING AGAINST THE APPLICATION	The Chair asked if there were any questions from Council for those speaking against the application.	

None were heard.

THOSE AGAINST The Chair again requested that anyone who wished to speak against the application come forward.

AGAINST – MR. ROBERT WIRTH Mr. Robert Wirth introduced himself as a representative for his parents, Mr. Al Wirth and Ms. Anne Wirth, owners of a residence near the proposed re-designated area. Mr. Robert Wirth stated concerns with contravention of many sections of the Valleyview Intermunicipal Development Plan. Mr. Robert Wirth read information from a letter he submitted from the Surface Rights Law Office representative. Mr. Robert Wirth expressed concern with heavy truck traffic issues and the hazardous waste contained in the trucks. Mr. Robert Wirth is concerned that the rezoning will be in contravention of the Dangerous Goods Act.

Chair adjourned the meeting at 12:15 p.m. and announced that the Public Hearing would reconvene after lunch at 1:30 p.m.

Chair reconvened the meeting at 1:30 p.m.

Councillor Dave Hay was not in attendance.

THOSE AGAINST The Chair requested that anyone else who wished to speak against the application come forward.

AGAINST THE APPLICATION – MR. DARREN SODERQUIST Mr. Darren Soderquist introduced himself and stated that his land is near the proposed re-designated property. He stated that his concerns were covered by both the Armeneau's and the Wirth's. Mr. Darren Soderquist is not in support due to the traffic generation and concerned that the rezoning will be in contravention of the Valleyview Intermunicipal Development Plan.

QUESTIONS FOR THOSE SPEAKING AGAINST THE APPLICATION The Chair asked if there were any questions from Council for those speaking against the application.

None was heard.

REFERRAL AGENCY AND ADJACENT LANDOWNERS COMMENTS The Manager, Planning & Development provided a summary of the responses from referral agencies and adjacent landowners.

Alberta Environment & Sustainable Resource Development, May 22, 2013:

- No concern with subdividing or rezoning the land.
- The activities associated with the development of and operation of the land must comply with existing legislation (*Water Act*).

Public Works, May 24, 2013:

- Needs approach constructed to M.D Industrial Standards with a 500 x 16 CSP.

ATCO Gas, May 28, 2013:

- No pipelines in the area.

Town of Valleyview, January 13, 2014

- The Town objects to the rezoning of the proposed lands for the following reasons:
 - According to the Intermunicipal Development Plan, section 6.10, lands industrial use proposed within the Plan Area would not be allowed unless there are resolutions by both Councils supporting the development.
 - Section 7.2.2 of the MD of Greenview Municipal Development Plan, states that the MD shall not approve any development proposal in contravention of an Intermunicipal Development Plan without an amendment to the IDP.

CORRESPONDENCE
– MR. JACK
CHATWIN & MS.
LOIS CHATWIN

Letter received from Mr. Jack Chatwin and Lois Chatwin advising no current or future changes on the concept plan submitted.

CORRESPONDENCE
– MR. AL WIRTH &
MS. ANNE WIRTH

Letter received from Mr. Al Wirth and Ms. Anne Wirth citing concerns as represented by Mr. Robert Wirth on their behalf during the Hearing.

CORRESPONDENCE
– MR. RON
ARMENEAU & MS.
WENDY
ARMENEAU

Letter received from Mr. Ron Armeneau and Ms. Wendy Armeneau with concerns as represented by Mr. Ron Armeneau during the Hearing.

CORRESPONDENCE
– MR. KEVIN
ANDERSON & MS.
VIOLET ANDERSON

Letter received from Mr. Kevin Anderson and Ms. Violet Anderson with concerns about possible contamination from run-off, sewage and petroleum contaminants.

CORRESPONDENCE
– TOWN OF
VALLEYVIEW

Letter received from the Town of Valleyview with concerns of contravention of the Valleyview Intermunicipal District Plan Section 6.10 and 7.2.2.

CORRESPONDENCE
– SURFACE RIGHTS
LAW OFFICE

Letter received from the Surface Rights Law Office, representing their client's, the Wirths, with concerns of contravention of the Valleyview Intermunicipal Development Plan and the Land Use Bylaw.

CORRESPONDENCE
– MR. DARREN
SOLDERQUIST &
MS. CINDY
SOLDERQUIST

Letter received from Mr. Darren Soderquist and Ms. Cindy Soderquist noting concerns with contravention of the Valleyview Intermunicipal Development Plan.

**QUESTIONS FROM
COUNCIL**

The Chair called for any questions from Council.

Chair asked the process for advertising the Public Hearing. Ms. Sally Rosson stated that letters were sent in a 3 mile radius and the application was advertised in the newspaper. The application set forth was a rezoning application not a subdivision or a development permit application. The issues addressed would be addressed during those applications.

Chair asked how the rezoning was not in contradiction of the Valleyview Municipal Intermunicipal Development Plan. Ms. Sally Rosson stated that the area proposed is located in agricultural areas of the VIDP. The Chief Administrative Officer provided further explanation that the Valleyview Intermunicipal Development Plan states that development "may" be situated to the South and East of town, it does not state that it "shall be" situated to the South and East of the town. An amendment is not required to the VIDP as there is a mechanism in the VIDP that allows for consideration of this application if the application has the support of both Councils. A letter was submitted to the Town in this regard but required the detail for meeting with the Town.

Chair asked if Greenview requires endorsement from the Town of Valleyview for rezoning of the property. Chief Administrative Officer, Mike Haugen stated that the Intermunicipal Development Plan has a mechanism that allows consideration of this application.

Ms. Sally Rosson stated Alberta Transportation has sent the application to their head office in Edmonton for further review of the impact of this application. Greenview and the Town of Valleyview must meet to discuss the Town's interpretation of the plan, thereby, Ms. Sally Rosson requested that this application is tabled until Alberta Transportation responds and Greenview and the Town have met.

Chair asked Administration to explain the road surface measurement. Ms. Sally Rosson stated that the roadway was an 8 meter top as measured by the Roads Project Manager, Mr. Kevin Sklapsky.

Councillor Dale Smith asked what the definition is of "dangerous goods". Ms. Sally Rosson explained that it is defined under the Dangerous Goods and Handling Act. Applicant would have a condition applied at the development stage of the application noting that they must comply with the Dangerous Goods and Handling Act.

Councillor Les Urness asked if there is legislation definition noting the difference between a 500 gallon tank on a stand and a truck hauling condensate. Ms. Sally Rosson informed that she could not answer that question but it would have to

meet the regulations defined in the legislation. The condition would be subjected at the Development Stage.

QUESTIONS FROM APPLICANT OR PRESENTERS

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 from Planning & Development, the referral agencies, or adjacent landowners.

MR. ROBERT WIRTH

Mr. Robert Wirth cited his concerns with the interpretations of the Valleyview Intermunicipal Development Plan and the legislations.

MR. RON ARMENEAU

Mr. Ron Armeneau expressed issues with the documentation changes from the first reading until now. Mr. Armeneau stated that he is concerned with the measurement of the road surface. He expressed concerns with the road being a dead end road.

MR. DARREN SODERQUIST

Mr. Darren Soderquist stated concerns with the interpretation of the definition of non-labour intensive industry. Mr. Darren Soderquist expressed concerns of Dangerous Goods Transportation.

TOWN OF VALLEYVIEW MAYOR

Mayor Vern Lymburner introduced himself as the Town of Valleyview Mayor and noted that the Town and Greenview have a good working relationship in the past and will continue to have a good working relationship. The Town and Greenview will meet to discuss the proposed application.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.

Councillor Les Urness asked Ms. Rosson to provide further information in regards to the Alberta Transportation concerns. Ms. Rosson stated that the application was submitted to Alberta Transportation head office for further review to ensure that the application would not infringe upon the future highway plans.

APPLICANT FINAL COMMENTS

The Chair called for any final comments from the Applicant. The Chair called for any final comments from the Applicant.

MR. RICK SEWARD

Mr. Seward stated that he wants to construct the shop at the applied location for visibility. Mr. Seward stated that he hauls dangerous goods only on designated routes as per company regulations. The dangerous goods are not stored in the yard. Mr. Seward provided some of the regulations noted in the Dangerous Goods Act.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant if they have had a fair and impartial hearing. The Applicant responded "yes".

ADJOURNMENT The Chair advised the Applicant that Council would render a decision on the application as soon as possible and closed the Public Hearing at 2:13 p.m.

#6
Bylaws

6.0 BYLAWS

6.1 BYLAW NO. 13-711 NE 13-70-23 W5M

**BYLAW NO. 13-711
SECOND READING**

MOTION: 14.03.164. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 13-711, re-designating the lands within the NE-13-70-23-W5 from Agricultural to Country Residential One.
CARRIED

**BYLAW NO. 13-711
THIRD READING**

MOTION: 14.03.165. Moved by: COUNCILLOR TOM BURTON
That Council give Third Reading to Bylaw No. 13-711, re-designating the lands within the NE-13-70-23-W5 from Agricultural to Country Residential One.
CARRIED

6.2 BYLAW NO. 13-714 NW 26-71-26 W5M

**BYLAW NO. 13-714
SECOND READING**

MOTION: 14.03.166. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 13-714, for Cauchie re-designating the lands to Rural Commercial District within the NW 26-71-26-W5.
CARRIED

Councillor George Delorme abstained from voting on MOTION# 14.03.166 due to his absence during a portion of the Hearing.

**BYLAW NO. 13-714
THIRD READING**

MOTION: 14.03.167. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 13-714, for Cauchie re-designating the lands Rural Commercial District within the NW 26-71-26-W5.
CARRIED

6.3 BYLAW NO. 14-718 SW 06-72-26 W5M

**BYLAW NO. 14-718
SECOND READING**

MOTION: 14.03.168. Moved by: COUNCILLOR TOM BURTON
That Council give Second Reading to Bylaw No. 14-718, re-designating the lands within the W1/2 6-72-26-W5M.
CARRIED

**BYLAW NO. 14-718
THIRD READING**

MOTION: 14.03.169. Moved by: COUNCILLOR LES URNESS
That Council give Third Reading to Bylaw No. 14-718, re-designating the lands within the W1/2 6-72-26-W5M.
CARRIED

6.4 BYLAW NO. 13-701 SE 20-70-22 W5M

**BYLAW NO. 13-701
TABLE SECOND
READING**

MOTION: 14.03.170. Moved by: COUNCILLOR GEORGE DELORME
That Council TABLE Second Reading to Bylaw No. 13-701, re-designating the lands within the SE 20-70-22-W5M subject to further information from Alberta Transportation and meeting with the Town of Valleyview.

CARRIED

6.5 BYLAW NO. 14-724 2014 TAX RATE BYLAW

**BYLAW NO. 14-724
FIRST READING**

MOTION: 14.03.171. Moved by: COUNCILLOR LES URNESS
That Council table First Reading to the 2014 Tax Rate Bylaw 14-724.

CARRIED

Chair Gervais recessed the meeting at 3:22 p.m.

Chair Gervais reconvened the meeting at 3:37 p.m.

**#8
NEW BUSINESS**

8.0 NEW BUSINESS

8.6 GROVEDALE COMMUNITY CENTRE CELL SERVICE

**GROVEDALE
COMMUNITY
CENTRE CELL
SERVICE**

MOTION: 14.03.172. Moved by: COUNCILLOR LES URNESS
That Council approves the installation of a cell phone booster at the Grovedale Community Hall with a cost not to exceed \$4000.00 funded by the 2014 Disaster Services Budget.

CARRIED

8.7 VISITOR INFORMATION CENTRE FUNDING

**VISITOR
INFORMATION
CENTRE FUNDING**

MOTION: 14.03.173. Moved by: COUNCILLOR LES URNESS
That Council approve a grant amount of \$30,000.00 to the Town of Valleyview to assist in operating the Visitor Information Centre for 2014, with funding to come from the 2014 Community Service Grant.

CARRIED

8.8 STOCK DOG TRIAL FOR 2014 WESTERN CANADIAN FINALS

**LETTER OF
SUPPORT – 2014
WESTERN
CANADIAN FINAL**

MOTION: 14.03.174. Moved by: COUNCILLOR TOM BURTON
That Council authorize a Letter of Support for the 2014 Western Canadian Final Stock Dog Trial to be held in Valleyview.

CARRIED

8.9 GRANDE PRAIRIE LIVE THEATRE – REEL SHORTS FILM FESTIVAL

GP LIVE THEATRE –
REEL SHORTS FILM
FESTIVAL

MOTION: 14.03.175. Moved by: COUNCILLOR BILL SMITH
That Council approve a grant in the amount of \$1,000 to the Grande Prairie Live Theatre for the Reel Shorts Film Festival, with funding to come from the 2014 Community Service Miscellaneous Grants.

CARRIED

8.10 KNOWLEDGE TREE EARLY LEARNING & CHILDCARE

KNOWLEDGE TREE
EARLY LEARNING &
CHILDCARE -
TABLED

MOTION: 14.03.176. Moved by: COUNCILLOR TOM BURTON
That Council table the Knowledge Tree Early Learning and Child Care Centre Society grant application until the April 8th, 2014 Council Meeting after a presentation from the Knowledge Tree Early Learning & Childcare Group.

CARRIED

8.11 D.A.R.E. PROGRAM

D.A.R.E. PROGRAM

MOTION: 14.03.177. Moved by: COUNCILLOR DALE SMITH
That Council authorize grant funding in the amount of \$1,500.00 from the Community Service Miscellaneous Grant Funding Budget for the Valleyview R.C.M.P. Detachment D.A.R.E. (Drug Abuse Resistance Education) Program.

CARRIED

8.12 CANCEL COMMITTEE OF THE WHOLE MEETING

CANCEL
COMMITTEE OF
THE WHOLE MTG

MOTION: 14.03.178. Moved by: COUNCILLOR TOM BURTON
That Council cancel the April 15th, 2014 Committee of the Whole Meeting.

CARRIED

Councillor Les Urness vacated the meeting at 4:08 p.m.

8.13 LAUNCH OF NEW WEBSITE

LAUNCH OF NEW
WEBSITE

MOTION: 14.03.179. Moved by: COUNCILLOR DALE SMITH
That Council receive the “Launch of the New Website” document for information.

CARRIED

Councillor Les Urness re-entered the meeting at 4:11 p.m.

8.14 NEW FISH CREEK CEMETERY COMMITTEE MEMBER APPOINTMENT

NFC CEMETERY
COMMITTEE
MEMBER APPT.

MOTION: 14.03.180. Moved by: COUNCILLOR DALE SMITH

That Council appoint Ms. Jo-Anne Gardner to the New Fish Creek Cemetery Committee with a term ending on the day of the 2017 Greenview Council Organizational Meeting.

CARRIED

8.15 2014 ANNUAL GREENVIEW GOLF TOURNAMENT

2014 ANNUAL
GREENVIEW GOLF
TOURNAMENT

MOTION: 14.03.181. Moved by: COUNCILLOR TOM BURTON
That Council host the 2014 Greenview Memorial Golf Tournament on Friday, July 18, 2014 at the Gunby Ranch Golf Course, with the proceeds going to support a charity or charities to be identified by Council at a later date, further that Council direct Administration to pay all costs associated with the 2014 tournament with funding to come from the 2014 Operational Budget.

CARRIED

8.16 2014 ANNUAL RATEPAYERS BARBEQUES

2014 ANNUAL
RATEPAYERS
BARBEQUES

MOTION: 14.03.182. Moved by: COUNCILLOR TOM BURTON
That Council host the annual ratepayer barbeques as follows: In Valleyview at the Greenview Operations Building on Tuesday, June 10th, in DeBolt at the Fire Hall on Wednesday, June 11th, in Grande Cache at the Eagle's Nest Hall on Monday, June 16th and in Grovedale at the Community Hall on Tuesday, June 17th and that each barbeque will be held from 5:00 p.m. to 7:00 p.m., with funding to come from the 2014 Operational Budget.

CARRIED

COMMITTEE OF
THE WHOLE
MEETING VENUE
GROVEDALE
COMMUNITY HALL

MOTION: 14.03.183. Moved by: COUNCILLOR TOM BURTON
That Council relocate the Committee of the Whole Meeting venue for the June 17, 2014 meeting to the Grovedale Community Hall.

CARRIED

Councillor George Delorme vacated the meeting at 4:39 p.m.

8.17 EDUCATION PROPERTY TAX

EDUCATION
PROPERTY TAX,
FACTS AND
INFORMATION
BROCHURE

MOTION: 14.03.184. Moved by: COUNCILLOR GEORGE DELORME
That Council accept the Education Property Tax, Facts and Information brochure as information.

CARRIED

Councillor George Delorme re-entered at 4:45 p.m.

6.5 BYLAW NO. 14-724 2014 TAX RATE BYLAW

**BYLAW NO. 14-724
2014 TAX RATE
BYLAW**

MOTION: 14.03.185. Moved by: COUNCILLOR DALE SMITH
That Council give First Reading to the 2014 Tax Rate Bylaw 14-724 as attached to
and forming part of these minutes.

CARRIED

**#9
COUNCILLORS
BUSINESS &
REPORTS**

9.0 COUNCILLORS BUSINESS & REPORTS

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

COUNCILLOR GEORGE DELORME

Attended the Council Meeting
Attended the Municipal Planning Commission
Attended the Evergreens Meeting
Attended a Doctor Recruitment Meeting
Will be attending a second Doctor Recruitment Meeting
Attended the AAMDC Spring Convention

Councillor George Delorme vacated the meeting at 4:47 p.m.

COUNCILLOR LES URNESS

Attended the Municipal Planning Commission Meeting
Attended the AAMDC Spring Convention

COUNCILLOR TOM BURTON

Attended the Grande Prairie Archives Annual General Meeting
Attended the Peace Library Board Meeting
Attended the DeBolt Library Annual General Meeting
Attended the Municipal Planning Commission Meeting
Attended the Northern Leaders Summit Meeting
Attended the CPAA

COUNCILLOR DALE SMITH

No report

COUNCILLOR BILL SMITH

Attended the Municipal Planning Commission
Attended the Follow Up to the Environmental Workshop
Attended the Nitehawk Meeting

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:

Attended the Audit Committee Meeting
Attended the Regional Partnership Meeting
Attended the AAMDC Spring Convention
Attended the Joint Council Meeting with the Council from Big Lakes

#10
CORRESPONDENCE

10.0 CORRESPONDENCE: N/A

11
IN CAMERA

11.0 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA - LEGAL

MOTION: 14.03.186. Moved by: COUNCILLOR BILL SMITH
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting goes in camera at 5:01 p.m.

CARRIED

11.1 LEGAL

OUT OF CAMERA

MOTION: 14.03.187. Moved by: COUNCILLOR DALE SMITH
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come out of camera at 5:14 p.m.

CARRIED

RESIDENTIAL
TENANCY
AGREEMENT - DR.
KAREN-LYNNE
PIERCEY'S

MOTION: 14.03.188. Moved by: COUNCILLOR DALE SMITH
That Council enter into a Residential Tenancy Agreement and agree for conveyancing purposes that Greenview shall be Dr. Karen-Lynne Piercey's nominee, with funds to come from the 2014 Building Reserve.

CARRIED

FORUM FOR YOUNG CANADIANS

FORUM FOR
YOUNG
CANADIANS

MOTION: 14.03.189. Moved by: REEVE DALE GERVAIS
That Council approves \$200 per participant to attend the Forum For Young Canadians that will be held in Ottawa, March 23 – 28, 2014.

CARRIED

#12
ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 14.03.190. Moved by: COUNCILLOR BILL SMITH
That this meeting adjourn at 5:25 p.m.

CARRIED


ADOPTED

*Minutes of a Regular Council Meeting
M.D. of Greenview No. 16
Page 23*

March 25, 2014



CHIEF ADMINISTRATIVE OFFICER



RÉVE