

ADOPTED

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Tuesday, January 27, 2015

#1: Reeve Dale Gervais called the meeting to order at 9:06 a.m.
CALL TO ORDER

PRESENT

Reeve	Dale Gervais
Deputy Reeve	Tom Burton
Councillors	Dave Hay
	Roxie Rutt
	Dale Smith
	Les Urness
	George Delorme

ATTENDING

Chief Administrative Officer	Mike Haugen
General Manager, Community Services	Dennis Mueller
General Manager, Corporate Services	Rosemary Offrey
General Manager, Infrastructure & Planning	Grant Gyurkovits
Communications Officer	Diane Carter
Recording Secretary	Lianne Kruger

ABSENT Councillor Bill Smith

#2: MOTION: 15.01.029. Moved by: DEPUTY REEVE TOM BURTON
AGENDA That the January 27, 2015 agenda be adopted as with corrections;

- 4.2 should read; Bylaw 14-73 N1/2 10-71-26 W5M
- 6.3 should read; Bylaw 14-73 N1/2 10-71-26 W5M

CARRIED

#3.1 MOTION: 15.01.030. Moved by: COUNCILLOR DALE SMITH
REGULAR COUNCIL That the Minutes of the Regular Council Meeting held on Tuesday, January 13,
MEETING MINUTES 2015 be adopted with the following changes;

- Pg. 2, Replace "p.m." with "a.m." after 9:07.
- Pg. 6, Members Report, Deputy Reeve Tom Burton, replace MPC with Municipal Planning Commission.

CARRIED

#3.2 **3.2 BUSINESS ARISING FROM MINUTES:**
BUSINESS ARISING There was no business arising from the minutes.
FROM MINUTES

ADOPTED

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**#6
BYLAWS**

6.0 BYLAWS

6.1 BYLAW 13-701 SE 270-22 W5M

**BYLAW 13-701
SECOND READING**

MOTION: 15.01.031. Moved by: COUNCILLOR LES URNESS
That Council give Second Reading to Bylaw No. 13-701, re-designating 9.78 hectares / 24.7 Acres from Agriculture (A) to Industrial (I) within SE 20-70-22-W5M.

CARRIED

*Second Reading to Bylaw 13-701 was originally tabled March 25, 2014, motion 14.03.170.

**BYLAW 13-701
THIRD READING**

MOTION: 15.01.032. Moved by: COUNCILLOR LES URNESS
That Council give Third Reading to Bylaw No. 13-701, re-designating 9.78 hectares / 24.7 Acres from Agriculture (A) to Industrial (I) within SE 20-70-22-W5M.

CARRIED

6.5 BYLAW 15-739 LOCAL AUTHORITIES PENSION PLAN

**BYLAW 15-739
LAPP**

MOTION: 15.01.033. Moved by: DEPUTY REEVE TOM BURTON
That Council approves third reading of Bylaw No. 15-739 Local Authorities Pension Plan.

CARRIED

6.6 BYLAW 14-730 LAND USE BYLAW FOR ACCESSORY BUILDINGS

**BYLAW 14-730
LUB**

MOTION: 15.01.034. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 14-730, to revise the size of Accessory Buildings in the Hamlet Residential (HR) and Country Residential Two (CR-2) Districts as per the attached Schedule D.

CARRIED

**#7
OLD BUSINESS**

7.0 OLD BUSINESS

There was no old business brought forward.

**#8
NEW BUSINESS**

8.0 NEW BUSINESS

8.1 HYDRAULIC EXCAVATOR TENDER

**HYDRAULIC
EXCAVATOR
TENDER**

MOTION: 15.01.035. Moved by: COUNCILLOR DAVE HAY
That Council approve the purchase of a Case CX135 MSR Excavator from Rocky Mountain Equipment in the amount of \$192,980 plus \$6,305.00 for a 5 year/3,000 hour warranty bringing the total purchase price to \$199,285.

CARRIED

ATCO GAS

No objections subject to the following conditions;

1. It appears the existing service line crosses a proposed property line. The owner/developer shall contact ATCO Gas to discuss getting a Right-of-Way registered over that portion of service line or to arrange for a service alteration. All survey costs and/or alteration costs shall be borne by the owner/developer.
2. When gas service is required, to avoid delays, the owner/developer should contact an ATCO Gas Service Applications clerk to discuss their service requirements, timing details and any associated costs.
3. Contact Alberta One-Call 48 hours prior to excavation.
4. Maintain a 0.3m vertical clearance and a 1.0m horizontal clearance between gas line and facility.

QUESTIONS FROM COUNCIL

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

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

APPLICANT(S) FINAL COMMENT

The Chair called for any final comments from the Applicant(s).
None were heard.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

BYLAW 14-732 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-733 at 10:08 a.m.

4.2 BYLAW 14-734 N ½ 10-71-26-W5M

Chair Gervais opened the Public Hearing regarding Bylaw #14-734 at 10:08 a.m.

IN ATTENDANCE

Manager, Planning & Development	Sally Ann Rosson
Applicant	Tim Friesen

APPLICANT(S) & PROPERTY OWNER(S)

Applicant(s)	Bruce Beairsto
Property Owner(s)	Verne & Vicki Klassen

INTRODUCTIONS

The Chair asked 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 Member's reply was "No".

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PURPOSE OF THE HEARING	The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-734, being a bylaw of the MD of Greenview for the purpose of amending Bylaw No. 14-734, to re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N 1/2 10-71-26-W5 from Agriculture (A) District to Industrial (I) District. The proposed land proposed has high agricultural value with the exception of the existing yard sites.
APPLICANTS PROPOSAL	To accommodate the proposed use of the subdivision.
QUESTIONS FROM COUNCIL TO APPLICANT	<p>The Chair called for any questions to the Applicant from Council.</p> <p>Councillor Dale Smith question how many persons were employed at the shop on the land in question.</p> <p>Mr. Friesen replied that there are 13 persons are employed at this time.</p>
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.
REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS	<p>The Planning & Development Coordinator provided a summary of the responses from the referral agencies.</p> <p>ATCO ELECTRIC Will require an easement on this subdivision application.</p> <p>EAST SMOKY GAS No concerns.</p>
QUESTIONS FROM COUNCIL	The Chair called for any questions from Council. None was heard.
QUESTIONS FROM APPLICANT OR 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 from Planning & Development, the referral agencies, or adjacent landowners. None were heard.
APPLICANT(S) FINAL COMMENT	The Chair called for any final comments from the Applicant(s). None were heard.
FAIR AND IMPARTIAL HEARING	The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

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**BYLAW 14-732
PUBLIC HEARING
ADJOURNED**

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-734 at 10:15 a.m.

4.3 BYLAW 14-735 NW 5-69-8 W6M

Chair Gervais opened the Public Hearing regarding Bylaw #14-735 at 10:15 a.m.

Councillor Delorme vacated the meeting at 10:16 a.m.

IN ATTENDANCE

Manager, Planning & Development
Applicant

Sally Ann Rosson
Darren Fiest

**APPLICANT(S) &
PROPERTY
OWNER(S)**

Applicant(s)
Property Owner(s)

Secure Energy Services
Secure Energy Services

INTRODUCTIONS

The Chair asked 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 Member's reply was "No."

**PURPOSE OF THE
HEARING**

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-735, being a bylaw of the MD of Greenview for the purpose of amending 6.55 hectare ± (16.2 acre) parcel from Agricultural (A) District to Industrial (I) District.

Councillor Delorme re-entered the meeting at 10:17 a.m.

**APPLICANTS
PROPOSAL**

To be used as a research site for new waste water technologies and waste processing.

**QUESTIONS FROM
COUNCIL TO
APPLICANT**

The Chair called for any questions to the Applicant from Council.

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.

**REFERRAL AGENCY
& ADJACENT
LANDOWNERS
COMMENTS**

The Planning & Development Coordinator provided a summary of the responses from the referral agencies.

ALBERTA ENERGY REGULATOR
No Concerns.

AESRD

Comments

- Identify appropriate setbacks from water bodies (creek and pond)
- Install containment berms and pond linings as required
- Approval required for activities affecting any water body
- Licence typically required for water use/storage
- Manage stormwater runoff

Considerations

- A biophysical assessment is recommended when the biological or physical nature of an area is not clearly understood. This should give specific attention to water and will facilitate sound decision making.
- The proposed land use shall respect and sustain area water bodies.
- A buffer (ER) is desirable to safe guard the aquatic habitat.
- The riparian fringe ought to be maintained in a natural state.
- Natural drainage shall be maintained.
- An appropriate setback from top of bank is highly recommended to protect the water body (and property) from slope failure.
- Any development that may cause drainage/flooding issues for neighbors and/or future landowners shall be avoided.
- Activities impacting a water body may require an approval and an application ought to be submitted.
- Stormwater shall be managed; release from property ought to be at predevelopment rates and address water quantity issues and quality issues so as not to result in adverse effect.
- The construction of dugouts, borrow pits and/or stormwater ponds may require an approval
- The Water Act and associated legislation must be followed.
- Pertinent best management practices are recommended.

QUESTIONS FROM COUNCIL

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

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

APPLICANT(S) FINAL COMMENT

The Chair called for any final comments from the Applicant(s).
None were heard.

FAIR AND IMPARTIAL HEARING

The Chair asked the Applicant(s) if they have had a fair and impartial hearing, the Applicant(s) responded "Yes."

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BYLAW 14-732
PUBLIC HEARING
ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #14-735 at 10:25 a.m.

Councillor Urness vacated the meeting at 10:26 a.m.

6.2 BYLAW 14-733 SW 31-69-6 W6M

BYLAW 14-733
SECOND READING

MOTION: 15.01.036. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 14-733, re-designating the proposed Lot One (Lot 1) 3 acres or 1.21 hectares and Lot Two (Lot 2) 11 acres or 4.45 hectares parcel of the lands from Agricultural (A) District to Country Residential One (CR-1) District within the SW 31-69-6-W6.

CARRIED

Councillor Urness re-entered the meeting at 10:28 a.m.

BYLAW 14-733
THIRD READING

MOTION: 15.01.037. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 14-733, re-designating the proposed Lot One (Lot 1) 3 acres or 1.21 hectares and Lot Two (Lot 2) 11 acres or 4.45 hectares parcel of the lands from Agricultural (A) District to Country Residential One (CR-1) District within the SW 31-69-6-W6.

CARRIED

6.3 BYLAW 14-734 N ½ 10-71-25 W5M

BYLAW 14-734
SECOND READING

MOTION: 15.01.038. Moved by: COUNCILLOR DAVE HAY
That Council give Second Reading to Bylaw No. 14-734, re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N ½ 10-71-26-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

BYLAW 14-734
THIRD READING

MOTION: 15.01.039. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 14-734, to re-designate the proposed 4.69 hectare ± (11.58 acre) area as proposed within N ½ 10-71-26-W5 from Agriculture (A) District to Industrial (I) District.

CARRIED

6.4 BYLAW 14-735 NW 5-69-8 W6M

BYLAW 14-735
SECOND READING

MOTION: 15.01.040. Moved by: COUNCILLOR DAVE HAY
That Council give Second Reading to Bylaw No. 14-735, re-designate the proposed 9.00 hectares ± (22.24 acres) area as proposed within NW-5-69-8-W6 from Agriculture (A) District to Industrial (I) District.

CARRIED

ADOPTED

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**BYLAW 14-735
THIRD READING**

MOTION: 15.01.041. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 14-735, re-designate the proposed 9.00 hectares ± (22.24 acres) area as proposed within NW-5-69-8-W6 from Agriculture (A) District to Industrial (I) District.

CARRIED

8.2 ADDITIONAL DEVELOPMENT PERMIT FEES FOR 2014

**2014
DEVELOPMENT
PERMIT FEES**

MOTION: 15.01.042. Moved by: DEPUTY REEVE TOM BURTON
That Council receive the Summary of Additional Development Permit Fees for 2014, for information.

CARRIED

8.3 GROVEDALE & DEBOLT FIREHALL TENDER RESULTS

**GD & DEBOLT
FIREHALLS**

MOTION: 15.01.043. Moved by: COUNCILLOR DAVE HAY
That Council approve an additional \$3,495,469.00 in the 2015 Protective Services Capital Budget for the construction of a Firehall in DeBolt and a Firehall in Grovedale, with funds to come from reserves.

TABLED

MOTION: 15.01.044. Moved by: REEVE DALE GERVAIS
That Council table motion 15.01.043 pending further information.

CARRIED

Reeve Gervais recessed the meeting at 10:46 a.m.
Reeve Gervais reconvened the meeting at 10: 55 a.m.

**#5
DELEGATIONS**

5.0 DELEGATIONS

5.1 JUPITER RESOURCES

Len Moriarity, Mike Wood, Simon Bregazzi, and Brad Wakefield introduced Jupiter Resources to Members of Council.

**JUPITER
RESOURCES**

MOTION: 15.01.045. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the presentation by Jupiter Resources as information.

CARRIED

8.4 WAPITI CORRIDOR MULTI-USE PLAN

WCMUP

Councillor Delorme vacated the meeting at 11:34 a.m.
Councillor Delorme re-entered the meeting at 11:37 a.m.

MOTION: 15.01.046. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the letter of January 13th, 2015 from the Wapiti Corridor Planning Society as information as presented.

CARRIED

8.5 2015 WORLD JET BOAT CHAMPIONSHIP

2015 WORLD JET
BOAT
CHAMPIONSHIP –
FUNDING REQUEST

MOTION: 15.01.047. Moved by: DEPUTY REEVE TOM BURTON
That Council approve grant funding to the Western Zone Racing Association in the amount of \$25,000.00 for the 2015 World Jet Boat Championship, July 15 – July 25, 2015 in Grovedale, Alberta, contingent upon Greenview recognition, with funds to come from the 2015 Economic Development budget.

CARRIED

8.6 NORTHWEST REGIONAL SKILLS COMPETITION FUNDING REQUEST

NORTHWEST
REGIONAL SKILLS
COMPETITION –
FUNDING REQUEST

MOTION: 15.01.048. Moved by: DEPUTY REEVE TOM BURTON
That Council approve Silver Sponsorship to the Grande Prairie Regional College, Fairview Campus in the amount of \$3,000.00 for the Northwest Regional Skills Competition, with funds to come from the 2015 Miscellaneous Grant.

CARRIED

Reeve Gervais recessed the meeting at 11:44 a.m.
Reeve Gervais reconvened the meeting at 1:01 p.m.

8.7 2015 GREENVIEW MEMORIAL GOLF TOURNAMENT

GOLF
TOURNAMENT

MOTION: 15.01.049. Moved by: COUNCILLOR ROXIE RUTT
That Council host the 2015 Greenview Memorial Golf Tournament on Friday, June 12, 2015 at the Grovedale Golf and Country Club.

CARRIED

8.8 RATEPAYERS BARBEQUES

RATEPAYER BBQ'S

MOTION: 15.01.050. Moved by: DEPUTY REEVE TOM BURTON
Council will host the Annual Ratepayer Barbeques in June and July 2015 with funding to come from the 2015 Operation Budget. The barbeques will be held from 5:00 p.m. to 7:00 p.m. as follows:

- in Grande Cache at the Eagle's Nest Hall on Tuesday June 16;
- in DeBolt at the Fire Hall on Monday, June 22;
- in Valleyview at the Greenview Operations Building on Tuesday, June 23;
and
- in Grovedale at the Community Hall on Tuesday, July 21.

CARRIED

ADOPTED

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8.9 CAO REPORT

CAO / MANAGER'S
REPORT

MOTION: 15.01.051. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the CAO Report as information.

CARRIED

TABLED MOTION
LIFTED

MOTION: 15.01.052. Moved by: REEVE DALE GERVAIS
That Council lift tabled motion 15.01.043 regarding Grovedale & DeBolt Firehall tender results.

CARRIED

8.3 GROVEDALE & DEBOLT FIREHALL TENDER RESULTS

GD & DEBOLTS
FIREHALL

MOTION: 15.01.043. Moved by: COUNCILLOR DAVE HAY
That Council approve an additional \$2,083,581.00 in the 2015 Protective Services Capital Budget for the construction of a Firehall in DeBolt and a Firehall in Grovedale, with funds to come from reserves.

CARRIED

GD & DEBOLT
FIREHALL - TENDER
AWARD

MOTION: 15.01.053. Moved by: COUNCILLOR DAVE HAY
That Council award Southwest Design & Construction Ltd. from Grande Prairie, AB the contract to build a Firehall in DeBolt and a Firehall in Grovedale for a cost of \$14,119,880.00, excluding G.S.T.

CARRIED

#9
COUNCILLORS
BUSINESS &
REPORTS

9.1 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 Municipal Planning Commission Meeting

COUNCILLOR LES URNESS

Attended the Rec-Plex Tour

Attended the Valleyview Library Board Meeting

COUNCILLOR DAVE HAY

Attended the Valleyview Recreation Board Meeting

Attended the Rec-Plex Tour

Attended the Agricultural Services Board Conference

DEPUTY REEVE TOM BURTON

Attended the DeBolt Library Board Meeting
Attended the Municipal Planning Commission Meeting
Attended the Auditor Committee Meeting
Attended the East Smoky Recreation Board Meeting
Attended the Community Planning Association of Alberta Meeting
Attended the Agricultural Services Board Conference

COUNCILLOR DALE SMITH

Attended the Municipal Planning Commission Meeting
Attended the Auditors Committee Meeting
Attended the FCSS Meeting

COUNCILLOR ROXIE RUTT

Attended the Grande Prairie Public Library Meeting
Attended the Municipal Planning Commission Meeting
Attended the South Peace Regional Archives Meeting
Attended the FCSS Meeting
Attended the Grande Spirit Foundation Meeting
Attended the Grande Prairie Chamber of Commerce Lunch

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:

Attended the Multi-Plex Facility Tour
Attended the Auditor Committee Meeting
Attended the FCSS Meeting

#10
CORRESPONDENCE

10.0 CORRESPONDENCE:

MOTION: 15.01.054. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the correspondence as presented for information.

CARRIED

11
IN CAMERA

11.1 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA

MOTION: 15.01.055. Moved by: DEPUTY REEVE TOM BURTON
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting go In Camera at 2:40 p.m.

CARRIED

11.1 COUNCIL ATTENDANCE

11.2 GOVERNMENT RELATIONS

ADOPTED

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OUT OF CAMERA

MOTION: 15.01.056. Moved by: DEPUTY REEVE TOM BURTON
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 3:29 p.m.


CARRIED

#12
ADJOURNMENT

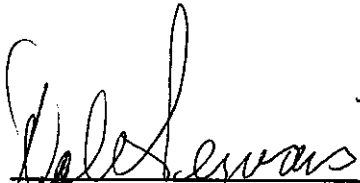
12.0 ADJOURNMENT

MOTION: 15.01.057. Moved by: COUNCILLOR DALE SMITH
That this meeting adjourn at 3:30 p.m.

CARRIED



CHIEF ADMINISTRATIVE OFFICER



REEVE