

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Tuesday, August 25, 2015

**# 1:
CALL TO ORDER**

Reeve Dale Gervais called the meeting to order at 9:06 a.m.

PRESENT

Reeve
Councillors

Dale Gervais
George Delorme
Dave Hay
Dale Smith
Roxie Rutt
Les Urness

ATTENDING

Chief Administrative Officer
General Manager, Corporate Services
General Manager, Community Services
General Manager, Infrastructure & Planning
Communications Officer
Recording Secretary

Mike Haugen
Rosemary Offrey
Dennis Mueller
Grant Gyurkovits
Diane Carter
Lianne Kruger

ABSENT

Deputy Reeve
Councillor

Tom Burton
Bill Smith

**#2:
AGENDA**

MOTION: 15.08.362. Moved by: COUNCILLOR DAVE HAY
That the August 25, 2015 agenda be adopted with additions;

- 11.1 Contract Negotiations

CARRIED

**#3.1
REGULAR COUNCIL
MEETING MINUTES**

MOTION: 15.08.363. Moved by: COUNCILLOR DALE SMITH
That the Minutes of the Regular Council Meeting held on Tuesday, July 28, 2015 be adopted as presented.

CARRIED

**#3.2
BUSINESS ARISING
FROM MINUTES**

3.2 BUSINESS ARISING FROM MINUTES:

Councillor Dale Smith requested update on the sidewalk installation in DeBolt. General Manager, Infrastructure & Planning replied, due to rain the progress has been stalled.

#7
OLD BUSINESS

7.0 OLD BUSINESS

There is no Old Business to report.

#8
NEW BUSINESS

8.0 NEW BUSINESS

8.1 POLICY 4004 EQUIPMENT POLICY REVISION

POLICY 4004

MOTION: 15.08.364. Moved by: COUNCILLOR DALE SMITH
That Council approve the revised Equipment Contractor Registry Policy 4004 to include superseding Policy No. PW 10.

CARRIED

8.2 ROAD CLOSURE SE 15-69-21 W5M

ROAD CLOSURE

MOTION: 15.08.365. Moved by: COUNCILLOR DAVE HAY
That Council approve \$275.00 per acre for the sale of the Road Allowance at SE 15-69-21 W5M.

CARRIED

8.3 CAPITAL PROJECT INFORMATION

RR 230 & GORDEY
DRAINAGE REPORT

MOTION: 15.08.366. Moved by: COUNCILLOR DAVE HAY
That Council accept the report on Range Road 230 and Gordy Drainage for information as presented.

CARRIED

8.4 GRANDE PRAIRIE MUSEUM AGREEMENT

GP MUSEUM

MOTION: 15.08.367. Moved by: COUNCILLOR ROXIE RUTT
That Council authorize Administration to enter into an agreement to provide annual operating funds in the amount of \$15,000.00 to the Grande Prairie Museum, with 2015 funds to come from the Community Service Grande Prairie Museum.

MOTION: 15.08.368. Moved by: REEVE DALE GERVAIS
That Council table motion 15.08.367. until the Grande Prairie Museum can bring forward their financial statements.

CARRIED

Reeve Gervais recessed the meeting at 9:47 a.m.
Reeve Gervais reconvened the meeting at 9:58 a.m.

#4 PUBLIC
HEARING

4.0 PUBLIC HEARING

**4.1 BYLAW 15-745 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO
COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT**

Chair Gervais opened the Public Hearing regarding Bylaw #15-745 at 10:00 a.m.

IN ATTENDANCE

Manager, Planning & Development
Applicant

Sally Rosson
None in attendance

APPLICANT(S) &
PROPERTY
OWNER(S)

Applicant(s)
Property Owner(s)

Harvey & Edith Gillett
Harvey & Edith Gillett

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."

PURPOSE OF THE
HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 15-745, being the bylaw of the MD of Greenview for the purposed to re-designate the proposed 4.16 hectare(10.27acre) area within SE-7-69-6 W6 from Agriculture (A) District to Country Residential One (CR-1) District.

QUESTIONS FROM
COUNCIL TO
APPLICANT

The Chair called for any questions to the Applicant from Council.
Applicant was not in attendance.

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 not in favour of 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.

ATCO ELECTRIC

No concerns.

ATCO PIPELINES

No objections.

ATCO GAS

1. Owner/developer will contact ATCO Gas Service Applications Clerk to discuss their service requirements.
2. Must contact Alberta One-Call to have gas lines located.
3. Maintain a 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas' distribution gas lines and the facilities.
4. Clearance requirements from ATCO Gas' pipelines for trees are as follows:
 - Minimum of 1 meter from the tree spade.
 - If work must be carried out on a line with trees above it the trees must be removed.
 - To minimize damage, root balls should clear the buried pipeline by 1.2 meters.
 - Shrubs may be planted in gas Right-of-Ways, but trees are not permitted to be planted on gas Right-of-Ways.
 - Maintain a minimum clearance of 1.2 meters from planted trees, prior written consent should be obtained through ATCO Gas' Land Administration Department.

SHORELINE ENERGY

No objections unless the application to rezone the land classification will adversely affect our existing and future operations related to the captioned Shoreline well and any future activity on the rezoned parcel & subdivision will be subject to AER setback regulations.

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).
Applicant was not in attendance.

Fair & Impartial Hearing

The Chair asked the Applicant(s) if they have had a fair and impartial hearing.
Applicant was not in attendance.

BYLAW 15-754 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-745 at 10:07 a.m.

4.2 BYLAW 15-747 RE-DESIGNATE FROM CROWN LAND (CL) DISTRICT TO INDUSTRIAL (I) DISTRICT

Chair Gervais opened the Public Hearing regarding Bylaw #15-747 at 10:07 a.m.

IN ATTENDANCE	Manager, Planning & Development Applicant	Sally Rosson Mark Hampson Alison Bullock Carolyn Pfall with Secure Energy
APPLICANT(S) & PROPERTY OWNER(S)	Applicant(s) Property Owner(s)	Secure Energy Government of Alberta
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."	
PURPOSE OF THE HEARING	The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 15-747, being the bylaw of the MD of Greenview for the purpose of re-designate the proposed 22014 hectare (54.7 acre) area from Crown Land (CL) District to Industrial (I) District.	
APPLICANT(S) PROPOSAL	Secure Energy is proposing to expand their existing landfill operations at South Grande Prairie.	
QUESTIONS FROM COUNCIL TO APPLICANT	The Chair called for any questions to the Applicant from Council. None was heard.	
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 not in favour of 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.	

CULTURE & TOURISM HISTORICAL

Applicant must obtain Historical Resources Act approval prior to proceeding.

ALBERTA TRANSPORTATION

The department does not typically support isolated industrial development along provincial highways. However considering the nature of the proposal in this case, the department is willing to allow the proposed Land Use Amendment.

ATCO ELECTRIC

No concerns.

ATCO PIPELINES

No objections.

ATCO GAS

No Concerns.

**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 & Impartial
Hearing**

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

**BYLAW 15-
747PUBLIC
HEARING
ADJOURNED**

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-747 at 10:23 a.m.

**4.3 BYLAW 15-748 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO
COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT**

Chair Gervais opened the Public Hearing regarding Bylaw #15-748 at 10:23 a.m.

IN ATTENDANCE

Manager, Planning & Development
Applicant

Sally Rosson
Not in attendance

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

Applicant(s)
Property Owner(s)

Leo Beaulieu
Leo Beaulieu

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."
PURPOSE OF THE HEARING	The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 15-748, being the bylaw of the MD of Greenview for the purpose to re-designate the proposed 8.04 hectare (19.86 acre) area from Agriculture (A) District to Country Residential One (CR-1) District.
APPLICANT(S) PROPOSAL	To allow the landowners to create an oversized parcel to accommodate sewer set back.
QUESTIONS FROM COUNCIL TO APPLICANT	The Chair called for any questions to the Applicant from Council. Applicant was not in attendance.
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 not in favour of 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. <u>ATCO ELECTRIC</u> No concerns. <u>ATCO GAS</u> A new gas service contract will have to be entered into due to the fact that presently both properties would be served by a single gas service contract. Each legal subdivision must have its own gas service. <u>MD OF GREENVIEW PUBLIC WORKS</u> No upgrade required.
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 Applicant was not in attendance.

**APPLICANT(S)
FINAL COMMENT**

The Chair called for any final comments from the Applicant(s).
Applicant was not in attendance.

**Fair & Impartial
Hearing**

The Chair asked the Applicant(s) if they have had a fair and impartial hearing.
Applicant was not in attendance.

**BYLAW 15-748
PUBLIC HEARING
ADJOURNED**

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-748 at 10:30
a.m.

**#5
DELEGATIONS**

5.0 DELEGATIONS

5.1 STARS PRESENTATION

MOTION: 15.08.369. Moved by: COUNCILLOR DALE SMITH
That Council accept for information the presentation from STARS.
CARRIED

Councillor Roxie Rutt vacated the meeting at 11:09 a.m.
Councillor Roxie Rutt re-entered the meeting at 11:10 a.m.

8.5 SUSTAINABLE COMMUNITY WALKING TRAILS

WALKING TRAILS

MOTION: 15.08.370. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the Sustainable Community Walking Trails Report for
information.
CARRIED

IN CAMERA

IN CAMERA

MOTION: 15.08.371. Moved by: COUNCILLOR DAVE HAY
That, in compliance with Section 197(2) of the Municipal Government Act, this
meeting go In Camera at 11:17 a.m.
CARRIED

PROPRIETARY INFORMATION

(FOIPP; Section 16; Disclosure harmful to business interests of a third party)

OUT OF CAMERA

MOTION: 15.08.372. Moved by: COUNCILLOR LES URNESS
That, in compliance with Section 197(2) of the Municipal Government Act, this
meeting come Out of Camera at 11:54 a.m.
CARRIED

**TRANSCANADA
PRESENTATION**

MOTION: 15.08.373. Moved by: COUNCILLOR ROXIE RUTT
That Council accept for information the presentation from TransCanada.
CARRIED

Reeve Gervais recessed for the meeting at 11:55 a.m.
Reeve Gervais reconvened the meeting at 1:12 p.m.

#6 BYLAWS

6.0 BYLAWS

**6.1 BYLAW 15-745 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO
COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT**

**BYLAW 15-745
SECOND READING**

MOTION: 15.08.374. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 15-745, to re-designate the
proposed 4.16 hectare ± (10.27 acre) area within SE-7-69-6-W6 from
Agriculture (A) District to Country Residential One (CR-1) District.
CARRIED

**BYLAW 15-745
THIRD READING**

MOTION: 15.08.375. Moved by: COUNCILLOR DAVE HAY
That Council give Third Reading to Bylaw No. 15-745, to re-designate the
proposed 4.16 hectare ± (10.27 acre) area within SE-7-69-6-W6 from
Agriculture (A) District to Country Residential One (CR-1) District.
CARRIED

**6.2 BYLAW 15-747 RE-DESIGNATE FROM CROWN LAND (CL) DISTRICT TO
INDUSTRIAL (I) DISTRICT**

**BYLAW 15-747
SECOND READING**

MOTION: 15.08.376. Moved by: COUNCILLOR DALE SMITH
That Council give Second Reading to Bylaw No. 15-747, to re-designate the
proposed 22.14 hectare ± (54.7 acre) area from Crown Land (CL) District to
Industrial (I) District as per attached Schedule 'E'.
CARRIED

**BYLAW 15-747
THIRD READING**

MOTION: 15.08.377. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 15-747, to re-designate the
proposed 22.14 hectare ± (54.7 acre) area from Crown Land (CL) District to
Industrial (I) District, as per attached Schedule 'E'.
CARRIED

6.3 BYLAW 15-748 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT

BYLAW 15-748
SECOND READING

MOTION: 15.08.378. Moved by: COUNCILLOR LES URNESS
That Council give Second Reading to Bylaw No. 15-748, to re-designate the proposed 8.04 hectare ± (19.86 acre) area within SE-19-70-22-W5 from Agriculture (A) District to Country Residential One (CR-1) District.
DEFEATED

6.4 BYLAW 15-750 RE-DESIGNATE FROM HAMLET COMMERCIAL (HC) DISTRICT TO HAMLET RESIDENTIAL (HR) DISTRICT

BYLAW 15-750
FIRST READING

MOTION: 15.08.379. Moved by: COUNCILLOR ROXIE RUTT
That Council give First Reading to Bylaw No. 15-750 to re-designate Lot 10 Block 3 Plan 1273HW from Hamlet Commercial (HC) District to Hamlet Residential (HR) District, as per attached Schedule 'E'

CARRIED

BYLAW 15-750
PUBLIC HEARING

MOTION: 15.08.380. Moved by: COUNCILLOR DALE SMITH
That Council schedule a Public Hearing for Bylaw No. 15-750 to be held on September 22, 2015, at 10:00 a.m. for the re-designation of the proposed Lot 10 Block 3 Plan 1273HW from Hamlet Commercial (HC) District to Hamlet Residential (HR) District, as per attached Schedule 'E'.

CARRIED

6.5 BYLAW 15-754 RE-DESIGNATE FROM AGRICULTURE (A) DISTRICT TO INDUSTRIAL (I) DISTRICT

BYLAW 15-745
FIRST READING

MOTION: 15.08.381. Moved by: COUNCILLOR DAVE HAY
That Council give First Reading to Bylaw 15-754 to re-designate the proposed 2.02 hectare ± (4.99 acre) area within SW-9-72-1-W6 from Agriculture (A) District to Industrial (I) District, as per attached Schedule 'F'.

CARRIED

BYLAW 15-745
PUBLIC HEARING

MOTION: 15.08.382. Moved by: COUNCILLOR ROXIE RUTT
That Council schedule a Public Hearing for Bylaw 15-754 to be held on September 22, 2015 at 10:00 a.m. for the re-designation of the proposed 2.02 hectare ± (4.99 acre) area within SW-9-72-1-W6 from Agriculture (A) District to Industrial (I) District, as per attached Schedule 'F'.

CARRIED

8.6 BOARD APPOINTMENT – GOLDEN TRIANGLE

GOLDEN TRIANGLE
– BOARD
APPOINTMENT

MOTION: 15.08.383. Moved by: COUNCILLOR ROXIE RUTT
That Council appoint Reeve Dale Gervais to the Golden Triangle Consortium Board.

CARRIED

8.7 SELECTION OF LAND USE BYLAW TENDER

LAND USE BYLAW
TENDER

MOTION: 15.08.384. Moved by: COUNCILLOR DALE SMITH
That Council approve Urban Systems to undertake the Land Use Bylaw Review as outlined in the Land Use Bylaw – Terms of Reference.

CARRIED

8.8 CAO REPORT

CAO REPORT

MOTION: 15.08.385. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the CAOs' Report as presented.

CARRIED

11.0 IN CAMERA

IN CAMERA

MOTION: 15.08.386. Moved by: COUNCILLOR GEORGE DELORME
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting go In Camera at 2:00 p.m.

CARRIED

11.1 DISCLOSURE HARMFUL TO ECONOMIC & OTHER INTERESTS OF A PUBLIC BODY (FOIPP; Section 25)

OUT OF CAMERA

MOTION: 15.08.387. Moved by: COUNCILLOR ROXIE RUTT
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 2:14 p.m.

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
Attended AAMDC Zone 4 District Meeting

COUNCILLOR LES URNESS

Attended the Municipal Planning Commission Meeting
Attended the Valleyview Library Board Meeting
Attended the Red Willow Lodge BBQ

COUNCILLOR DAVE HAY

Attended the Municipal Planning Commission Meeting
Attended the Might Peace Watershed Alliance
Attended the Red Willow Lodge BBQ

COUNCILLOR DALE SMITH

Attended the Municipal Planning Commission Meeting
Attended the AAMDC Zone 4 District Meeting
Attended the Red Willow Lodge BBQ
Attended the Agricultural Service Board Meeting

COUNCILLOR ROXIE RUTT

Attended the Municipal Planning Commission Meeting
Attended the Ridgevalley Arena Interviews for Food Services
Attended the Red Willow Lodge BBQ

DEPUTY REEVE TOM BURTON

Not in attendance.

COUNCILLOR BILL SMITH

Not in attendance.

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:

Attended the Northern Alberta Elected Leaders Meeting
Attended the AAMDC Zone 4 District Meeting
Attended the Red Willow Lodge BBQ

#10
CORRESPONDENCE

10.0 CORRESPONDENCE:

MOTION: 15.08.388. Moved by: COUNCILLOR DAVE HAY
That Council accept the correspondence as presented for information.
CARRIED

#12
ADJOURNMENT


12.0 ADJOURNMENT

MOTION: 15.08.389. Moved by: COUNCILLOR DAVE HAY
That this meeting adjourn at 3:04 p.m.

CARRIED



CHIEF ADMINISTRATIVE OFFICER



REEVE