

ADOPTED

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building,
Valleyview, Alberta on Tuesday, January 26, 2021

**#1
CALL TO ORDER**

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

Present

Ward 5	Reeve Dale Smith
Ward 8	Deputy Reeve Bill Smith (virtual)
Ward 1	Councillor Winston Delorme
Ward 2	Councillor Dale Gervais
Ward 3	Councillor Les Urness (virtual)
Ward 4	Councillor Shawn Acton
Ward 6	Councillor Tom Burton
Ward 7	Councillor Roxie Chapman
Ward 9	Councillor Duane Didow
Ward 9	Councillor Tyler Olsen

ATTENDING

Chief Administrative Officer	Denise Thompson
Deputy Chief Administrative Officer	Stacey Wabick
Chief Financial Officer	Aleks Nelson (virtual)
Director Infrastructure & Planning	Roger Autio
Interim Director, Community Services	Dennis Mueller
Marketing & Communication Manager	Stacey Sevilla (virtual)
Recording Secretary	Wendy Holscher

ABSENT

**#2
AGENDA**

MOTION: 21.01. 018. Moved by: COUNCILLOR TYLER OLSEN
That Council adopt the January 26, 2021 Regular Council Meeting Agenda as amended.

- 9.1 Disclosure harmful to business interests of a third party.
(FOIP, Section 16)

CARRIED

**#3
MINUTES**

MOTION: 21.01.019. Moved by: COUNCILLOR TOM BURTON
That Council adopt the minutes of the Regular Council Meeting held on Tuesday, January 12, 2021 as amended.

CARRIED

**#3.1
BUSINESS ARISING
FROM THE MINUTES**

3.1 BUSINESS ARISING FROM MINUTES
- Speed signs, project is currently in progress.

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

7.3 GROVEDALE COMMITTEE OF THE WHOLE MEETING CONFLICT

**GROVEDALE
COMMITTEE OF THE
WHOLE MEETING
CONFLICT**

MOTION: 21.01.020. Moved by: COUNCILLOR TOM BURTON
That Council reschedule the February 16, 2021 Committee of the Whole Meeting to a start time of 2:00 pm.

CARRIED

#4

4.0 PUBLIC HEARING

4.1 BYLAW 20-859

OPENING

Chair Dale Smith opened the Public Hearing regarding Bylaw 20-859 at 9:15 a.m.

Chair Dale Smith asks each Board member if there was any reason that they should be disqualified from hearing this case.

- Hearing none

Chair Dale Smith asks the applicant if there was any objection or concern with any member sitting on the Board.

- Applicant responded with no objections.

IN ATTENDANCE

Development Officer

Sally Rosson (virtual)

Applicant

Chris Balderston (virtual)

Beairsto & Associates Engineering

Bruce Tattrie (Virtual)

Adjacent Landowner

Wade Horte (virtual)

Adjacent Landowner

John Kreiser (virtual)

**REFERRAL AGENCY &
ADJACENT
LANDOWNER
COMMENTS**

Development Officer, Sally Rosson, provided a summary of the responses from referral agencies and adjacent landowners, including:

- Alberta Transportation
- Wade Horte
- John Kreiser
- Ken and Patricia Trarback
- Gwen Thetrault
- Kenny Long
- Trevor and Sheila Smith

Letters from adjacent landowners were submitted and are available to view in the January 26, 2021 Agenda package.

**APPLICANT
BACKGROUND
INFORMATION**

The application for land use amendment A20-006 has been submitted by Beairsto & Associates Engineering Ltd. on behalf of R.B. Curry Auto Transport Ltd. (Curry), to re-designate a 4.86-hectare ± (12.0-acre) portion

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

of the 71.12-acre parcel from Agricultural Two (A-2) District to Industrial Light (M-1) District within Plan 102 4120 Block 1 Lot 1, SW-05-70-06-W6. The proposal is located approximately 1.0 kilometre west of the Hamlet of Grovedale via Highway 666, with access from Range Road 64A.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.

- None were heard

IN FAVOUR

The Chair requested that anyone in favour of the application come forward.

- None were heard.

OPPOSED

The Chair requested that anyone opposed of the application come forward.

- Wade Horte spoke in opposition of the development and provided a written submission that may be found in the Agenda Package for the January 26, 2021 Council Meeting.
- John Kreiser spoke in opposition of the development and provided a written submission that may be found in the Agenda Package for the January 26, 2021 Council Meeting.
- Development and Planning Manager, Sally Rosson, spoke and presented letters on behalf of the other members of the public that were opposed to this development. Written Submissions may be found in the Agenda Package for the January 26, 2021 Council Meeting.

QUESTIONS FROM THE APPLICANT OR PRESENTER

The Chair called for any questions from the Applicant or those that had spoke in favour or against the application.

- Applicant provided closing remarks addressing some of the concerns heard from those opposed.

FAIR & IMPARTIAL HEARING

The Chair asked the Applicant if they had a fair and impartial hearing.

- Applicant responded affirmatively.

Chair Dale Smith states that Council will render a decision as soon as possible.

CLOSING BYLAW

Chair Dale Smith closed the Public Hearing regarding Bylaw 20-859 at 10:01 a.m.

4.2 BYLAW 20-863

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

Chair Dale Smith opened the Public Hearing regarding Bylaw 20-863 at 10:02 a.m.

Chair Dale Smith asks each Board member if there was any reason that they should be disqualified from hearing this case.

- Hearing none

Chair Dale Smith asks the applicant if there was any objection or concern with any member sitting on the Board.

- Applicant responded with no objections.

IN ATTENDANCE

Development Officer

Sally Rosson (virtual)

Applicant

Chris Balderston (virtual)

Beirsto & Associates Engineering

Bruce Tattrie (virtual)

Adjacent Landowner

John Kreiser (virtual)

**REFERRAL AGENCY &
ADJACENT
LANDOWNER
COMMENTS**

Development Officer, Sally Rosson, provided a summary of the responses from referral agencies and adjacent landowners including;

Alberta Culture and Tourism, Alberta Energy Regulator, Alberta Environment and Parks – Water Approvals, Alberta Environment and Parks – Jack McNaughton, Alberta Environment and Parks – Marsha Trites-Russel, Alberta Environment and Parks – Nils Anderson, Alberta Municipal Affairs – David Dobson, Alberta Transportation, ATCO Electric, ATCO Gas, ATCO Pipeline, Peace Wapiti School Division, Canadian Western Bank. No comments or concerns received.

Letters from adjacent landowners were submitted and are available to view in the January 26, 2021 Agenda package.

**APPLICANT
BACKGROUND
INFORMATION**

The application to amend the Grovedale Area Structure Plan (GASP), specifically Figure 5: Development Concept, and Figure 6: Development Concept – Centralized Living, has been submitted by Beirsto & Associates Engineering Ltd. on behalf of R.B. Curry Auto Transport Ltd. (Curry). The proposed amendment would re-designate a 4.86-hectare± (12.0-acre) parcel within Lot 1 Block 1 Plan 102 4120, SW-05-70-06-W6, from Agricultural to Light Industrial in the GASP. The amendment would permit application for subdivision and a development permit application to operate a trucking business on the parcel. This bylaw must be processed concurrent with Bylaw 20-859 that requests to rezone the same lands from Agricultural Two (A-2) District to Industrial Light (M-1) District in Greenview's Land Use Bylaw.

The proposal is located approximately 1.0 kilometer west of the Hamlet of Grovedale, gaining access from Range Road 64A. The proposal is located

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

within the Centralized Living area of the Grovedale Area Structure Plan (GASP), where the lands are designated for Agricultural. Four Country Residential One (CR-1) District lots and an internal subdivision road are located immediately to the north of the proposed lot, and two additional residences on agricultural quarters are located at the end of Range Road 64A. The quarter across Highway 666 from the proposal is designated Light Industrial in the GASP, along with three additional quarter sections to the east. S. 4.5.1 Agriculture and s. 4.5.5. Light Industry of the GASP does not permit industrial use on Agriculture lands and discourage it outside of industrial park area designated by the GASP.

**QUESTIONS FROM
COUNCIL**

The Chair called for any questions from Council.

- Reeve Dale Smith asked: "Is the applicant agreeable to limit the number of trucks on site?"
- Applicant responded affirmatively.

IN FAVOUR

The Chair requested that anyone in favour of the application come forward.

- None were heard

OPPOSED

The Chair requested that anyone opposed of the application come forward.

- John Kreiser spoke in opposition of the development and provided a written submission that may be found in the Agenda Package for the January 26, 2021 Council Meeting.
- Development and Planning Manager, Sally Rosson, spoke on behalf of the concerned landowners that submitted letters opposing this development. Written submissions may be found in the Agenda Package for the January 26, 2021 Council Meeting.

**QUESTIONS FROM THE
APPLICANT OR
PRESENTER**

The Chair called for any questions from the Applicant or those that had spoke in favour or against the application.

- The Applicant provided closing remarks stating that they are willing to work with landowners to address their concerns.

**FAIR & IMPARTIAL
HEARING**

The Chair asked the Applicant if they had a fair and impartial hearing.

- Applicant responds affirmatively.

Chair Dale Smith states that Council will render a decision as soon as possible.

CLOSING BYLAW

Chair Dale Smith closed the Public Hearing regarding Bylaw 20-863 at 10:15 a.m.

Reeve Dale Smith recessed the Meeting at 10:17 a.m.
Reeve Dale Smith reconvened the Meeting at 10:23 a.m.

7.1 GRANDE CACHE RECREATION CENTRE – COMBINED HEAT AND POWER COGENERATION

**COMBINED HEAT AND
POWER COGENERATION**

MOTION: 21.01.021. Moved by: COUNCILLOR DUANE DIDOW
That Council approve funding in the amount of \$246 275.00 and 10% contingency of \$90 460.00 (plus GST) for the implementation and installation of a combined heat and power generation system at the Grande Cache Recreation Centre, with funds to come from contingency reserve.

CARRIED

7.2 POLICY 4023 UNDEVELOPED ROAD ALLOWANCE LICENSES

POLICY 4023

MOTION: 21.01.022. Moved by: COUNCILLOR SHAWN ACTON
That Council approve Policy 4023 "Licensing of Undeveloped Road Allowance" as presented.

CARRIED

7.4 CO-OP & ENTERPRISES CAPPED WELLS

**CO-OP & ENTERPRISES
CAPPED WELLS**

MOTION: 21.01.023. Moved by: COUNCILLOR WINSTON DELORME
That Council direct Administration to bring back to the February 23rd, 2021 Regular Council Meeting, a report on the water wells capped at the Co-ops' and Enterprise's between 2017-2019.

CARRIED

7.5 LETTER - ALBERTA HEALTH SERVICES INTERNET SERVICES

**LETTER – ALBERTA
HEALTH SERVICES
INTERNET SERVICES**

MOTION: 21.01.024. Moved by: COUNCILLOR ROXIE CHAPMAN
That Council direct Administration to write a letter to the Manager of the Northern District for Alberta Health Services regarding installing a high-speed internet connection from the Valleyview hospital's fibre optic source into the Valleyview and District Medical Clinic.

DEFEATED

7.6 LETTER OF SUPPORT – HIGHWAY 40X

**LETTER OF SUPPORT
HIGHWAY 40X**

MOTION: 21.01.025. Moved by: DEPUTY REEVE BILL SMITH
That Council direct Administration to draft a Letter of Support with the County of Grande Prairie to lobby Alberta Transportation to begin construction on Highway 40X Bypass.

CARRIED

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

LETTER OF SUPPORT DIGITAL MESSAGE BOARD	7.7 DIGITAL MESSAGE BOARD – LETTER OF SUPPORT MOTION: 21.01.026. Moved by: COUNCILLOR DALE GERVAIS That Council direct Administration to send a letter to Minister of Transportation Ric McIver cc: Alberta Transportations Peace Regional Director Ryan Konowalyk; County of Grande Prairie, Honorable Travis Toews MLA Grande Prairie-Wapiti; Mr. Martin Long MLA West Yellowhead and Mr. Todd Loewen MLA Central Peace-Notley regarding digital message board to high traffic bridges, intersections, and highway corridors. CARRIED
MD GREENVIEW LIBRARY BOARD APPOINTMENT	7.8 MD OF GREENVIEW LIBRARY BOARD APPOINTMENT MOTION: 21.01.027. Moved by: COUNCILLOR ROXIE CHAPMAN That Council appoint Beverly Plamondon-Street to the MD of Greenview Library Board as a member at large for a one-year term. CARRIED
HIGHWAY 40 VEHICLE INSPECTION STATION	7.9 HIGHWAY 40 VEHICLE INSPECTION STATION COSTING MOTION: 21.01.028. Moved by: COUNCILLOR SHAWN ACTON That Council accept the total estimated summary costs of the Highway 40 vehicle inspection station for information. CARRIED
ATB BANK ACCOUNTS	7.10 ATB BANK ACCOUNTS MOTION: 21.01.029. Moved by: COUNCILLOR TYLER OLSEN That Administration is authorized to open 2 new bank accounts for Greenview operations and to close the existing bank account. CARRIED
DEVELOPMENT PERMIT APPLICATION D20-442	7.11 DEVELOPMENT PERMIT APPLICATION D20-442 MOTION: 21.01.030. Moved by: COUNCILLOR TYLER OLSEN That Council approve development permit application D20-442 for the placement of a methanol storage tank, on the parcel legally described as NW-34-56-8-W6 Lot 12, Block 38, Plan 0425096 subject to the conditions listed in Appendix 'A'. CARRIED
SECOND CROSSING ON WAPITI RIVER	7.12 SECOND CROSSING ON WAPITI RIVER MOTION: 21.01.031. Moved by: DEPUTY REEVE BILL SMITH That Council take no action on proceeding with a partnership with the County of Grande Prairie on a second crossing at the Wapiti River. CARRIED
#8 NOTICE OF MOTION	8.0 NOTICE OF MOTION No Notice of Motions were heard.

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

**#9
CLOSED SESSION**

9.0 CLOSED SESSION

MOTION: 21.01.032. Moved by: COUNCILLOR TYLER OLSEN

That the meeting go to Closed Session, at 11:34 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the Closed Session.

CARRIED

**9.1 DISCLOSURE HARMFUL TO BUSINESS INTERESTS OF A THIRD PARTY
(FOIP, Section 16)**

OPEN SESSION

MOTION: 21.01.033. Moved by: COUNCILLOR TOM BURTON

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 12:09 p.m.

CARRIED

**#10
MEMBER REPORTS &
EXPENSE CLAIMS**

10.0 MEMBERS BUSINESS

WARD 1

COUNCILLOR WINSTON DELORME updated Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- Municipal Planning Commission Meeting

WARD 2

COUNCILLOR DALE GERVAIS submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- Municipal Planning Commission Meeting
- January 19, 2021 Committee of the Whole

WARD 3

COUNCILLOR LES URNESS submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- Municipal Planning Commission Meeting
- Greenview Regional Waste Commission Meeting

WARD 4

COUNCILLOR SHAWN ACTON submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- Municipal Planning Commission Meeting
- January 19, 2021 Committee of the Whole
- Emergency Management Advisory Committee Meeting
- Greenview Regional Waste Commission Meeting

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

WARD 5

REEVE DALE SMITH submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- Municipal Planning Commission Meeting
- RMA District 4 Agenda Topics Meeting
- SARDA Personnel Meeting
- Agricultural Services Board Conference (virtual)
- Heart River Housing Meeting
- Phone Call with Honorable Travis Toews

WARD 6

COUNCILLOR TOM BURTON submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- East Smoky Recreation Board Meeting

WARD 7

COUNCILLOR ROXIE CHAPMAN submitted her update to Council on her recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- East Smoky Recreation Board Meeting
- Grande Prairie Public Library Board Meeting
- Community of Education Committee Meeting
- Grande Spirit Foundation Meeting
- FCSS Meeting

WARD 8

DEPUTY REEVE BILL SMITH submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- 2021 Agricultural Services Board Conference (Virtual)

Ward 9

COUNCILLOR DUANE DIDOW submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- Municipal Planning Commission Meeting
- FCSS Association of Alberta Board Meeting (Virtual)
- Greenview FCSS Regular board meeting (Virtual)
- Community Futures West Yellowhead Meeting (Virtual)
- Teleconference with Correction Services Canada

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

January 26, 2021

Ward 9

COUNCILLOR TYLER OLSEN submitted his update to Council on his recent activities, which include;

- January 12, 2021 Regular Council Meeting
- January 19, 2021 Committee of the Whole
- Municipal Planning Commission Meeting
- Emergency Management Advisory Committee Meeting
- Festival Meeting for the Dinosaur Museum

MEMBERS BUSINESS

MOTION: 21.01.034. Moved by: **COUNCILLOR TOM BURTON**
That Council accept the Members Business Reports as presented.

CARRIED

#11

ADJOURNMENT

11.0 ADJOURNMENT

MOTION: 21.01.035. Moved by: **COUNCILLOR ROXIE CHAPMAN**
That Council adjourn this Regular Council Meeting at 12:32 p.m.

CARRIED



CHIEF ADMINISTRATIVE OFFICER

REEVE