

ADOPTED

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
Greenview Administration Building,
Valleyview, Alberta on Tuesday, March 23, 2021

**#1
CALL TO ORDER**

Reeve Dale Smith called the meeting to order at 9:02 a.m.

Present

Ward 5	Reeve Dale Smith
Ward 8	Deputy Reeve Bill Smith
Ward 1	Councillor Winston Delorme
Ward 2	Councillor Dale Gervais (virtual)
Ward 3	Councillor Les Urness
Ward 4	Councillor Shawn Acton
Ward 6	Councillor Tom Burton (virtual)
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
Director Infrastructure & Planning	Roger Autio
Interim Director, Community Services	Dennis Mueller
Communications and Marketing Manager	Stacey Sevilla (virtual)
Recording Secretary	Wendy Holscher

ABSENT

**#2
AGENDA**

MOTION: 21.03.127 Moved by: COUNCILLOR ROXIE CHAPMAN
That Council adopt the March 23, 2021 Regular Council Meeting Agenda as amended.

- Addition of Agenda Item 9.2 Confidential Evaluations.
- 7.22 Drainage Verbal Update.

CARRIED

**#3
MINUTES**

MOTION: 21.03.128 Moved by: COUNCILLOR SHAWN ACTON
That Council adopt the minutes of the Regular Council Meeting held on Tuesday, March 9, 2021, as amended.

- Administrative Corrections

CARRIED

**#3.1
BUSINESS ARISING
FROM THE MINUTES**

3.1 BUSINESS ARISING FROM MINUTES

- Entrance sign designs will come back at future meeting.

**#6
BYLAWS**

6.0 BYLAWS

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

**BYLAW 20-860
SECOND READING**

6.1 BYLAW 20-860 VALLEYVIEW INTERMUNICIPAL DEVELOPMENT PLAN
MOTION: 21.03.129 Moved by: COUNCILLOR DUANE DIDOW
That Council give Second Reading to Bylaw 20-860 being the replacement document for the Valleyview Intermunicipal Development Plan.

CARRIED

**BYLAW 20-860
THIRD READING**

MOTION: 21.03.130 Moved by: COUNCILLOR TYLER OLSEN
That Council give Third Reading to Bylaw 20-860 being the replacement document for the Valleyview Intermunicipal Development Plan.

CARRIED

POLICY 1009

7.1 INTERNET SERVICES FOR MEMBERS OF COUNCIL
MOTION: 21.03.131 Moved by: COUNCILLOR TOM BURTON
That Council approve Policy 1009 "Internet Services for Members of Council" as presented.

CARRIED

POLICY 1031

7.2 POLICY 1031 CYBER SECURITY
MOTION: 21.03.132 Moved by: COUNCILLOR DUANE DIDOW
That Council approve Policy 1031 "Cyber Security" as presented.

CARRIED

4.0 PUBLIC HEARING

OPENING

4.1 BYLAW 20-865
Chair Dale Smith opened the Public Hearing regarding By-Law 20-865 at 9:16 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.

IN ATTENDANCE

Development Officer	Price Leurebourg
Development Officer	Leona Dixon
Development Officer	Sally Rosson
ISL Engineering Rep.	Dave McRae
	Curtis Williamson
	Terri Beaupre
	Shauna Head
	Marilyn Deveer
	Sandy Johnson

ADOPTED

Minutes of a Regular Council Meeting
MD of Greenview

March 23, 2021

REFERRAL AGENCY & ADJACENT LANDOWNER COMMENTS

Ratepayers who called were directed to address their concerns by written submission, or to attend the public hearing, either via Zoom, or if they were only interested in listening, via live streaming. Concerns addressed were:

- Two calls asking that the requirement for holding tanks be limited to a 300-metre radius of the lake;
- One call to obtain clarity on the additional requirement to obtain municipal approval to cross municipal lands to access boat dock.
- Two calls to inquire whether the new plan would allow further subdivision of their lands.
- Attached written comments received from Jim Uhl and Bill Egerton.

Internal departments and external referral agencies were notified of the Public Hearing for the Sturgeon Lake Area Structure Plan (SLASP) in accordance with the requirements of the Municipal Government Act. No comments or concerns were received.

APPLICANT BACKGROUND INFORMATION

The Municipal District of Greenview No. 16 (Greenview) initiated a project to review the existing Sturgeon Lake Area Structure Plan (SLASP) in 2018 and retained ISL Engineering & Land Services (ISL) for this purpose. To supplement the review, an Environmental Background Report was prepared by Spencer Environmental Management Services Ltd., which plan is included in the draft SLASP. The update was to address ongoing concerns brought forward by ratepayers, developers, and Administration, being:

- restrictive and arbitrary development densities;
- protection of the lakeshore and development setbacks;
- public access to the lake;
- increasing demands for services; and
- enforcement.

QUESTIONS FROM COUNCIL

Council asked, "With the open houses do we have a summary of concerns compiled from those that attended?"

Development Officer, Price Leurebourg informed Council that those concerns were brought forward prior to this meeting and have not been included in this agenda package.

Council stated that Administration should add an appendix for acronyms.

ISL Engineering Representative, Dave McRae replied that acronyms are listed in Section 1.4.5. and can be added to if required.

Council asked "Was there any formal consultation done with the Province concerning water quality, in-flow and lake level issues."

ISL Engineering Representative, Dave McRae, stated that a member of the Citizens Panel was an employee for Parks and was well informed on the processes when dealing with the lake. However, several attempts were made to speak with someone regarding lake management, and no connections were made. Efforts to connect will continue.

IN FAVOUR**OPPOSED**

Marilyn Deveer – had concerns on:

Section 8.2.1 "Greenview shall require all developments to provide holding tanks or composting toilets for sewage disposal for:

- a. New residential development or subdivision located within a Development Area
- b. New development or subdivision, including vacant first parcels out and the resubdivision of existing lots in the ASP area but outside a Development Area if the proposed sewage system is located within 91 m (300 ft) of any watercourse draining into the lake.

It is intended that all holding tanks be installed at locations that are easily accessible for a vacuum truck and are to be pumped out regularly for disposal at a licensed facility.

And Section 8.2.2

"Septic fields, treatment mounds, and other on-site systems may be permitted at locations outside of those identified in Policy 8.2.1 provided they conform to the Alberta Private Sewage Systems Standard of Practice."

She would like to have sewer mounds considered as an acceptable service at her location.

Letters were read in by Development Officer, Leona Dixon, from Bill Edgerton and Jim Uhl.

Terri Beaupre requested clarification on:
Section 3.2.1 Policies

Is there changes in regard to number of RVs and uses on the lots?

Development Officer, Leona Dixon stated that the number of RV's is through the land use bylaw, not the area structure plan. The lot in question is Country Residential 3 and regulated through the land use bylaw.

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

Curtis Williamson stated that he strongly disagrees with the classification of his lands as wetlands. How does someone go about changing that designation in the future?

Administration stated that the landowners can pursue the change through assessments and wetland studies. Landowners can contact Administration for further help on coordinating these studies.

**QUESTIONS FROM
APPLICANT OR
PRESENTER**

MD of Greenview provided clarification on the next steps in regard to the 2nd and 3rd reading of this Bylaw.

**FAIR AND IMPARTIAL
HEARING**

The Chair asked if the applicant received a fair and impartial hearing.

Applicant (Greenview) answers yes.

CLOSING BYLAW

Reeve Dale Smith closes the Public Hearing at 10:08 a.m.

Reeve Dale Smith recessed the meeting at 10:09 a.m.

Reeve Dale Smith reconvened the meeting at 10:18 a.m.

#7 NEW BUSINESS

7.0 NEW BUSINESS

POLICY 1037

7.3 POLICY 1037 CANDIDATE LISTING FOR MUNICIPAL ELECTIONS

MOTION: 21.03.133. Moved by: DEPUTY REEVE BILL SMITH

That Council approve Policy 1037 "Candidate Listing for Municipal Elections" as presented.

CARRIED

POLICY 4010

7.4 POLICY 4010 ROAD ACCESS APPROACHES

MOTION: 21.03.134 Moved by: COUNCILLOR SHAWN ACTON

That Council approve Policy 4010 "Road Access Approaches" as presented.

DEFERRED

MOTION: 21.03.135 Moved by: COUNCILLOR TYLER OLSEN

That Council defer Policy 4010 "Road Access Approaches".

CARRIED

POLICY 4029

7.5 POLICY 4029 GREENVIEW AGGREGATE MATERIAL

MOTION: 21.03.136 Moved by: COUNCILLOR ROXIE CHAPMAN

That Council approve Policy 4029 "Greenview Aggregate Material" as presented.

CARRIED

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*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

POLICY OP 33

MOTION: 21.03.137 Moved by: COUNCILLOR WINSTON DELORME
That Council repeal Policy OP 33 "Use of MD Aggregate Materials".

CARRIED

POLICY 4030

7.6 POLICY 4030 SEISMIC OPERATIONS

MOTION: 21.03.138 Moved by: COUNCILLOR DUANE DIDOW
That Council approve Policy 4030 "Seismic Operations" as presented.

CARRIED

POLICY PW 23

MOTION: 21.03.139 Moved by: COUNCILLOR TYLER OLSEN
That Council repeal Policy PW 23 "Seismic Operations".

CARRIED

POLICY 8002

7.7 POLICY 8002 COMMUNITY GRANTS

MOTION: 21.03.140 Moved by: COUNCILLOR TOM BURTON
That Council approve Policy 8002 "Community Grants" as presented.

CARRIED

LEMONADE DAY

7.8 LEMONADE DAY SPONSORSHIP REQUEST

MOTION: 21.03.141 Moved by: COUNCILLOR TYLER OLSEN
That Council approve sponsorship in the amount of \$500.00 to Community Futures West Yellowhead for their Lemonade Day event hosted in Grande Cache on June 19, 2021, with funds to come from the Economic Development Miscellaneous Grants to Organizations budget.

CARRIED

**LITTLE SMOKY SKI AREA
GRANT REQUEST**

7.9 LITTLE SMOKY SKI AREA GRANT REQUEST

MOTION: 21.03.142 Moved by: COUNCILLOR LES URNESS
That Council approve a funding in the amount of \$9,535.68 to the Municipal District of Smoky River No. 130 for the Little Smoky Ski area, with funds to come from the Economic Development Miscellaneous Grants to Organizations Budget.

CARRIED

**STOLLERY DONATION
REQUEST**

7.10 STOLLERY CHILDREN'S HOSPITAL DONATION REQUEST

MOTION: 21.03.143 Moved by: COUNCILLOR DUANE DIDOW
That Council approve a \$2,000.00 donation to the Stollery Children's Hospital, with funds to come from the Economic Development Miscellaneous Grants to Organizations Budget.

DEFEATED

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*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

STURGEON LAKE BIBLE CAMP	7.11 STURGEON LAKE BIBLE CAMP DONATION REQUEST MOTION: 21.03.144 Moved by: COUNCILLOR DALE GERVAIS That Council approve an in-kind donation valued at \$300.00 to the Sturgeon Lake Bible Camp, with funds to come from the Economic Development Miscellaneous Grants to Organizations Budget. CARRIED
NITEHAWK ADDITIONAL FUNDS – LIFT	7.12 NITEHAWK – ADDITIONAL FUNDS REQUEST MOTION: 21.03.145 Moved by: COUNCILLOR SHAWN ACTON That Council lift deferred motion #21.03.105, Nitehawk Additional Funds. CARRIED
NITEHAWK – LIFTED MOTION 21.03.105	MOTION: 21.03.105 Moved by: COUNCILLOR TOM BURTON That Council approve grant funding in the amount of \$750,000.00 to Nitehawk Year-Round Adventure Park for ski lift repairs, with funds to come from the 2021 Community Services Operating Budget. DEFEATED
NIEHAWK ADDITIONAL FUNDS	MOTION: 21.03.146 Moved by: COUNCILLOR TYLER OLSEN That Council approve grant funding in the amount of \$750,000.00 to Nitehawk Year-Round Adventure Park for the installation of a T-Bar Lift subject to Nitehawk entering into a capital asset agreement, with funds to come from the 2021 Community Services Operating Budget. DEFERRED
DEFER NITEHAWK FUND REQUEST	MOTION: 21.03.147 Moved by: COUNCILLOR TYLER OLSEN That Council defer MOTION: 21.03.146 Nitehawk Additional Funds, until further information is available. CARRIED
NITEHAWK FUNDING AGREEMENT	MOTION: 21.03.148 Moved by: COUNCILLOR WINSTON DELORME That Council direct Administration to contact the City of Grande Prairie and the County of Grande Prairie to come up with a funding agreement in regards to Nitehawk Year Round Adventure Park. CARRIED
COUNCIL CHAMBER MULTIMEDIA UPGRADES	7.13 COUNCIL CHAMBER MULTIMEDIA UPGRADES MOTION: 21.03.149 Moved by: COUNCILLOR DALE GERVAIS That Council authorize Administration to award the tender for Council Chamber Multimedia Upgrades to Inland Audio Visual, Edmonton, Alberta at a cost of \$142,230.60, with funds to come from the Information Systems 2021 Capital Budget. CARRIED

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

7.14 GRANDE CACHE RECREATION CENTRE - CURLING RINK RETAINING WALL

**GRANDE CACHE
RETAINING WALL**

MOTION: 21.03.150 Moved by: COUNCILLOR DUANE DIDOW
That Council award the Grande Cache Curling Rink Retaining Wall tender to Paving Stone Plus Ltd from Edmonton, Alberta in the amount of \$163,983.75 plus GST, with funds to come from the 2021 Capital Budget.
CARRIED

**RETAINING WALL
CONTINGENCY FUND**

MOTION: 21.03.151 Moved by: COUNCILLOR WINSTON DELORME
That Council approve a 10% contingency for the Grande Cache Curling Rink Retaining Wall project, with funds to come from the 2021 Capital Budget.
CARRIED

7.15 TAX DUE DATE – NON RESIDENTIAL CLASSES

TAX DUE DATE

MOTION: 21.03.152 Moved by: COUNCILLOR ROXIE CHAPMAN
That the 2021 Tax Rate Bylaw is prepared reflecting a due date of: September 30, 2021 for Class 2-Non-Residential property and Class 4-Machinery & Equipment and November 15, 2021 for Class 1-Residential and Class 3 Farmland.
CARRIED

7.16 RAZOR ENERGY CORPORATION PROPERTY TAX PAYMENT PROPOSAL

RAZOR ENERGY

MOTION: 21.03.153 Moved by: COUNCILLOR WINSTON DELORME
That Council take no action on the proposed payment plan from Razor Energy Corporation, for their 2020 property taxes, 2020 penalties and future penalties.
CARRIED

7.17 GREENVIEW RATEPAYER BBQ'S

RATEPAYER BBQS

MOTION: 21.03.154 Moved by: COUNCILLOR TYLER OLSEN
That Council cancel the 2021 Ratepayers BBQs due to the COVID-19 pandemic and the present public health restrictions.
CARRIED

Reeve Dale Smith recessed for lunch at 11:57 a.m.
Reeve Dale Smith reconvened the meeting at 1:06 p.m.

7.18 CAMP WATER SUPPLY WELL - MUSKEG SEEPEE CO-OPERATIVE

MUSKEG WATER WELL

MOTION: 21.03.155 Moved by: COUNCILLOR WINSTON DELORME
That Council direct Administration to bring back information on replacing the well at SE 11-57-05 West of the 6th Meridian, Muskeg Seepee Co-operative.
CARRIED

NOSE CREEK POTABLE WATER	7.19 POTABLE WATER POINT AT NOSE CREEK MOTION: 21.03.156 Moved by: COUNCILLOR WINSTON DELORME That Council direct Administration to bring back a preliminary report outlining costs for a potable water point to serve the residents in Nose Creek. CARRIED
RURAL WATER CO-OPS AND ENTERPRISES	7.20 RURAL WATER SERVICE WITHIN THE CO-OPERATIVES AND ENTERPRISES MOTION: 21.03.157 Moved by: COUNCILLOR TOM BURTON That Council direct Administration to conduct a feasibility study to provide rural water services to the Co-operatives and Enterprises. Opposed: Dale Smith, Dale Gervais For: Les Urness, Tyler Olsen, Bill Smith, Roxie Chapman, Shawn Acton, Winston Delorme, Duane Didow, Tom Burton CARRIED
D21-130 DIRECT CONTROL PERMIT	7.21 DIRECT CONTROL PERMIT MOTION: 21.03.158 Moved by: COUNCILLOR DUANE DIDOW That Council approve development permit application D21-130 for the development of a retail store on the lot legally described as Plan 0425096 Block 38 Lot 11 with the following conditions: <ol style="list-style-type: none">1. This permit indicates that only the development to which it relates is authorized pursuant to the provisions of the Land Use Bylaw. Compliance with the provisions of Land Use Bylaw 799 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.2. All development must conform to the conditions of this development permit and the approved plans. Any subsequent changes, amendments, or additions to this development permit shall require a new development permit application, including but not limited to an expansion or intensification of the use.3. Prior to construction or commencement of any development it is the responsibility of the applicant to ensure they obtain all necessary permits required by Alberta Safety Codes Authority, including but not limited to Building, Gas, Plumbing and Electrical Permits, in accordance with the Safety Codes Act of Alberta. CARRIED
DRAINAGE	7.22 DRAINAGE MOTION: 21.03.159 Moved by: COUNCILLOR TOM BURTON That Council accept the drainage update as information. CARRIED

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

**#8
NOTICE OF MOTION**

8.0 NOTICE OF MOTION

Councillor Urness put forth a Notice of Motion for administration to research the concept of polling the rural and small urban municipalities to form an association as a federal voice similar to FCM.

Councillor Delorme put forth a Notice of Motion for Administration to bring back an RFD for Council's consideration to engage in a feasibility study into acquiring the road systems in the Co-ops to create registered road right of ways/registered road plans.

**#9
CLOSED SESSION**

9.0 CLOSED SESSION

MOTION: 21.03.160 Moved by: COUNCILLOR TOM BURTON

That the meeting go to Closed Session, at 1:57 p.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)**

**9.2 CONFIDENTIAL EVALUATION
(FOIP, Section 19)**

OPEN SESSION

MOTION: 21.03.123 Moved by: COUNCILLOR TYLER OLSEN

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come into Open Session at 2:57 p.m.

CARRIED

Councillor Dale Gervais put forth a Notice of Motion that Council direct Administration to draft a multiplex financial and governance agreement with the Town of Fox Creek.

**#10
MEMBER REPORTS &
EXPENSE CLAIMS**

10.0 MEMBERS BUSINESS

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

WARD 1

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

- March 9, 2021 Regular Council Meeting
- Evergreen Foundation Meeting
- Rural Municipalities of Alberta Spring Convention
- Alberta Seniors Communities & Housing Association Meeting

WARD 2

COUNCILLOR DALE GERVAIS updated Council on his recent activities, which include;

- March 9, 2021 Regular Council Meeting
- Valleyview Intermunicipal Development Plan Meeting
- Rural Municipalities of Alberta Spring Convention
- Joint Council Meeting with Town of Fox Creek

WARD 3

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

- Rural Municipalities of Alberta Spring Convention
- March 9, 2021 Regular Council Meeting

WARD 4

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

- March 9, 2021 Regular Council Meeting
- Valleyview Intermunicipal Development Plan
- Policy Review Committee Meeting
- Rural Municipalities of Alberta Spring Convention
- Fox Creek Library Board
- Valleyview Library Board
- Joint Council Meeting with Town of Fox Creek

WARD 5

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

- March 9, 2021 Regular Council Meeting
- Provincial Agriculture Services Board Meeting
- Telephone call with Minister Toews
- Policy Review Committee
- Heart River Housing Meeting
- Valleyview Intermunicipal Development Plan Meeting

WARD 6

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

- March 9, 2021 Regular Council Meeting
- AHS COVID Community Conversation – North Zone
- Valleyview Intermunicipal Development Plan Meeting
- Policy Review Committee

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

- MD of Greenview Library Board Meeting
- East Smoky Recreation Board Meeting
- Joint Council Meeting with Town of Fox Creek
- Rural Municipalities of Alberta Spring Convention

WARD 7

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

- March 9, 2021 Regular Council Meeting
- Grande Prairie Public Library Meeting
- Valleyview Intermunicipal Development Plan Meeting
- Rural Municipalities of Alberta Spring Convention
- FCSS Meeting
- Community Education Northern Lights College
- Grande Spirit Foundation – Online Meeting
- Crooked Creek Recreation Club Meeting

WARD 8

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

- March 9, 2021 Regular Council Meeting

WARD 9

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

- March 9, 2021 Regular Council Meeting
- Joint Council Meeting with Town of Fox Creek
- Policy Review Committee
- Community Futures West Yellowhead Meeting
- FCSS Meeting

WARD 9

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

- March 9, 2021 Regular Council Meeting
- Valleyview Intermunicipal Development Plan Meeting
- Policy Review Committee
- MD of Greenview Library Board Meeting
- Rural Municipalities of Alberta Spring Convention
- Dinosaur Museum Meeting
- Community Futures West Meeting
- Joint Council Meeting with Town of Fox Creek

MEMBERS BUSINESS

MOTION: 21.03.. Moved by: DEPUTY REEVE BILL SMITH
That Council accept the Members Business Reports as presented.

CARRIED

ADOPTED

*Minutes of a Regular Council Meeting
MD of Greenview*

March 23, 2021

**#11
ADJOURNMENT**

11.0 ADJOURNMENT

**MOTION: 21.03. Moved by: COUNCILLOR WINSTON DELORME
That Council adjourn this Regular Council Meeting at 3:12 p.m.**

CARRIED


CHIEF ADMINISTRATIVE OFFICER


CHAIR