



# MINUTES

County Council  
Regular Meeting

## County of Grande Prairie No. 1

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### February 10, 2014 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, February 10, 2014

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Community Services Building

## MINUTES

### ATTENDANCE

Present were:

#### 1. Reeve

- Leanne Beaupre

#### 2. Deputy Reeve

- Ross Sutherland

#### 3. Council

- Corey Beck
- Daryl Beeston
- Harold Bulford
- Peter Harris
- Brock Smith

#### 4. Chief Administrative Officer

- Bill Rogan

#### 5. Directors

- Arlen Miller
- Herb Pfau

#### 6. Manager of Legislative Services

- Sheryle Runhart

#### 7. Recording Secretary

- Amanda Oravec

**8. Media**

- Big Country - Ashley Lewis
- Daily Herald Tribune - Jocelyn Turner
- Free FM - Jeff Hensen (entered at 11:08 a.m.)

Absent:

**Council**

- Richard Harpe
- Bob Marshall

**CALL TO ORDER**

The meeting was called to order at 10:00 a.m. with the singing of O'Canada.

**ADOPTION OF AGENDA**

**Resolution #CM20140210.1001**

**MOVED by C. BECK** that the agenda for the February 10, 2014 Council Meeting (2014/02/10) be approved with the addition as presented.

Councillor Beck added an In Camera item on Water (item 11.3).

**CARRIED**

**PT.  
SE-01-74-10-W6M  
- AG TO CR-5 &  
LOT 1, PLAN 002  
4779; PT.  
SE-01-74-10-W6M  
-CR-5 TO AG -  
BEARISTO,  
LEHNERS,  
KETCHUM/  
AENET (FILE  
PLLUB20130711)  
BYLAW  
2680-14-001  
(PUBLIC HEARINGS)  
(Issue #20140203002)**

**Resolution #CM20140210.1002**

**MOVED BY P. HARRIS** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-01-74-10-W6M from an Agricultural (AG) District to a County Residential (CR-5) District and Lot 1, Plan 002 4779; PT. SE-01-74-10-W6M from a County Residential (CR-5) District to an Agricultural (AG) District.

The Public Hearing commenced at *10:04 a.m.*

**CARRIED**

Matt Konowalchuk, Intermediate Planner, noted that this application is to amend the County Land Use Bylaw by re-designating approximately 0.86 hectares (2.14 acres) of part of SE-01-74-10-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for a boundary adjustment for county residential use, and approximately 0.86 hectares (2.13 acres) from part of Lot 1, Plan 002 4779; Pt. SE-01-74-10-W6M of Country Residential (CR-5) to Agricultural (AG) to be consolidated back into the quarter section.

The proposed sites (AREA 1 & AREA 2) are located in areas identified as brush, shrubs and a farm site; as such a Farmland Assessment Rating has not been given for both proposed sites. This boundary adjustment has been requested to re-establish an existing accessory building (within AREA 2) into the existing country residential lot currently located in the balance. County Planning and Development recommends approval of the application.

Comments were received from the following:

- Alberta Transportation had no issues with the application.
- ConocoPhillips had no issues with the application.
- Canadian Natural Resources commented that in “reviewing pipelines...they are all sour gas right of ways.”
- TAQA North Ltd. commented that “The pipeline is licensed as a sour gas and is active at this time.”
- Devon Canada commented that the application was circulated to the operator and no comments were received.

Bruce Beirsto, Beirsto, Lehnors, Ketchum, commented that this is a simple application, there will be an equal area trade so the existing building can be taken into the lot.

There was no one else from the audience to speak to the application.

**Resolution #CM20140210.1003**

**MOVED BY R. SUTHERLAND** that the meeting come out of Public Hearing at 10:10 a.m.

**CARRIED**

**Resolution #CM20140210.1004**

**MOVED BY D. BEESTON** that Bylaw 2680-14-001 to re-designate PT. SE-01-74-10-W6M from an Agricultural (AG) District to a County Residential (CR-5) District and Lot 1, Plan 002 4779; PT. SE-01-74-10-W6M from a County Residential (CR-5) District to an Agricultural (AG) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1005**

**MOVED BY C. BECK** that Bylaw 2680-14-001 be read a second time.

**CARRIED**

**Resolution #CM20140210.1006**

**MOVED BY H. BULFORD** that Bylaw 2680-14-001 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1007**

**MOVED BY R. SUTHERLAND** that Bylaw 2680-14-001 to re-designate PT. SE-01-74-10-W6M from an Agricultural (AG) District to a County Residential (CR-5) District and Lot 1, Plan 002 4779; PT. SE-01-74-10-W6M from a County Residential (CR-5) District to an Agricultural (AG) District be read a third time and finally passed.

**CARRIED**

**PT.  
NE-02-74-11-W6M**

**Resolution #CM20140210.1008**

**MOVED BY D. BEESTON** that a Public Hearing be held to hear comments

**- AG TO CR-5 -  
BEAIRSTO,  
LEHNERS,  
KETCHUM/  
DAYLIGHT  
LEASE  
MAINTENANCE  
INC. (FILE  
PLLUB20130704)  
BYLAW  
2680-14-002**

**(PUBLIC HEARINGS)  
(Issue #20140203003)**

regarding the application to re-designate PT. NE-02-74-11-W6M from an Agricultural (AG) District to a County Residential (CR-5) District.  
The Public Hearing commenced at *10:10 a.m.*

**CARRIED**

Mr. Konowalchuk noted that the purpose of this application is to allow for country residential development, and would facilitate the development of one new lot for this use. The proposed lot would be the first parcel subdivided from the quarter section.

A small portion within the proposed site is characteristic of open field and received a Farmland Assessment Rating of 59%. While a majority of the proposed site is located within an area identified as brush and building site, as such a Farmland Assessment Rating has not been given to a large portion of the site. This application is consistent with the described policies in the MDP. Further, the potential for conflict is low between the surrounding land uses, the existing farmsite and the proposed application. Planning is recommending approval of the application.

Comments were received from:

- Alberta Transportation noted no concerns with the application.
- ALLIANCE PIPELINE: had no concerns with the application.
- CANADIAN NATURAL RESOURCES noted that the “pipelines [are licensed] as sweet and the setback would only be the right of way.”
- NOVA GAS TRANSMISSION (TRANSCANADA) noted that “There are two TransCanada pipelines...both are active transmission pipelines that contain sweet natural gas”.

There was no one from the audience to speak to the application.

**Resolution #CM20140210.1009**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at *10:15 a.m.*

**CARRIED**

**Resolution #CM20140210.1010**

**MOVED BY B. SMITH** that Bylaw 2680-14-002 to re-designate PT. NE-02-74-11-W6M from an Agricultural (AG) District to a County Residential (CR-5) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1011**

**MOVED BY P. HARRIS** that Bylaw 2680-14-002 be read a second time.

**CARRIED**

**Resolution #CM20140210.1012**

**MOVED BY D. BEESTON** that Bylaw 2680-14-002 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1013**

**MOVED BY H. BULFORD** that Bylaw 2680-14-002 to re-designate PT. NE-02-74-11-W6M from an Agricultural (AG) District to a County Residential (CR-5) District be read a third time and finally passed.

**CARRIED**

**PT.  
SE-17-72-06-W6M  
- AG TO CR-5 -  
BAIRSTO,  
LEHNERS,  
KETHUM/ KAUT  
(FILE  
PLLUB20130772)  
BYLAW  
2680-14-006**

Mr. Beairsto requested that the Public Hearing for PT. SE-17-72-06-W6M - AG to CR-5 - Beairsto, Lehnerns, Ketchum/Kaut - Bylaw 2680-14-006 be deferred to a later Public Hearing date as more negotiations need to take place. Mr. Lapp commented that deferring for two months will still allow for the proper advertising and negotiations.

**Resolution #CM20140210.1014**

**MOVED BY B. SMITH** to defer the Public Hearing for Bylaw 2680-14-006 on PT. SE-17-72-06-W6M until April 7, 2014.

(PUBLIC HEARINGS)  
(Issue #20140203004)

**CARRIED**

**PT.  
NW-34-72-04-W6M  
- AG TO CR-5 -  
BEAIRSTO,  
LEHNERS,  
KETHUM/  
BALDERSTON  
(FILE  
PLLUB20130469)  
BYLAW  
2680-14-007**

**Resolution #CM20140210.1015**

**MOVED BY R. SUTHERLAND** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District.

The Public Hearing commenced at *10:17 a.m.*

(PUBLIC HEARINGS)  
(Issue #20140203009)

**CARRIED**

Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 6.05 hectares (15.00 acres) of part of NW-34-72-04-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The proposed lot would be the first parcel subdivided from the quarter, while the Farmland Assessment rating assigned is between 69-77% and classified as better agricultural soils.

In the context of the Municipal Development Plan (MDP), the site is identified as Rural (Section 6), where the overall intent is to recognize policies designed to minimize land use conflicts between agricultural and non-agricultural uses and prevent non-agricultural development in area classified as better agricultural land.

An analysis of the site was undertaken to better comprehend the spring run-off

drainage patterns on the quarter section, as well as recognize the poor farming productivity in past years. While the soil within the proposed lot is indicative of better farmland (as stated above), administration knowledge's the drainage channels throughout the quarter prohibit productive farming practices. After on-going discussions between County staff, and the applicant regarding a suitable building site, administration supports the proposed location and size of the lot as it generally fulfills the policies in Section 7.3 (Country Residential) of the MDP. Planning is recommending approval of the application.

There were no comments received and there was no one in the audience to speak to the application.

Mr. Beairsto commented on the building site. Reeve Beaupre inquired about the size of the parcel as they are not typically over 10 acres. Mr. Beairsto responded that the size is to accommodate the building site and the sewage requirements. Councillor Bulford commented that he is in support of the application.

**Resolution #CM20140210.1016**

**MOVED BY H. BULFORD** that the meeting come out of Public Hearing at 10:23 a.m.

**CARRIED**

**Resolution #CM20140210.1017**

**MOVED BY P. HARRIS** that Bylaw 2680-14-007 to re-designate PT. NW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1018**

**MOVED BY D. BEESTON** that Bylaw 2680-14-007 be read a second time.

**CARRIED**

**Resolution #CM20140210.1019**

**MOVED BY C. BECK** that Bylaw 2680-14-007 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1020**

**MOVED BY H. BULFORD** that Bylaw 2680-14-007 to re-designate PT. NW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District be read a third time and finally passed.

**CARRIED**

**Resolution #CM20140210.1021**

**MOVED BY H. BULFORD** that a Public Hearing be held to hear comments

**PT.  
SE-34-72-04-W6M**

**- AG TO CR-5 -  
BAIRSTO,  
LEHNERS,  
KETCHUM/  
BALDERSTON  
(FILE  
PLLUB20130774)  
BYLAW  
2680-14-008  
(PUBLIC HEARINGS)  
(Issue #20140203013)**

regarding the application to re-designate PT. SE-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District.  
The Public Hearing commenced at *10:24 a.m.*

**CARRIED**

Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 4.04 hectares (10 acres) of part of SE-34-72-04-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The proposed lot would be the first parcel subdivided from the quarter section. The majority of the lot has been given a Farmland Assessment rating of 59% while a small portion of the south west corner has been given a Farmland Assessment rating of 44%. Overall, the soil on the proposed parcel is considered better agricultural soil, while the landowner insists the site does not have quality soil for farming.

The site is situated in the area identified as Rural (Map 6) in the Municipal Development Plan (MDP). Several country residential uses are located on the quarter section directly east; therefore, in the context of the MDP, policies in Section 7 (Country Residential) are more applicable while reviewing this application. This application is consistent with the MDP. As mentioned above, country residential uses exist on the neighbouring quarter to the east; therefore the proposed application would not change the nature of the surrounding area and no land use conflicts have been identified with this application and the surrounding land uses. Planning is recommending approval of the application.

Comments were received from:

- ATCO Electric commented that “ATCO will require a Powerline easement as per the attached mark up, 9-15 meters”.
- Canadian Natural Resources Ltd. noted that the operator had a caveat on the land title while no infrastructure was built; therefore no right-ways on the quarter section.

Mr. Balderston commented that there is one subdivision on this section. There was no one from the audience to speak to the application.

Councillor Bulford commented that he has received phone calls on this application and the residents are concerned that the road will be built to Township Road #724. It was noted that the road will go north not south.

**Resolution #CM20140210.1022**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at *10:29 a.m.*

**CARRIED**

**Resolution #CM20140210.1023**

**MOVED BY B. SMITH** that Bylaw 2680-14-008 to re-designate PT. SE-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1024**

**MOVED BY D. BEESTON** that Bylaw 2680-14-008 be read a second time.

**CARRIED**

**Resolution #CM20140210.1025**

**MOVED BY P. HARRIS** that Bylaw 2680-14-008 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1026**

**MOVED BY C. BECK** that Bylaw 2680-14-008 to re-designate PT. SE-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District be read a third time and finally passed.

**CARRIED**

**Resolution #CM20140210.1027**

**MOVED BY H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District. The Public Hearing commenced at *10:30 a.m.*

**CARRIED**

**PT.  
SW-34-72-04-W6M  
- AG TO CR-5 -  
BEAIRSTO,  
LEHNERS,  
KETCHUM/  
BALDERSTON  
(FILE  
PLLUB20130471)  
BYLAW  
2680-14-009  
(PUBLIC HEARINGS)  
(Issue #20140203014)**

Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 6.05 hectares (15.00 acres) of part of SW-34-72-04-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The proposed lot would be the first parcel subdivided from the quarter. The majority of the lot has been given a Farmland Assessment rating of 74%, while a small portion of the north west corner has been given a Farmland Assessment rating of 66%. As such, the overall soil classification on the proposed lot is considered better agricultural land.

In the context of the Municipal Development Plan (MDP), the site is identified as Rural (Section 6); where the overall intent is to recognize policies designed to minimize land use conflicts between agricultural and non-agricultural uses and prevent non-agricultural development in areas classified as better agricultural land.

Various drainage channels throughout the quarter section have historically reduced the opportunity for productive farming on the quarter section, while (as



stated above), soil on the site is classified as better agricultural lands. After extensive discussions between County staff and the applicant regarding a suitable building site, administration supports the location and size of the lot as it fulfills the policies in section 7.3 regarding the site suitability and proper access to the proposed lot. Also, the proposed boundaries will not interfere with the drainage patterns on the quarter section. Planning and Development is recommending approval of the application.

A comment was received from County Public Works that noted that "the Developer is required to build Range Road 43, as no gravel road is present within the right-of-way". This issue will be addressed at MPC.

There was no one from the audience to speak to the application. Councillor Sutherland inquired why the lot is 15 acres instead of the usual 10 acres. Mr. Beairsto responded that there are stipulations on the sewage and that the 15 acre site will allow for proper sewage as well as a proper building site. Mr. Balderston commented that he had walked the proposed site with County Public Works and they addressed the drainage as well as assisted in locating the best building site.

Councillor Bulford inquired if the road was good now or if it will have to be built up. Mr. Pfau responded that the road will need more gravel. Mr. Balderston commented that the road will likely require two full lifts of gravel. Reeve Beaupre re-stated that the land-use is being addressed today, not the subdivision conditions.

**Resolution #CM20140210.1028**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at 10:38 a.m.

**CARRIED**

**Resolution #CM20140210.1029**

**MOVED BY H. BULFORD** that Bylaw 2680-14-009 to re-designate PT. SW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1030**

**MOVED BY C. BECK** that Bylaw 2680-14-009 be read a second time.

**CARRIED**

**Resolution #CM20140210.1031**

**MOVED BY D. BEESTON** that Bylaw 2680-14-009 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1032**

**MOVED BY P. HARRIS** that Bylaw 2680-14-009 to re-designate PT. SW-34-72-04-W6M from an Agricultural (AG) District to a County Residential (CR-5) District be read a third time and finally passed.

**CARRIED**

**PT.  
SW-13-73-05-W6M  
- AG TO CR-5 -  
BEAIRSTO,  
LEHNERS,  
KETCHUM/  
BALDERSTON  
(FILE  
PLLUB20130535)  
BYLAW  
2680-14-010  
(PUBLIC HEARINGS)  
(Issue #20140203015)**

**Resolution #CM20140210.1033**

**MOVED BY C. BECK** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-13-73-05-W6M from an Agricultural (AG) District to a County Residential (CR-5) District. The Public Hearing commenced at *10:40 a.m.*

**CARRIED**

Mr. Lapp handed out the revised site plan to Council. Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 7.23 hectares (17.87 acres) of part of SW-13-73-05-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The proposed lot would be the third parcel (third country residential lot), subdivided from the quarter section. The soil within the proposed site has been given a Farmland Assessment rating of 43% and indicative of better agricultural farmland.

Country Residential uses are located on the quarter and on adjacent quarters, also a single family dwelling is present within the proposed site; therefore the application would not change the nature of the surrounding area. Further, no land use conflicts have been identified with this application and the surrounding land uses. Planning and Development are recommending approval of the application.

Comments were received from:

- NEWPORT PETROLEUM CORPORATIONS: The application was circulated to the operator while no comments had been received at the time this summary was drafted.
- HUNT OIL COMPANY OF CANADA: The application was circulated to the operator while no comments had been received at the time this summary was drafted.
- CONOCOPHILLIPS CANADA OPERATIONS LTD: The application was circulated to the operator while no comments had been received at the time this summary was drafted.
- CANADIAN NATURAL RECOURCES LTD: commented that there are Sour Gas lines located in the area.

Mr. Balderston commented that the house has already been built and purchased. Councillor Harris inquired about the size of the lots. Mr. Balderston responded that the quarter is low-lying and they determined the best location for the house.

**Resolution #CM20140210.1034**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at 10:44 a.m.

**CARRIED**

**Resolution #CM20140210.1035**

**MOVED BY H. BULFORD** that Bylaw 2680-14-010 to re-designate PT. SW-13-73-05-W6M from a Agricultural (AG) District to a County Residential (CR-5) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1036**

**MOVED BY C. BECK** that Bylaw 2680-14-010 be read a second time.

**CARRIED**

**Resolution #CM20140210.1037**

**MOVED BY D. BEESTON** that Bylaw 2680-14-010 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1038**

**MOVED BY P. HARRIS** that Bylaw 2680-14-010 to re-designate PT. SW-13-73-05-W6M from an Agricultural (AG) District to a County Residential (CR-5) District be read a third time and finally passed.

**CARRIED**

**PT.  
SW-18-73-05-W6M  
- AG TO RM-3 -  
BEAIRSTO,  
LEHNERS,  
KETCHUM/  
BALDERSTON  
CAPITAL CORP.  
(FILE  
PLLUB20130764)  
BYLAW  
2680-14-011  
(PUBLIC HEARINGS)  
(Issue #20140203018)**

**Resolution #CM20140210.1039**

**MOVED BY D. BEESTON** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-18-73-05-W6M from an Agricultural (AG) District to a Rural Heavy Industrial (RM-3) District. The Public Hearing commenced at 10:45 a.m.

**CARRIED**

Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 9.14 hectares (22.58 acres) of part of SW-18-73-5-W6M from Agricultural District (AG) to Rural Heavy Industrial (RM-3) District to allow for one lot for industrial use. This proposed lot would be the first parcel subdivided from the quarter. The site has been given a Farmland Assessment rating of approximately 53%, while an existing gas plant is located within the proposed boundaries utilizing a portion of the proposed lot.

The proposed parcel is adjacent to the Emerson Trail Area Structure Plan (ASP). The Emerson Trail ASP encourages industrial uses that are characteristic of the proposed parcel. The site is situated directly adjacent the area identified in the Municipal Development Plan (MDP) as future industrial.

Further, in the context of the MDP, the policies set forth in Section 8 (Industrial Development) are most applicable; this application is generally consistent with the requirements of the MDP. In order to be consistent with Section 8.3(a), Township Road #732 should be paved from Highway #2 to the entrance of the proposed parcel.

As mentioned above, a gas plant development is currently located within the proposed lot; therefore the proposed industrial use would not drastically change the nature of the surrounding land uses. A bylaw amendment was presented to Council but refused as the previous size of the proposed lot was greater than 50 acres which received mixed reactions. The application in question proposes a 20 acre parcel therefore limiting the scale of potential industrial growth. Planning and Development are recommending approval of the application.

Comments were received from:

- County Public Works requested that Township Road #732 to be paved east of Highway #2 to the gas plant entrance.
- FIRENZE ENERGY LTD.: The application was circulated to the operator while no comments had been received at the time this summary was drafted. Could impact the gas plant.
- ATCO GAS: "...existing Right-of-Way or other lands rights shall be carried forward and registered on any newly created lot".
- AQUATERA: "We have no objections as the proposed subdivision and any development would not jeopardize the required setback from the existing lagoon or any future expended lagoon."

There were general inquiries received by telephone in regards to this application.

Mr. Beairsto noted that he spoke to Firenze Energy Ltd. on Friday and they noted that they have another well site on the quarter that doesn't affect the application but it is their right-of-way agreement. Mr. Balderston had applied for the same re-designation at a previous Council meeting and Council noted that the 50 acres was too much so they waited the 6 months to re-apply for a smaller lot size.

Mr. Balderston commented that he had met with residents in the area and their concerns were with future development. He noted that the well sites are regulated by the Provincial government but if it was tied into an industrial designation it could potentially limit their uses and future expansion.

Several adjacent landowners spoke to the application. They noted the following objections:

- opposed to any industrial uses in agricultural or farmland areas;
- safety issue for families raising small children;
- concerned with the future industrial and well site expansions;
- there is already vacant space in the Industrial Parks north of Grande Prairie as well as the Emerson Trail;
- there are no adjacent landowners in favour of the industrial development.

Mr. Beairsto commented that Mr. Balderston is not changing the current use as

there is already industrial operations located there, they are just properly zoning what is already existing. Mr. Balderston commented that that they are not trying to have new industrial come in, they are trying to get the existing operations zoned properly. He wants the oil and gas companies to be applicable to the County standards instead of dealing with the government for licensing and with the industrial zoning it would hold them more accountable.

There was considerable discussion in regards to right-of-way agreements, road bans, and the possibility of the County having Direct Control of the area.

Mr. Lapp commented that if Council is considering approval of this application the zoning should be RM-DC instead of RM-3.

Councillor Bulford commented that he agrees with the comments from the adjacent landowners as the re-zoning will not give Council the control over the pipelines. He is worried that the industrial uses will be transferred to residential areas. Reeve Beaupre responded that RM-DC zoning would accomplish more than RM-3 because the Operator would have to come back to the County for subsequent leases and we would be able to control the road leases and applications as well.

Mr. Balderston inquired if this application could be deferred to different Public Hearing date. Mr. Lapp commented that Council could recess the Public Hearing until more information can be brought back.

**Resolution #CM20140210.1040**

**MOVED BY P. HARRIS** that the Public Hearing for Bylaw 2680-14-011 for PT. SW-18-73-05-W6M be recessed.

Councillor Smith commented that he did not support recessing the Public Hearing.

**DEFEATED**

**Resolution #CM20140210.1041**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at 11:18 a.m.

**CARRIED**

**Resolution #CM20140210.1042**

**MOVED BY B. SMITH** that Bylaw 2680-14-011 to re-designate PT. SW-18-73-05-W6M from an Agricultural (AG) District to a Rural Heavy Industrial (RM-3) district to be read a first time.

**DEFEATED**

**PT.  
NW-17-73-05-W6 -  
AG TO RM-DC -**

**Resolution #CM20140210.1043**

**MOVED BY R. SUTHERLAND** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-17-73-05-W6M from an

**BEIRSTO,  
LEHNERS,  
KETHUM/  
BALDERSTON  
(FILE  
PLLUB20130759)  
BYLAW  
2680-14-012**

**(PUBLIC HEARINGS)  
(Issue #20140203019)**

Agricultural (AG) District to a Rural Industrial - Direct Control (RM-DC) District.

The Public Hearing commenced at *11:20 a.m.*

**CARRIED**

Mr. Konowalchuk noted that this application is to amend the County Land Use Bylaw by re-designating approximately 9.26 hectares (22.88 acres) of part of NW-17-73-5-W6M from Agricultural (AG) District to Rural Industrial – Direct Control (RM-DC) District to allow for the subdivision of one lot for rural industrial use. This lot would be the first parcel subdivided from the quarter section.

The land carries a Farmland Assessment rating of 47-59% while the site is severed from the majority of the quarter section. As a result, the disconnected piece of land is not cultivated by the landowner because of the difficulty mobilizing farm equipment on the site in question. As such policies in the Municipal Development Plan (MDP) encourage rural industrial development on lands not suitable for agricultural uses.

The Aquatera Sewage Lagoon is located on the quarter section immediately to the west of the property of interest. The Setback Distance from Wastewater Lagoons in Table 4.3 of Alberta Environment’s “Standards and Guidelines for Municipal Waterworks, Wastewater and Stormwater Drainage Systems” requires a minimum setback distance of 300 metres of an “Occupied Building” where the lagoon serves a designated municipality. Given the limitations from the Aquatera Lagoon the Rural Medium Industrial - Direct Control zoning gives Council the authority to establish rules and regulations with all industrial operations within RM-DC District that might have potential impacts (and regarding this application allows the authority to apply restrictions on all development within 300m from the Lagoon, including an Occupied Building as stated above).

Two previous applications had been presented to Council (at the same location of this application). These two previous applications country residential (CR-5) and medium industrial (RM-2) did not receive a bylaw amendment. Council did not foresee the proposed CR-5 as a suitable location adjacent the Lagoon and Council was unsure an RM-2 was appropriate at the time, given no clear instrument was foreseen to prevent development within 300m setback of the lagoon.

It should also be noted, while industrial development often locates in industrial parks, Council has supported isolated developments under appropriate circumstances. This application is a prime example of an appropriate isolated development as the site is not suitable for its current agricultural use and Council has the authority to apply rules and restrictions suitable for the proposed site. In terms of access to the proposed parcel, it shall be achieved via Range Road #55. Increased volumes of traffic can be expected on this road, therefore administration recommends this Range Road be paved at the landowner’s expense as a condition of subdivision.

As a result of the limitations from the Lagoon, the proposed zoning gives Council total control on all development on the site, as well the site is not suitable for farming thus encouraged by MDP for non-agricultural uses, therefore it is considered that the lot is suitable for the proposed rural medium direct control district. Further, administration supports the applicant to provide pavement along Range Road #55 to accommodate truck traffic.

Comments were received from:

- TOWN OF SEXSMITH: "No Objections to proposal per Council resolution..."
- AQUATERA: "...concerned with some of the discretionary uses within the proposed zoning are not permitted within the setback area of the existing lagoon or a future expanded lagoon".
- ADJACENT LANDOWNER: numerous objections in regards to the industrial zoning in agricultural and residential areas; concerns with safety; concerned with road conditions; increased traffic, dust and noise.

Mr. Beairsto commented that the Direct Control application was brought back so Council can have more control. Brad Vall, Development Manager from Aquatera, was in attendance and commented that they can expand the lagoon to the property boundary. He also noted that a caveat can be registered to ensure the zoning is suitable for Mr. Balderston and Aquatera for expanding the lagoon in the future.

Councillor Smith commented that he is in favour of this application as it is an awkward piece of land and the RM-DC allows for more control from Council.

Mr. Pfau exited the meeting at 11:30 a.m.

**Resolution #CM20140210.1044**

**MOVED BY B. SMITH** that the meeting come out of Public Hearing at 11:31 a.m.

**CARRIED**

**Resolution #CM20140210.1045**

**MOVED BY D. BEESTON** that Bylaw 2680-14-012 to re-designate PT. NW-17-73-05-W6M from an Agricultural (AG) District to a Rural Industrial - Direct Control (RM-DC) district to be read a first time.

**CARRIED**

**Resolution #CM20140210.1046**

**MOVED BY H. BULFORD** that Bylaw 2680-14-012 be read a second time.

**CARRIED**

**Resolution #CM20140210.1047**

**MOVED BY C. BECK** that Bylaw 2680-14-012 be given consent for third and final reading.

**CARRIED**

**Resolution #CM20140210.1048**

**MOVED BY B. SMITH** that Bylaw 2680-14-012 to re-designate PT. NW-17-73-05-W6M from an Agricultural (AG) District to a Rural Industrial - Direct Control (RM-DC) District be read a third time and finally passed.

**CARRIED**

**ROAD CLOSURE**

-  
**SE-29-72-10-W6M**  
- **BYLAW 2999**

(PUBLIC HEARINGS)  
(Issue #20140204007)

**Resolution #CM20140210.1049**

**MOVED BY D. BEESTON** that a Public Hearing be held to hear comments regarding the application to close and consolidate a portion of the Road Plan 5143 EO located within PT. SE-29-72-10-W6M.

The Public Hearing commenced at *11:32 a.m.*

**CARRIED**

Mr. Konowalchuk noted that the purpose of the proposed road closure is to allow for that portion of the closed road plan to be consolidated with the balance of the quarter section. The County is in receipt of a subdivision application for one lot to be subdivided off and sold to Mill Creek Sand and Gravel (1980) Ltd. This will increase their working area to include the adjacent land owned by CN Rail and currently leased by Mill Creek Sand & Gravel (1980) Ltd. A land swap would occur between Gerald Kerr, the owner of the balance of the quarter section and the County for 1.60 hectares of road allowance.

County staff circulated the application, and no concerns were received from agencies or adjacent landowners. Should this application be approved, Bylaw 2999 would come into effect. Administration supports the proposed road closure and consolidation for Gerald Milton Kerr.

Mr. Beirsto commented that the applicant has asked the County to close the road and the consolidation would be addressed at MPC. The land will be an equal area trade-off and will shift the road allowance. There is currently a Frac-Sand operation there that cannot turn around on their property and they are parking on the quarter section. Mr. Beirsto will be asking at MPC to close the road so the existing lot can be used.

Councillor Smith inquired if it is the road allowance with the dugout. It was noted that it was the one with the dugout and that Council had discussed developing this area before as the dugout is located in the middle of the road.

**Resolution #CM20140210.1050**

**MOVED BY D. BEESTON** that the meeting come out of Public Hearing at *11:39*



a.m.

**CARRIED**

**Resolution #CM20140210.1051**

**MOVED BY B. SMITH** that Bylaw 2999 to close and consolidate a portion of the Road Plan 5143 EO located within PT. SE-29-72-10-W6M to be read a first time.

**CARRIED**

**Resolution #CM20140210.1052**

**MOVED BY D. BEETSON** that the meeting be recessed at 11:39 a.m. for a short break.

**CARRIED**

The meeting was reconvened at 11:46 a.m.

**FIRST READING  
BYLAW  
2680-14-014 /  
PROPOSED  
AMENDMENTS  
TO LAND USE  
BYLAW 2680  
(BYLAWS)  
(Issue #20140204008)**

Mr. Lapp presented Bylaw 2680-14-014 which outlines amendments to the County Land Use Bylaw to facilitate the inclusion of a new Medium Density Residential District and related Design Guidelines. To provide for the proposed new district a number of new definitions are also being presented to be included in the Land Use Bylaw which are allowed for in the proposed new district but not currently defined in the Land Use Bylaw. The Bylaw is being presented for First Reading to allow Council to review the proposed amendments prior to scheduling a Public Hearing.

With the adoption of the Clairmont Heights Area Structure Plan in 2013 the County continues to see urban development pressures particularly in the Hamlet of Clairmont. The proposed Medium Density Residential (MDR) District will accommodate a range of medium density dwelling types to provide flexibility in the design and development of neighborhoods within the Hamlet of Clairmont. The inclusion of Design Guidelines will aid in illustrating architectural and site planning criteria to ensure that buildings in the Medium Density Residential District provide a high standard of urban design and add to the aesthetic of the neighborhood. They are meant to augment regulations and requirements of for the new District. Except where there are specific requirements in the Land Use Bylaw, the Guidelines are intended to have built-in flexibility. They lay out and illustrate a set of built form options that define a quality that is consistent.

The proposed MDR District and Design Guidelines were developed over several months in 2013 in consultation with a number of stakeholders including developers and home builders involved in development within the County, City, and Hamlet of Clairmont more specifically. Additional detail in terms of process and development of the new District and Design Guidelines will be provided at the time of public hearing.

**Resolution #CM20140210.1053**

**MOVED BY R. SUTHERLAND** that Bylaw 2680-14-014 to amend the County

Land Use Bylaw to facilitate the inclusion of a new Medium Density Residential District to be read a first time.

**CARRIED**

**FIRST READING  
BYLAW  
2680-14-015 /  
PROPOSED  
AMENDMENTS  
TO LAND USE  
BYLAW 2680**

(BYLAWS)  
(Issue #20140204009)

Mr. Lapp presented Bylaw 2680-14-015 which outlines amendments to the County Land Use Bylaw to facilitate the inclusion of a new Village Centre Mixed Use District and related Design Guidelines. The Bylaw is being presented for First Reading to allow Council to review the proposed amendments prior to scheduling a Public Hearing.

With the adoption of the Clairmont Heights Area Structure Plan in 2013, the establishment of a future downtown core for the Hamlet was enshrined in policy. One of the recommendations coming out of the completion of the Area Structure Plan was to create a new zoning district to guide development within the future village centre / core of the Hamlet. The inclusion of Design Guidelines will help establish architectural and streetscape criteria to ensure that buildings in the new village centre provide a high standard of urban design and add to the esthetic of the neighborhood. They are meant to augment regulations and requirements of for the new District. Except where there are specific requirements in the Land Use Bylaw, the Guidelines are intended to have built-in flexibility. They lay out and illustrate a set of built form options that define a quality that is consistent.

**Resolution #CM20140210.1054**

**MOVED BY H. BULFORD** that Bylaw 2680-14-015 to facilitate the inclusion of a new Village Centre Mixed Use District to be read a first time.

**CARRIED**

**CURBSIDE  
RECYCLING  
SURVEY**

(UNFINISHED BUSINESS)  
(Issue #20140204001)

Dale Van Volkingburgh, Acting Public Works Operations Manager, presented the results of the Curbside Recycling Survey. He noted that on November 4, 2013, Council passed a motion requesting Administration come back with recommendations to extend curbside recycling to additional County Rural Estate residents by asking if they would want curbside recycling services in their subdivision. A letter containing details of the program along with a survey was sent to all homeowners in Whispering Ridge, Westlake Village, Carriage Lane, Taylor Estates and Maple Ridge on January 2, 2014. Homeowners had the option of completing the survey online, or sending the paper copy of the survey received with the letter via fax, email, mail, or in person.

A total of 324 homeowners out of 636 (50.9 % of the surveyed population) completed the survey. Of the 324 that completed the survey, 292 homeowners (90.1 %) indicated that they would like curbside recycling services provided in their subdivision and 32 homeowners (9.9 %) indicated they do not want curbside recycling services provided to them.

Over the past few years, residents of the County have expressed their interest

in curbside recycling service being provided to their neighborhoods. In 2012 a request received from Wedgewood prompted County Council to pass a motion for the Public Works Department to determine the feasibility of providing curbside recycling to Wedgewood. Public Works mailed out surveys to residents in Wedgewood and approximately 84% who completed the survey were in favor of curbside recycling. In December of 2012, Council approved the extension of curbside recycling services to Wedgewood. Although the return percent required is not within the MGA, Public Works contacted a Municipal Affairs advisor and we were advised 10 - 30% on petitions is an appropriate return.

Mr. Van Volkingburgh commented that the cost per residence will be \$3.50/month and the charge would go on their water bill. He further noted that Council can accept the survey as information or make a motion to extend the curbside recycling services to the rural estate subdivisions noted above. Reeve Beaupre commented that she has not had any negative feedback from her district in regards to the curbside recycling and that Wedgewood has been very successful. She is supportive of a motion that would extend the curbside recycling services to the rural estate subdivisions.

**Resolution #CM20140210.1055**

**MOVED BY D. BEESTON** to extend the curbside recycling services to the rural estate subdivisions discussed with a fee of \$3.50 per month to be collected.

CAO, Bill Rogan commented that this program will be done at full cost recovery with the \$3.50/month. The residents will use the blue bags not the roll-out container. The contractor will bill monthly in conjunction with Aquatera and they will do collection through the water/sewer bill.

**CARRIED**

**LETTER FROM MUNICIPAL AFFAIRS, MINISTER KEN HUGHES**

(NEW BUSINESS)  
(Issue #20140204003)

A letter from Minister Ken Hughes regarding the Well Drilling Equipment Tax Rate Regulation (WDET) was provided and it noted that it will be extended for one more year.

**INFORMATION**

**TEEPEE CREEK UNITED CHURCH REMOVAL OF HISTORICAL DESIGNATION**

(NEW BUSINESS)  
(Issue #20140205001)

The members of the Teepee Creek United Church are requesting that the County of Grande Prairie remove the Historic Designation status of the Teepee Creek United Church so that the Church can be sold for the amount of \$1.00 to the Teepee Creek Stampede Association. The Teepee Creek Stampede Association plans to move the Church from its current location to the Stampede Grounds, where they intend to repair and restore the Church to be used as a focal piece for a hospitality area during the Teepee Creek Stampede each year. The Teepee Creek United Church is currently designated by the County of Grande Prairie as a Historic Site.

CAO, Bill Rogan commented that the Historical designation was put on a couple years ago, the Stampede Association has been working with the church to move

it to the rodeo grounds. In order to accomplish the move Council needs to remove the Municipal designation. Councillor Beck commented that he has spoken to Ray Biendarra and Bob Rycroft from the church board and they would like to see the church moved because the foundation is failing and it is causing the stained glass windows to break. He further noted that they would like to hold a church service there once a month to keep it preserved and in use by the community.

**Resolution #CM20140210.1056**

**MOVED BY C. BECK** that the County of Grande Prairie remove the historical designation of the Teepee Creek United Church, allowing it to be sold, moved, restored and made use of by the Teepee Creek Stampede Association.

**CARRIED**

**MONTHLY  
STATEMENT FOR  
NOVEMBER 30,  
2013**

(INFORMATION ITEMS)  
(Issue #20140205002)

A report of monthly cash flows, investments and accounts paid for November 2013.

**Resolution #CM20140210.1057**

**MOVED BY R. SUTHERLAND** that Council accept this report as information as presented.

**CARRIED**

**Resolution #CM20140210.1058**

**MOVED BY H. BULFORD** that the meeting be recessed at 11:58 a.m. until 1:30 p.m. for lunch.

**CARRIED**

The meeting was reconvened at 1:25 p.m.

**INSURANCE**

(IN CAMERA)  
(Issue #20140129001)

**Resolution #CM20140210.1059**

**MOVED by P. HARRIS** that the meeting go in to In-Camera, at 1:25 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 of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the Insurance, Personnel, and Water.

**CARRIED**

**WATER**

(IN CAMERA)  
(Issue #20140210002)

**Resolution #CM20140210.1060**

**MOVED by P. HARRIS** that the meeting come Out-of-Camera at 1:48 p.m.

**CARRIED**

**PERSONNEL**

(IN CAMERA)

(Issue #20140204002)

**Resolution #CM20140210.1061**

**MOVED by H. BULFORD** that the County of Grande Prairie be the seconder and provide a letter of support to Vieworxs for their nomination of the individual discussed In Camera for an Alberta Order of Excellence.

**CARRIED**

**COUNCILLOR,  
COMMITTEE AND  
DEPARTMENT  
REPORTS**

Councillor Sutherland attended a conference on bio genetics and biomass at Evergreen Park. He commented that he did not believe a biomass project could be done by Evergreen Park without a partnership with the County and proposed it could be done as a pilot project.

Councillor Sutherland attended the Watson's Photo Contest event.

Councillor Sutherland attended two Dinosaur Building meetings and noted that everything is going well.

Councillor Sutherland attended the MGA review session and commented that it was a more of a general overview of the recent changes to the MGA. It was a well attended event with approximately 60-70 people.

Councillor Sutherland commented that someone from CBC had called Brian Brake and they would like to do a documentary on the Philip J. Currie project.

Councillor Beck attended the MGA in review session and commented that it was a very good opportunity to converse with Councillors from other municipalities.

Councillor Beeston attended the Watson's Photo Contest event and commented that it was a very good and well attended event.

Councillor Beeston attended the Agricultural Board meeting in Edmonton. They met with the Ministers and it was a good conference. CAO, Bill Rogan inquired if they had discussed funding. Councillor Beeston responded that they are still waiting for the final budget and could not comment on changes to their funding.

Councillor Smith attended a photo opportunity with the new rescue truck and the Hythe Fire Department.

Councillor Smith commented that Saddle Hills has asked for meeting with himself, Councillors Bulford and Sutherland, and CAO, Bill Rogan in regards to the Highway #43 to Highway #49 connector road. He commented that they will be writing Council asking for a letter of support for the road. Reeve Beaupre inquired about the conference call that Councillor Beck attended with NCDL in regards to east/west connections. Councillor Beck commented on the Gundy Connector. CAO, Bill Rogan commented that a portion of the road falls into the County because of the new alignment so Saddle Hills wanted to notify the County and have a meeting with our Council.

Councillor Smith distributed copies of letters to Council from MLA Wayne Drysdale and MP Chris Warkentin in regards to Horse Lake Road. There is a tentative meeting set for March 7th, 2014. CAO, Bill Rogan had located a grant from the Federal government for repairs to roads that are off the Reserve and the amount is limited to \$10 million. Councillor Smith inquired if the County is going to pay for the engineering and bridge work that needs to be done. CAO, Bill Rogan responded that the County had agreed to fund the engineering and the bridge work. Further, if Horse Lake funds the road improvement, the County will maintain the road. He also noted that we have asked MLAs Drysdale and McDonald to arrange a meeting with Minister Oberle at AAMDC in regards to the Horse Lake Road and the bridge as they are safety issues.

Councillor Bulford attended the Watson's Photo Contest event. He was asked by attendees why the County does not have a junior division in the contest because many youth enjoy photography. Councillor Bulford spoke to Wendy Kempert, Economic Development Coordinator, and she noted that a junior division could potentially be introduced for 2015.

Councillor Bulford attended the River of Death and Discovery Dinosaur Museum Society meeting.

Councillor Bulford attended the Fire Guardian meeting and commented that Ken Atamanchuk, Fire Marshall, did a great job hosting the meeting.

Councillor Bulford attended the MGA review session in Grande Prairie.

Councillor Bulford judged the 4H speeches in Bezanson. He noted that there are about 30 children in the 4H clubs.

Councillor Harris attended the Watson's Photo Contest event and commented that it is a very good project. He commented that the photos that were displayed were rather small and inquired if the prints could be made larger for next year. Reeve Beaupre responded that all contest entries must be submitted as a 4x6 photo.

Councillor Harris attended two Dinosaur Building Committee meetings.

Councillor Harris attended the Fire Guardians meeting.

Councillor Harris attended the MGA review session and commented that they outlined comparisons between the current and former MGA within the last 20 years.

Reeve Beaupre attended the Watson's Photo Contest event and commented that they are discussing changes to the format for upcoming years.

Reeve Beaupre attended the SDAB Appeal Hearing for Wade Martin

and provided background information on the appeal hearing.

Reeve Beaupre thanked Councillor Beck for attending the NCDC Conference call in her absence and thanked Councillor Bulford to judging the 4H speeches.

Reeve Beaupre commented, that in regards to the Annexation, discussions speak to hectares. She inquired if we speak to how many acres and quarter sections are involved in the annexation instead or hectares so people will understand the magnitude better.

CAO, Bill Rogan noted that he will be taking holidays at the end of February and will return on March 3rd.

CAO, Bill Rogan commented that he had a meeting with Arlen Miller and the CAO of Beaverlodge in regards to the agenda for tomorrows meeting. The topics that will be addressed are the airport, annexation, the Beaverlodge Pool, and the FCC. There was discussion in regards to the City/County Joint Recreation Committee and the potential re-opening of the Leisure Centre.

Mr. Van Volkingburgh commented on the Red Willow Bridge pre-construction meeting minutes that were located in the Council Reading File. He noted that Rick Smith and Kevin Crawford attended the meeting. The shutdown of the bridge will be around May 15th and may impact farmers trying to seed. The bridge contractor can work with the farmers on a day-to-day basis to allow for usage. County Public Works want to ensure that residents in the area are notified of the shutdown well in advance so advertising will be done in the local newspapers and radio, reports on the Alberta 5-11 road report, and a message board on the road at least three weeks prior to shutdown with all the necessary information (contact and timelines). Reeve Beaupre suggested that Public Works also distribute a hand-out to be displayed on the message boards at County schools in regards to the closure.

**Resolution #CM20140210.1062**

**MOVED BY P. HARRIS** to encourage Alberta Transportation to delay any lane closure and bridge construction at Red Willow Bridge to no earlier than June 15, 2014.

**CARRIED**

Mr. Miller commented that the City has approved the SPCA Joint Agreement and agreed to a 60%/40% split on costs. He noted that there were 26 applicants for the Poundkeeper position. He also noted that the previous Executive Director has left the SPCA so that position is now vacant.

Mr. Miller commented that Parks and Recreation has hired a new caretaker for Kleskun Hills park.

Councillor Sutherland commented on re-zoning applications for CR-5 that are

more than 10 acres as there were applications addressed today that were 15 acres. There was considerable discussion in regards to the size of the re-zoning applications.

**ADJOURNMENT**

**Resolution #CM20140210.1063**

**MOVED by P. HARRIS** that the meeting adjourn at 2:32 p.m.

**CARRIED**

These minutes approved the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Reference # \_\_\_\_\_

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
COUNTY ADMINISTRATOR