



MINUTES

County Council
Regular Meeting

County of Grande Prairie No. 1

June 16, 2014 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, June 16, 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
- Richard Harpe
- Peter Harris
- Bob Marshall
- Brock Smith

4. Chief Administrative Officer

- Bill Rogan

5. Directors

- Arlen Miller
- Herb Pfau
- Nick Lapp
- Dale Van Volkingburgh
- Noreen Vavrek (arrived at 3:00 p.m.)

6. Manager of Legislative Services

- Sheryle Runhart

7. Recording Secretary

- Amanda Oravec
- Tatiana Catana

8. Media

CALL TO ORDER

The meeting was called to order at 9:59 a.m. with the singing of O' Canada.

INTRODUCTION OF OPERATIONS MANAGER & PROJECT TECHNOLOGIST

(PRESENTATIONS AND INTRODUCTIONS)
(Issue #20140609006)

Dale Van Volkingburgh introduced the following to Public Works:

- **Operations Manager** - Clint Diederich
- **Project Technologist** - Cassandra Chabot-Madlung (not present at the meeting)

ADOPTION OF AGENDA

Resolution #CM20140616.1001

MOVED by H. BULFORD that the agenda for the June 16, 2014 Council Meeting (2014/06/16) be approved with additions as presented.

Councillor Harris added a Letter of Support to the Town of Beaverlodge (Item 8.5);

CAO, Bill Rogan added an In Camera item on Legal (Item 12.2).

CARRIED

PT. SE-17-73-6-W6M - AG TO CR-5 - FOCUS / DAHL (FILE NO. PLLUB20140784) BYLAW 2680-14-036

(PUBLIC HEARINGS)
(Issue #20140520009)

Resolution #CM20140616.1002

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-17-73-6-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at *10:02 a.m.*

CARRIED

Cate Porterfield, Planner, noted that the purpose of this application is to allow for country residential development, and would facilitate the development of one lot for residential use. This lot would be the second parcel subdivided from the quarter. The site has been given a Farmland Assessment Rating of about 59%. The application is consistent with the intent of the Municipal Development Plan. This

application was circulated to adjacent landowners and no comments were received by our office.

A representative from Focus Surveys and the landowner, Mr. Dahl, were present at the meeting. Mr. Dahl commented on the reason of rezoning. There was no one additional from the audience to speak to the application.

Resolution #CM20140616.1003

MOVED BY D. BEETSON that the meeting come out of Public Hearing at *10:08 a.m.*.

CARRIED

Resolution #CM20140616.1004

MOVED BY R. HARPE that Bylaw No. 2680-14-036 to re-designate PT. SE-17-73-06-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140616.1005

MOVED BY P. HARRIS that Bylaw No. 2680-14-036 be read a second time.

CARRIED

Resolution #CM20140616.1006

MOVED BY B. MARSHALL that Bylaw No. 2680-14-036 be given consent for third and final reading.

CARRIED

Resolution #CM20140616.1007

MOVED BY H. BULFORD that Bylaw No. 2680-14-036 to re-designate PT. SE-17-73-6-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District be read a third time and finally passed.

CARRIED

**PT. NE-27-71-10-W6M -
AG TO CR-5 -
BEAIRSTO LEHNERS
KETCHUM/HEGGELUND
(FILE NO.
PLLUB20140688)
BYLAW 2680-14-035**

**(PUBLIC HEARINGS)
(Issue #20140528009)**

Resolution #CM20140616.1008

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. NE-27-71-10-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at *10:09 a.m.*.

CARRIED

Baily Nagy, Planner, noted that the purpose of this application is to allow for country residential development, and would facilitate the development of one lot for residential use. This lot is the second parcel subdivided from the quarter section. The site has been given a Farmland Assessment rating of 59%. The application is consistent with the Municipal Development Plan. This application was

circulated to adjacent landowners and no comments were received by our office.

A comment was received from ATCO Electric in regards to a required 8m easement.

Bruce Beairsto, Beairsto, Lehnors, Ketchum, noted that he was available to answer questions. He commented on the sewage regulations. Mr. Heggelund was in attendance and commented on the size of the lot. There was no one additional from the audience to speak to the application.

Resolution #CM20140616.1009

MOVED BY B. SMITH that the meeting come out of Public Hearing at 10:12 a.m..

CARRIED

Resolution #CM20140616.1010

MOVED BY P. HARRIS that Bylaw No. 2680-14-035 to re-designate NE-27-71-10-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140616.1011

MOVED BY C. BECK that Bylaw No. 2680-14-035 be read a second time.

CARRIED

Resolution #CM20140616.1012

MOVED BY R. SUTHERLAND that Bylaw No. 2680-14-035 be given consent for third and final reading.

CARRIED

Resolution #CM20140616.1013

MOVED BY B. MARSHALL that Bylaw No. 2680-14-035 to re-designate PT. NE-27-71-10-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District be read a third time and finally passed.

CARRIED

**LOT 2, PLAN 822 2001;
PT. SE-19-74-12-W6M -
CR-5 TO RM-DC -
BEAIRSTO LEHNERS
KETCHUM/ VERESEN
ENERGY
INFASTRUCTURE INC.
(FILE PLLUB20140765)
BYLAW 2680-14-38**

(PUBLIC HEARINGS)
(Issue #20140610002)

Resolution #CM20140616.1014

MOVED BY P. HARRIS that a Public Hearing be held to hear comments regarding the application to re-designate Lot 2, Plan 822 2001; PT. SE-19-74-12-W6M from a Country Residential (CR-5) District to a Rural Industrial - Direct Control (RM-DC) District. The Public Hearing commenced at 10:13 a.m..

CARRIED

Matt Konowalchuk, Planner noted that the purpose of this application is to allow for rural industrial development, and would facilitate the development of one new lot for this use. The lot was

originally rezoned and subdivided for a country residential district in 1982. The parcel in question had been utilized as a Temporary Camp in the early 1980's, while the camp has since been removed and the lot is vacant.

The Municipal Development Plan (MDP) identifies the site within a future country residential corridor. Country residential development has occurred within this noted corridor, while residential development is sparse and the growth is slow. The location of the proposed industrial district is generally not consistent with the residential land use policies; although it is not foreseen the proposed application would affect the existing residential developments or drastically affect any further residential growth within the noted residential corridor. The application is consistent with the intent of the Municipal Development Plan.

It is important to recognize the rezoning application is the prerequisite to accept a development application for a proposed office/shop to provide services to the oil and gas industry. This application was circulated to adjacent landowners and no comments were received by our office.

A comment was received from ATCO Electric in regards to a required right-of-way.

A comment from Alberta Transportation noted that a Traffic Impact Assessment (TIA) may be required in the future depending on the scale of development and that it will be at owner's expense.

Mr. Beairsto was present and noted he would answer questions. The applicant would like to construct a new office building outside of the actual gas plant. The applicant was not present at the meeting. There was no one additional from the audience to speak to the application.

Resolution #CM20140616.1015

MOVED BY B. SMITH that the meeting come out of Public Hearing at *10:20 a.m.*

CARRIED

Resolution #CM20140616.1016

MOVED BY H. BULFORD that Bylaw No. 2680-14-038 to re-designate Lot 2, Plan 822 2001; PT. SE-19-74-12-W6M from a Country Residential(CR-5) District to a Rural Industrial - Direct Control (RM-DC) district to be read a first time.

CARRIED

Resolution #CM20140616.1017

MOVED BY R. HARPE that Bylaw No. 2680-14-038 be read a

second time.

CARRIED

Resolution #CM20140616.1018

MOVED BY D. BEESTON that Bylaw No. 2680-14-038 be given consent for third and final reading.

CARRIED

Resolution #CM20140616.1019

MOVED BY P. HARRIS that Bylaw No. 2680-14-038 to re-designate Lot 2, Plan 822 2001; PT. SE-19-74-12-W6M from a Country Residential(CR-5) District to a Rural Industrial – Direct Control (RM-DC) District be read a third time and finally passed.

CARRIED

**PT. NW-29-72-10-W6M -
AG TO RM-4 -
BEIRSTO LEHNERS
KETCHUM/KERR (FILE
PLLUB20140166)
BLYLAW 2680-14-40
(PUBLIC HEARINGS)
(Issue #20140610003)**

Resolution #CM20140616.1020

MOVED BY D. BEESTON that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-29-72-10-W6M from an Agricultural (AG) District to a Highway Industrial (RM-4) District.

The Public Hearing commenced at *10:21 a.m.*

CARRIED

Mr. Konowalchuk noted that the purpose of this application is to allow for highway industrial development, and would facilitate the development of one new lot for this use. This lot would be the second parcel from the quarter; an Intensive Recreation (IR) site is located in the northwest corner of the quarter section. The site has been given a Farmland Assessment Rating between 44-56%, while areas consisting of trees and brush have not been given a Farmland Assessment Rating.

The Municipal Development Plan (MDP) identifies the site as a 'Natural Area'. The Beaverlodge River is located through the quarter section while the proposed industrial site would not bisect the noted river, and the modest scale of the proposed development is not anticipated to create conflict with the River. The application is consistent with the intent of the Municipal Development Plan.

Prior to application PLLUB20140166; the County facilitated a road closure to allow the noted portion of closed road to be consolidated with the balance of the quarter section. As such, the proposed rezoning application is a prerequisite to a subdivision application for one lot to be subdivided and sold for an industrial operation. This will increase the industrial working area to include the adjacent land owned by CN Rail and currently leased by the intended land purchaser. Access to the proposed parcel shall be along Township Road 724A. This application was circulated to adjacent landowners and no comments were received by our office.

A comment was received from Alberta Transportation with the recommendation to secure a 30 m wide road right-of-way parallel and adjacent to the southwest boundary of the proposed lot.

Mr. Bearisto commented that trucks require a larger radius to turn around, therefore this is a land swap. There was no one from the audience to speak to the application.

Resolution #CM20140616.1021

MOVED BY C. BECK that the meeting come out of Public Hearing at 10:28 a.m..

CARRIED

Resolution #CM20140616.1022

MOVED BY B. MARSHALL that Bylaw No. 2680-14-040 to re-designate PT. NW-29-72-10-W6M from an Agricultural(AG) District to a Highway Industrial (RM-4) District to be read a first time.

CARRIED

Resolution #CM20140616.1023

MOVED BY P. HARRIS that Bylaw No. 2680-14-040 be read a second time.

CARRIED

Resolution #CM20140616.1024

MOVED BY D. BEESTON that Bylaw No. 2680-14-040 be given consent for third and final reading.

CARRIED

Resolution #CM20140616.1025

MOVED BY R. SUTHERLAND that Bylaw No. 2680-14-040 to re-designate PT. NW-29-72-10-W6M from an Agricultural(AG) District to a Highway Industrial (MR-4) District be read a third time and finally passed.

CARRIED

**PT. NE-32-71-03-W6M -
AG TO CR-5 -
BEAIRSTO LEHNERS
KETCHUM/PATTERSON
(FILE PLLUB20130540)
BYLAW 2680-14-039**

**(PUBLIC HEARINGS)
(Issue #20140610004)**

Resolution #CM20140616.1026

MOVED BY B. MARSHALL that a Public Hearing be held to hear comments regarding the application to re-designate PT. NE-32-71-03-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at 10:28 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. This lot would be the second parcel subdivided from the quarter. The majority of the proposed lot is located in a low area with willows and light brush as

indicated by the Farmland Assessment Rating while no numeral rating has been given for this area. A small portion through the middle of site has been given a Farmland Assessment Rating of 62% with characteristics of flat and open field.

A site inspection was conducted by County staff on April 11, 2014 and identified the above noted low area was submerged in sitting water as a result of spring flooding. The applicant submitted additional information with the application that identified areas for appropriate building sites. Administration is concerned the site is submerged in sitting water. Administration deems the application does not provide a sufficient access into the site. A cautious approach should be considered when evaluating the application; the application is not consistent with the land use policies of the County's (MDP). As such, it is recommended that the rezoning application be refused.

A comment received from County Public Works noted that "there is a large drainage ditch that runs through the proposed acreage and subject to flooding in the spring".

There was considerable discussion on:

- Lot Grading Plan
- potential for flooding
- sewage disposal
- drainage
- brush clearing
- driveway specifications
- size of the acreage
- location of where the residents will be situated.

Mr. Beairsto and Mr. Patterson were in attendance and commented on the proposed building site. Mr. Patterson distributed photos of the site to Council. There was no one additional from the audience to speak to the application.

Resolution #CM20140616.1027

MOVED BY B. MARSHALL that the meeting come out of Public Hearing at 10:52 a.m..

CARRIED

Resolution #CM20140616.1028

MOVED BY H. BULFORD that Bylaw No. 2680-14-039 to re-designate PT. NE-32-71-03-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140616.1029

MOVED BY D. BEESTON that Bylaw No. 2680-14-039 be read a second time.

CARRIED

Resolution #CM20140616.1030

MOVED BY R. HARPE that Bylaw No. 2680-14-039 be given consent for third and final reading.

DEFEATED

**PT. NW-25-72-6-W6M -
RR-4 TO MDR -
BEAIRSTO LEHNERS
KETCHUM / SINCERUS
NORTHFIELD GP
LIMITED (FILE NO.
PLLUB20140813)**

(PUBLIC HEARINGS)
(Issue #20140610001)

Resolution #CM20140616.1031

MOVED BY D. BEESTON that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-25-72-6-W6M from a Rural Residential (RR-4) District to a Medium Density Residential (MDR) District. The Public Hearing commenced at *10:53 a.m.*

CARRIED

Nick Lapp, Director of Planning & Development, noted that the purpose of this application is to allow for Medium Density Residential (MDR) development in the Hamlet of Clairmont. This application would facilitate the development of 12.2 acres of land for that purpose. The MDR District is used primarily to accommodate a range of medium density dwelling types in order to provide flexibility in the design and development of urban residential neighbourhoods. Examples of the types of housing permitted include; duplexes, multi-attached dwellings, row housing (street oriented, stacked and condominium), semi-detached housing, and residential sales centres. The land in question is located adjacent to the Clairmont Heights ASP area; the proposed zoning will make for an appropriate transition from the existing uses in the south to the uses proposed within the Clairmont Heights area.

There were comments received from Aquatera, Alberta Transportation, and ATCO Electric.

Mr. Beairsto and the applicants from Sincerus Northfield GP Ltd. were in attendance and commented on the re-zoning application. There was no one additional from the audience to speak to the application.

There was considerable discussion on:

- number of lots and units;
- location of the units;
- density;
- parking;
- snow removal;

- sewage.

Resolution #CM20140616.1032

MOVED BY P. HARRIS that the meeting come out of Public Hearing at 11:09 a.m..

CARRIED

Resolution #CM20140616.1033

MOVED BY D. BEESTON that Bylaw No. 2680-14-037 to re-designate PT. NW-25-72-6-W6M from a Rural Residential (RR-4) District to a Medium Density Residential (MDR) District to be read a first time.

CARRIED

Resolution #CM20140616.1034

MOVED BY C. BECK that Bylaw No. 2680-14-037 be read a second time.

CARRIED

Resolution #CM20140616.1035

MOVED BY H. BULFORD that Bylaw No. 2680-14-037 be given consent for third and final reading.

DEFEATED

Resolution #CM20140616.1036

MOVED BY R. HARPE that the meeting be recessed at 11:10 a.m. for ten minutes.

CARRIED

The meeting was reconvened at 11:19 a.m.

**PROPOSED
AMENDMENT TO
MUNICIPAL
DEVELOPMENT PLAN /
BYLAW 2360-14-01**

(PUBLIC HEARINGS)
(Issue #20140610012)

Resolution #CM20140616.1037

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the proposed amendment to Municipal Development Plan / Bylaw 2360-14-01.

The Public Hearing commenced at 11:19 a.m.

CARRIED

Mr. Lapp noted that the proposed amendment received First Reading on May 12, 2014.

The proposed amendments to the Municipal Development Plan / Bylaw No. 2360 include:

- Change in land use designation for lands contained within all of NE-13-72-06-W6M, SE-13-72-06-W6M, SW-19-72-05-W6M, SE-24-72-06-W6M, Part of SW-24-72-06-W6M, and Part of NE-24-72-06-W6M from the

current Residential designation to the proposed Industrial/Commercial and Open Space outlined in the Clairmont Urban Area Future Land Use.

The proposed amendments are required to facilitate further amendments to the Crossroads North Area Structure Plan and the Lakeside Area Structure Plan. The proposed amendments are intended to change the future land use designation of lands located north of Bauman Road and east of the CN Rail line extending east to Range Road #55. The current designation for these lands is for future Residential use.

Administration is supportive of the proposed amendments. In terms of analysis, there has been significant industrial development directly west of the subject lands. Moving to industrial use on the subject lands would alleviate the potential for land use conflict particularly in the context of the currently planned industrial / residential interface. A primary concern with respect to industrial development encroaching on Clairmont Lake is being addressed with a requirement for open space / buffer / park space to be allocated adjacent to the lake (Clairmont Lake Open Space Plan was done in 2003). This amendment is consistent with best management practices utilized throughout Alberta, and is consistent with the goals and objectives currently identified within the Municipal Development Plan. Administration recommended that the Municipal Development Plan be amended. The change is a good move forward for this area.

The developer hosted Open Houses in regards this amendment and they received one negative comment. The applicants were in attendance and commented on the application.

There was considerable discussion in regards to the following:

- municipal reserve;
- public access to the lake;
- green space;
- berm;
- lakeshore protections; and
- stormwater.

Abe Neufeld commented positively from the audience on the amount of land being devoted to green space.

Resolution #CM20140616.1038

MOVED BY R. HARPE that the meeting come out of Public Hearing at 11:34 a.m..

CARRIED

Resolution #CM20140616.1039

MOVED BY C. BECK that Bylaw 2360-14-01 be read a second time.

CARRIED

Resolution #CM20140616.1040

MOVED BY D. BEESTON that Bylaw 2360-14-01 to amend the Municipal Development Plan be read a third time and finally passed.

CARRIED

**PROPOSED
AMENDMENTS TO
CROSSROADS NORTH
ASP / BYLAW 3004**

(PUBLIC HEARINGS)
(Issue #20140610013)

Resolution #CM20140616.1041

MOVED BY B. MARSHALL that a Public Hearing be held to hear comments regarding the application to amend the Crossroads North Area Structure Plan which provides a framework for the subdivision and development of Section 13-72-06-W6M.

The Public Hearing commenced at *11:35 a.m.*

CARRIED

Mr. Lapp noted that Bylaw 3004 received First Reading on May 12, 2014. The application to amend the Crossroads North Area Structure Plan which provides a framework for the subdivision and development of Section 13-72-06-W6M. He commented on the road networks and noted that Bauman Road will tie into the future interchange with Alberta Transportation. The Water and Sewer have been brought up to industrial specifications.

Aquatera supports the application.

Alberta Transportation noted no issues with the application.

There were no other comments received and there was no one from the audience to speak to the application. Administration is in support of the application and recommend Council give Second Reading before going back to the Minister for approval.

Dave McRae and Scott Roessler from Helix Engineering Ltd. noted that both Area Structure Plan amendments (Bylaw 3003 - Balisky Hodges ASP and Bylaw 3004 - Crossroads North ASP) are tied together in order to transition development to the north. They held open houses to hear ratepayers comments on the development and the landowners had no issues with the development, the issues were with ensuring that the trail network continues.

Resolution #CM20140616.1042

MOVED BY B. MARSHALL that the meeting come out of Public Hearing at *11:41 a.m.*

CARRIED

Resolution #CM20140616.1043

MOVED BY R. SUTHERLAND that Bylaw 3004 be read a second time.

CARRIED

**PROPOSED
AMENDMENTS TO
BALISKY HODGES ASP
/ BYLAW 3003**

**(PUBLIC HEARINGS)
(Issue #20140610014)**

Resolution #CM20140616.1044

MOVED BY B. MARSHALL that a Public Hearing be held to hear comments regarding the application to amend the Balisky Hodges Area Structure Plan which provides a framework for the subdivision and development of S1/2 11-72-06-W6M.

The Public Hearing commenced at *11:43 a.m.*

CARRIED

Mr. Lapp noted that Bylaw 3003 received First Reading on May 12, 2014. The plan provides a concept of overall land use in the area. It is contemplated that the area will be developed for a combination of highway industrial, rural residential, high density residential and institutional/recreational uses.

Commercial and industrial developments are proposed on the eastern portion of the plan area mainly along Highway #2. Residential uses which consist of most of the plan area are situated in ways to minimize incompatible uses and fit in with development already approved. Higher density residential areas act as buffers from the commercial and industrial areas. In the centre of the plan area is an 8.1 hectare area dedicated for a future school site.

The primary purposes of the amendments proposed are to change the designation of a portion of land located in the south east area of the Plan from Commercial to Medium Density Residential. The proposed changes remain consistent with the overall objectives of the Plan outlined above and are supported by Administration. Secondary to the primary amendment noted above, the proposed amendments include some updated mapping to reflect minor changes in subdivision layout resulting from detailed engineering and design through the subdivision process to date.

The plans have been shared with various agencies and area landowners at various stages during the preparation of the plan. Comments received have been in regards to issues with parking and reduction in property values.

ATCO Electric commented that they will require easements with the subdivision.

Alberta Transportation: "The Department has reviewed the proposed amendments to the Balisky-Hodges ASP and have no concerns with the proposed changes."

It was noted that the developer had hosted an Open House in May 2014 and they received similar comments from ratepayers.

There was discussion in regards to parking, servicing, and maintenance.

Resolution #CM20140616.1045

MOVED BY D. BEESTON that the meeting come out of Public Hearing at *11:55 a.m.*

CARRIED

Resolution #CM20140616.1046

MOVED BY B. SMITH that Bylaw 3003 be read a second time.

CARRIED

**REMOVAL OF
RESERVE
DESIGNATION - LOT R,
PLAN 915MC; PT
SE-11-72-6-W6M**

(PUBLIC HEARINGS)
(Issue #20140609001)

Resolution #CM20140616.1047

MOVED BY D. BEESTON that a Public Hearing be held to hear comments regarding the application to remove the Reserve designation on Lot R, Plan 915MC; part of SE-11-72-6-W6M.

The Public Hearing commenced at *11:56 a.m.*

CARRIED

Mr. Lapp noted that a request was received from Focus Surveys on behalf of Crosslink Leaseholds Inc. to remove the Reserve designation on Lot R, Plan 915MC; part of SE-11-72-6-W6M. The Reserve designation measures approximately 0.61 hectares in size. This designation removal is in support of the subdivision application for Whispering Ridge Phase 6. In exchange for this removal, the applicant / landowner will be dedicating 0.61 hectares of municipal reserve in SW-11-72-6-W6M. This designation removal request has been advertised and a sign has been posted on the above noted property.

Resolution #CM20140616.1048

MOVED BY R. HARPE that the meeting come out of Public Hearing at *12:01 p.m.*

CARRIED

Resolution #CM20140616.1049

MOVED BY P. HARRIS to approve Option #1 and remove the reserve designation from Lot R, Plan 915MC; PT. SE-11-72-6-W6M as the proper advertising steps have been fulfilled.

CARRIED

**PT SE-11-72-6-W6M,
AND LOT R, PLAN
915MC; PT.
SE-11-72-6-W6M / CC
TO MDR / HELIX
ENGINEERING /
CROSSLINK
LEASEHOLDS (FILE NO.
PLLUB20140412) /
BYLAW 2680-14-041**

**(PUBLIC HEARINGS)
(Issue #20140610015)**

Resolution #CM20140616.1050

MOVED BY R. HARPE that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-11-72-6-W6M, and Lot R, Plan 915MC; PT. SE-11-72-6-W6M from a Comprehensive Commercial (CC) District to a Medium Density Residential (MDR) District. The Public Hearing commenced at *12:02 p.m.*

CARRIED

Mr. Lapp noted that the purpose of this application is to facilitate the change in zoning of the subject land from commercial use to medium density residential. This application is being brought forward in conjunction with a proposed amendment to the Balisky Hodges ASP to accommodate the change in land use designation. It is anticipated that much of the debate will be undertaken regarding suitability of the site for medium density use during the public hearing for the ASP amendment. Administration is supportive of both the ASP amendment and the Land Use Bylaw amendment. Should the ASP amendment not proceed in advance of this application, the proposed Land Use Bylaw amendment should not proceed.

In terms of analysis, the proposed site is situated adjacent to existing industrial uses and existing high density residential uses. The current commercial zoning was utilized in effort to transition from the industrial uses to the south to residential use prevalent on the balance of the lands to the north. The proposed MDR zoning can also function in this regard but will require suitable buffering through the use of berms, fences and landscaping to achieve. These requirements can be addressed through detailed design required as a condition of subdivision approval. Administration recommends approval of the zoning amendment.

There were no comments received from adjacent landowners.

Alberta Transportation noted that "The Department has no concerns with the proposed rezoning and subdivision."

Reeve Beaupre inquired about the road lines and whether they will actually align when constructed. Mr. Lapp commented that there is a bit of shift with the air photo shown, but the road lines are drawn to align.

Resolution #CM20140616.1051

MOVED BY B. MARSHALL that the meeting come out of Public Hearing at 12:06 p.m.

CARRIED

Resolution #CM20140616.1052

MOVED BY H. BULFORD that Bylaw 2680-14-041 to re-designate PT. SE-11-72-6-W6M, and Lot R, Plan 915MC; PT. SE-11-72-6-W6M from a Comprehensive Commercial (CC) District to a Medium Density Residential (MDR) District to be read a first time.

CARRIED

Resolution #CM20140616.1053

MOVED BY D. BEESTON that Bylaw 2680-14-041 be read a second time.

CARRIED

Resolution #CM20140616.1054

MOVED BY D. BEESTON that Bylaw 2680-14-041 be given consent for third and final reading.

CARRIED

Resolution #CM20140616.1055

MOVED BY R. HARPE that Bylaw 2680-14-041 to re-designate PT. SE-11-72-6-W6M, and Lot R, Plan 915MC; PT. SE-11-72-6-W6M from a Comprehensive Commercial (CC) District to a Medium Density Residential (MDR) District be read a third time and finally passed.

CARRIED

Resolution #CM20140616.1056

MOVED BY P. HARRIS that the meeting be recessed at 12:06 p.m. until 1:30 p.m.

CARRIED

The meeting was reconvened at 1:34 p.m.

**4:00 P.M. IN CAMERA
-CONTRACT UPDATE**

Resolution #CM20140616.1057

MOVED BY R. HARPE that the item be deferred until June 23,

(IN CAMERA)
(Issue #20140611006)

2014.

CARRIED

**COMMUNITY
FOUNDATION OF
NORTHWESTERN
ALBERTA**

(UNFINISHED BUSINESS)
(Issue #20140605002)

A letter was attached in response to a letter the County had sent the Community Foundation of Northwestern Alberta on May 6, 2014 in regards to the Vital Signs mandate, purpose, and time commitment of Committee members. The Community Foundation of Northwestern Alberta had requested two (2) County Council/Staff members to become part of the "Vital Signs Leadership Committee".

Resolution #CM20140616.1058

MOVED BY R. HARPE that Reeve Beaupre and Councillor Beeston be appointed to the Vital Signs Leadership Committee.

CARRIED

**QE II HOSPITAL
FOUNDATION -
HOSPITAL BED RACES**

(NEW BUSINESS)
(Issue #20140604012)

Megan Schur, Manager of Parks and Recreation, noted that the County has been invited to join as an official sponsor and/or participant of the Hospital Bed Races being hosted by the QEII Hospital Foundation. Event Date: July 1, 2014 at the Canada Day Parade, Downtown GP. Sponsorship Opportunities range from \$1,500 to \$2,500. This is the first Hospital Bed Race Event. As of June 10, 2014, there is \$12,422.00 remaining in the Community Assistance fund.

Ms. Schur noted the Hospital Foundation had asked the County to consider submitting a team to the event. Each group was to raise \$2500 and to date only two County staff have expressed interest in forming a team. Reeve Beaupre commented that the organizer of the event had informed her that the sponsorship of \$2500 was not as important as groups participating in the event because it is their first event.

Resolution #CM20140616.1059

MOVED BY B. MARSHALL that the County sponsor the QEII Hospital Bed Race event in the amount of \$1500 from the Community Assistance Line.

There was discussion on whether to sponsor the event with a dollar amount or with a team sponsorship.

CARRIED

**REQUEST FOR
SPONSORSHIP -**

Ms. Schur noted that the Saskatoon Lake Agricultural Society will be holding a trail ride fundraiser on September 27th and are seeking sponsorship from the County of Grande Prairie. The event

**SASKATOON LAKE AG
SOCIETY TRAIL RIDE**

(NEW BUSINESS)
(Issue #20140605003)

is on September 27, 2014 at Saskatoon Lake Hall. Sponsorship Opportunities range from Gift In Kind to \$4,500 and proceeds will go towards the Saskatoon Lake Agricultural Society and the Saskatoon Lake 4H Multi Club.

The County of Grande Prairie sponsored this event in 2012 for \$1,000. Council has also supported the Saskatoon Lake Agricultural Society by providing various capital assistance grants and operating assistance grants. There is just under \$11,000 remaining in the Community Assistance Line.

Resolution #CM20140616.1060

MOVED BY R. SUTHERLAND to approve Option #1 and sponsor the Saskatoon Lake Agricultural Society Trail Ride in the amount of \$1000 as a Bronze Sponsor.

CARRIED

**LETTER FROM
COMMUNITY
FOUNDATION OF
NORTHWESTERN
ALBERTA**

(NEW BUSINESS)
(Issue #20140605012)

Letter from Community Foundation of Northwestern Alberta highlighting the following :

- presentation of 2013 Annual Report
- launch of the new website www.buildingtomorrowtoday.com
- launch of The Gift to Giving campaign
- announcing the new Chair of the Board of Directors - Bernd Manz
- invitation to the 12th Annual Gala & Auction

The Vital Signs Report was included in the Council Reading File.

**REQUEST FOR
ACCESS ROAD - NE
5-74-9, W6M**

(NEW BUSINESS)
(Issue #20140609005)

Dale Van Volkingburgh, Director of Public Works, noted that a request was received for a new access road to NE 5-74-9, W6M. Policy N-11 states the landowner must provide evidence that a building site is being developed. County Council must approve the construction of any new road. He noted that Bear River runs through the quarter section and staff believe the land has considerable flooding when spring run-off volumes are high. Staff cannot confirm a building site exists without further investigation. Once the LiDAR fully operational Public Works can do further investigation. The estimated cost of constructing an access road to the edge of the quarter section would be \$115,000 with County forces.

Public Works recommends No Action on the request.

Councillor Harpe commented that he had tried to contact the landowner and was not able to speak to them. Mr. Van

Volkingburgh commented that the landowners live in British Columbia.

Resolution #CM20140616.1061

MOVED BY D. BEESTON that No Action be taken at this time as the request is only for the road with no mention of building a farm site. As well a building site should be proven prior to this request being revisited as per Policy N-11.

CARRIED

**LETTER OF SUPPORT
TO THE TOWN OF
BEAVERLODGE - RE:
JUNE 28-29, 2014
EVENT**

(NEW BUSINESS)
(Issue #20140616001)

This item was added to the agenda by Councillor Harris at the Adoption of the Agenda. Councillor Harris noted that the Bracket Club will be holding drag racing at the Beaverlodge Airport on June 28-29, 2014. They have a letter of support from Arlen Miller, Director of Community Services, and they would like a letter of support from Council as well.

Councillor Smith inquired if the County ratepayers who live around the area have been notified. Councillor Harris responded that an advertisement for the event has already been printed in the Beaverlodge West County News. There has been one letter of opposition received.

Reeve Beaupre noted that some ratepayers are concerned that once the racing events begin they will continue to occur on a regular basis. Mr. Miller noted that Community Services has supported the first event only, and will then reassess before approving any future drag racing at the Beaverlodge Airport.

Councillor Harpe commented that the Town of Beaverlodge is not providing enough information to the ratepayers in Beaverlodge, therefore he is not in favour of supporting this event.

Resolution #CM20140616.1062

MOVED BY P. HARRIS to write a letter of support to the Town of Beaverlodge for the Bracket Racing Event on June 28-29, 2014 and re-evaluate future support after this event.

There was discussion in regards to sending the letter.

CARRIED

**ALBERTA FOREST
PRODUCTS
ASSOCIATION (AFPA)**

The AFPA Conference will provide an opportunity for forest industry representatives, senior government officials, and key stakeholders to meet, network, and attend information sessions.

ANNUAL GENERAL MEETING & CONFERENCE

(WORKSHOPS, CONFERENCES, SEMINARS)

(Issue #20140605011)

The AFPA Annual General meeting and Conference is being held at the Fairmont Jasper Park Lodge from October 7-9, 2014. October 7th is a Municipal Planning Commission meeting date, but otherwise it does not conflict with any other events or conferences.

Resolution #CM20140616.1063

MOVED BY R. HARPE that any Council wishing to attend may attend the Alberta Forest Products Association (AFPA) Annual General Meeting and Conference.

CARRIED

PEACE LIBRARY SYSTEM - RURAL LIBRARIES

CONFERENCE 2014

(WORKSHOPS, CONFERENCES, SEMINARS)

(Issue #20140605015)

The Rural Libraries Conference is being held September 25 & 26, 2014 at the Pomeroy Hotel and Conference Centre in Grande Prairie. The event will be inputted into Council calendars.

ALBERTA CONGRESS BOARD

(WORKSHOPS, CONFERENCES, SEMINARS)

(Issue #20140610006)

In the past Council has attended the Alberta Congress Board Annual Workplace Conference (ACB). This year the ACB Conference is being held at the Fairmont Jasper Park Lodge, October 16-19, 2014. This conference does conflict with the Netspeed 2014 Conference being held in Edmonton, October 16-17, 2014.

Resolution #CM20140616.1064

MOVED BY R. SUTHERLAND that any Council that wish to attend may attend the Alberta Congress Board Conference.

CARRIED

ACTION LIST UP TO AND INCLUDING MAY 26, 2014

(INFORMATION ITEMS)

(Issue #20140612001)

Resolution #CM20140616.1065

MOVED BY B. SMITH to rescind the motion #CM20130819.1041 to have someone come to a future Council meeting to explain the Trading Development Credits (TDC) process to Council and any ratepayers in attendance and also have them comment on Environmental Credits and Easements.

There was discussion in regards to whether the action is still required. CAO, Bill Rogan and Mr. Lapp noted that John Simpson was to attend an upcoming Council meeting to speak to this topic.

Councillor Smith withdrew his motion.

WITHDRAWN

IN CAMERA - LEGAL

(IN CAMERA)

(Issue #20140616002)

Resolution #CM20140616.1066

MOVED by R. HARPE that the meeting go in to In-Camera, at 2:12 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 In Camera - Legal.

CARRIED

Resolution #CM20140616.1067

MOVED by B. MARSHALL that the meeting come Out-of-Camera at 2:52 p.m.

CARRIED

Resolution #CM20140616.1068

MOVED BY P. HARRIS that the Director of Community Services will continue with the naming rights sponsorship of the County Sportsplex and prepare a contract as discussed In Camera.

CARRIED

**COUNCILLOR,
COMMITTEE AND
DEPARTMENT
REPORTS**

Councillor Bulford attended the Federation of Canadian Municipalities (FCM) Conference in Niagara Falls.

Councillor Bulford attended the Vitalize 2014 Conference and was cautioned by legal about Councillors becoming voting members on Community Boards due to liability issues.

Councillor Bulford attended the Alberta Fire Chiefs Association Conference.

Resolution #CM20140616.1069

MOVED BY H. BULFORD that a letter of congratulations be sent to the Fire Chiefs at the City of Grande Prairie and the County of Grande Prairie for the jointly hosting the AFCA Conference.

CARRIED

Councillor Bulford attended the West County Road Tour.

Councillor Bulford attended the Agricultural Services Board (ASB) meeting.

Councillor Bulford attended Parks and Recreation Day at Bear Lake.

Councillor Harris attended the Building Expansion Committee (BEC) Meeting and commented that Council Chambers is almost complete and they have started Phase 2. Reeve Beaupre inquired about the millwork.

Councillor Harris attended the West County Road Tour.

Councillor Harris attended the Dinosaur Museum Committee meeting.

Councillor Harris attended the ASB meeting.

Councillor Harris commented on an email he received in regards to the Beaverlodge Hospital capital costs. He will forward to the rest of Council.

Councillor Marshall attended the MPC meeting.

Councillor Marshall attended the West County Road Tour.

Councillor Marshall attended a meeting with Foreman Rick Smith in regards to the roads in his Division.

Councillor Marshall attended the Grande Prairie Tourism Board meeting.

Councillor Marshall attended the Dinosaur Museum Committee meeting.

Councillor Marshall attended the ASB meeting.

Councillor Smith attended a Doctor Recruitment and Retention Committee meeting and noted that they will hire Salt Media to develop the website for \$10,600. The Committee will meet this Thursday to discuss the content of the website. The \$3000 grant from the Alberta Rural Physician Attraction Plan (RPAP) has arrived and the remainder of the costs will come from the Dr. Recruitment and Retention reserve.

Councillor Smith attended a meeting at Goodfare Hall in regards to restocking graylings in the Beaverlodge River.

Councillor Beeston attended the AFCA Conference and commented positively on the collaboration between the City and County Fire Services.

Councillor Beeston attended the breakfast meeting with Jim Prentice.

Councillor Beeston met with ratepayers in regards to a land use issue in his Division.

Councillor Beeston attended the Relay for Life event at the County Sportsplex.

Councillor Beeston attended the Sunrise House / Odyssey House Golf Tournament.

Councillor Beeston attended Parks and Recreation Day at Bear Lake.

Councillor Beeston drove down "No Truck Route" roads and commented that they should remain "No Truck Routes" due to the condition of the roads.

Councillor Harpe commented on the County webpage and that not all libraries within the County are noted (La Glace, Valhalla, and Wembley). Mr. Miller commented that he will follow-up with Kathleen Turner, Director of FCSS, in regards to the libraries on the website.

Councillor Harpe attended a luncheon with Dr. Raj Sherman at the Paradise Inn in Grande Prairie. There was discussion in regards to taxes.

Councillor Harpe attended the West County Road Tour and commented that the bus should've toured up to Saskatoon Mountain.

Councillor Harpe attended the Dinosaur Museum Committee meeting and requested a financial update. There was discussion in regards to Change Orders, pavement, and monthly updates on financial information.

Councillor Beck attended the ASB meeting and commented that all concerns about website have been resolved and all information is up to date for the ratepayers. In regards to ASB Tour, he requested that Council have ideas for tour stops to provide them to him and he will work with the Tour Coordinator. Reeve Beaupre commented that the Centre for Resource Excellence and Innovation at Evergreen Park could be visited.

Councillor Beck attended Parks and Recreation Day at Bear Lake.

Councillor Beck attended the West County Road Tour and noted that he enjoyed getting to see Horse Lake Reserve and was appreciative for the Hythe Community Centre tour.

Resolution #CM20140616.1070

MOVED BY B. SMITH to send a Thank You letter to the Hythe Community Centre for the tour of the Centre and lunch provided for the County Road Tour.

CARRIED

Councillor Sutherland attended the Wapiti River Water Management Plan meeting and noted that he raised the grayling issue. All members in attendance were very involved in the conversation and they would like to include it as a side-project for the Wapiti River Management Plan. They will invite Councillor Smith to their next meeting to discuss further.

Councillor Sutherland attended the MPC meeting.

Councillor Sutherland attended the West County Road Tour and commented on dust control.

Councillor Sutherland attended the Dinosaur Museum Committee meeting and commented on the cost for pavement. They will continue to work with PCL for any additional cost savings for the building.

Councillor Sutherland attended the ASB meeting. He commented on the AG Summer Tour bussing quotes and there was discussion on bussing options.

Reeve Beaupre commented on dust control and inquired when the crew will be completing second runs. Mr. Van Volkingburgh responded that the Foreman will assess and decide if second runs are required after all their first runs are completed.

Reeve Beaupre attended the AFCA Banquet.

Reeve Beaupre attended the West County Road Tour and commented that there are many ditches with lots of washout and water in the fields. She inquired about ditch cleaning and clearing. There was discussion on the current operations for brushing and clearing. Councillor Beeston inquired about a program to open blocked culverts. Mr. Van Volkingburgh responded that Public

Works does address the culverts and the grademen let the Area Foremens know when work needs to be done.

Reeve Beaupre attended the Reeves and CAO's Meeting. She noted that 12 different municipalities from the North Zone were in attendance and they discussed concerns and resolutions for the August 15th AAMDC Conference. The main concern of all the municipalities is that revenues generated in the North are being shared throughout the Province; but there is not sufficient resources brought back to the place that they are coming from (road maintenance, etc).

Reeve Beaupre attended the Sunrise House / Odyssey House Golf Tournament and noted that there was \$110,000 raised. She commented on the naming of the Second Stage Supportive Housing complex.

Reeve Beaupre attended the 47th Annual Highland Games and noted that the Alexander Family was recognized.

Reeve Beaupre attended the breakfast meeting with Jim Prentice at Evergreen Park. Mr. Prentice had requested a list of what will be discussed this Saturday so he can be prepared to comment.

Reeve Beaupre commented on an incident at the Dunes in regards to property damage and the affect on our Trail systems.

Reeve Beaupre met with landowners in Wedgewood in regards to slumping issues. She provided background information on the slumping issues that began in 2012.

CAO, Bill Rogan attended the Reeves and CAO's North Zone meeting.

CAO, Bill Rogan attended the NADC meeting on transportation. There was also discussion on high speed internet as well as roads.

CAO, Bill Rogan attended the AFCA banquet.

CAO, Bill Rogan commented that the County will likely sign the Multi-Modal Site contract this week.

Reeve Beaupre commented on the AFCA Conference and that the Union had their conference in Grande Prairie at the same time.

Mr. Van Volkingburgh commented that the rain has hampered some

projects: delay to Township Road #733-Emerson Trail East. The Second lift in Whispering Ridge Phase 4 was completed last week. Spot Construction also experienced delays. 50% of the main gravel haul from Smoky gravel pit is complete. The Area 2 Foreman replacement is in circulation.

There was discussion in regards to grader beats.

Mr. Miller commented on Parks and Recreation Day at Bear Lake and noted that there were 200+ people in attendance.

Mr. Miller commented that the Kleskun Hill playground equipment will be installed this week.

Mr. Miller commented on Saskatoon Mountain and that public consultation is beginning shortly.

Mr. Miller attended the AFCA Conference and commented that Fire Chief Cooke was elected as the Director at Large for Rural Operations and someone from City of Grande Prairie was elected for the Urban areas.

Mr. Miller commented that Spt. Rempel has reported that the Regional Pound is doing better now with the County Poundkeeper.

Mr. Miller commented that three members from the RCMP attended the Memorial Service for the officers that passed away in Moncton.

Mr. Miller attended Municipal Government Day along with Lesley Nielsen-Bjerke, Communications Coordinator, and Sandra Shepherd, Web Administrator.

Mr. Miller commented that they have placed an advertisement recruiting for a Lounge Operator for the Sportsplex.

Mr. Miller noted that a 24 foot covered trailer has been acquired for storing and transporting tables and chairs to County events.

Councillor Harpe commented that he has received phone calls from campers at Pipestone Park in regards to WiFi being installed. CAO, Bill Rogan commented that it has been investigated, but we will need a tower and it is quite expensive. Mr. Miller commented on a site assessment for Pipestone Park and that Rob Renschler, Safety Codes, met with Parkland Geo to figure out what could be done in the future.

Mr. Pfau commented on the East County Road Tour.

Mr. Lapp commented that the Planning Department has moved to the renovated offices and he will be moving his office tomorrow.

Mr. Lapp noted that the County has received the City of Grande Prairie's growth numbers and they will be provided to Council tomorrow.

Mr. Lapp commented on Annexation submissions.

Mr. Lapp noted that inspectors are very busy this year. The Senior Planner position has been extended to the end of the month and it has been advertised nationally.

Reeve Beaupre inquired about the Change Order from the BEC in regards to the Council Chambers.

Councillor Bulford noted that Council and staff are invited to Kleskun Hills Day on June 22nd. MLA, Everett McDonald will be presenting a cheque.

Councillor Bulford attended the Special Olympics Committee meeting and noted that on September 20th there will be a Truck Convoy Event to raise funding; they hope to raise \$125,000. The minimum is \$20 to register a truck and they can also get pledges. The Olympians are invited to attend and ride in the trucks. There will also be an auction.

Councillor Beeston commented that this Saturday they are kicking off the Clairmont Skateboard Park with a dance and supper at the the Clairmont Community Arena.

ADJOURNMENT

Resolution #CM20140616.1071

MOVED by P. HARRIS that the meeting adjourn at 4:08 p.m.

CARRIED

These minutes approved the _____ day of _____ 2014.

Reference # _____

REEVE

COUNTY ADMINISTRATOR