



MINUTES

County Council
Regular Meeting

County of Grande Prairie No. 1

May 12, 2014 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, May 12, 2014

Start time : 10:00 AM

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

MINUTES

ATTENDANCE

Present were:

2. Deputy Reeve

- Ross Sutherland

3. Council

- Corey Beck
- Harold Bulford
- Richard Harpe
- Bob Marshall
- Brock Smith

4. Chief Administrative Officer

- Bill Rogan

5. Directors

- Arlen Miller
- Herb Pfau

7. Recording Secretary

- Amanda Oravec

8. Media

- Big Country - Ashley Lewis
- Daily Herald Tribune - Jocelyn Turner
- Free FM - Jeff Hensen

Absent:

1. Reeve

- Leanne Beaupre

3. Council

- Daryl Beeston
- Peter Harris

CALL TO ORDER

The meeting was called to order at 10:05 a.m. with the singing of O'Canada.

INTRODUCTION OF TYLER HOLDENER; PLANNING OFFICER - COMPLIANCE

(PRESENTATIONS AND INTRODUCTIONS)
(Issue #20140505004)

Nick Lapp, Acting Manager of Planning, introduced Tyler Holdener as the new Planning Officer - Compliance with the Planning and Development Department. A Council motion is required to appoint Mr. Holdener as a Development Officer for the County of Grande Prairie.

PARKS AND RECREATION SEASONAL STAFF INTRODUCTIONS

(PRESENTATIONS AND INTRODUCTIONS)
(Issue #20140505010)

Megan Schur, Manager of Parks and Recreation, introduced the Parks and Recreational Seasonal Groundskeeping Crew to Council.

INTRODUCTION OF NEW PUBLIC WORKS STAFF

(PRESENTATIONS AND INTRODUCTIONS)
(Issue #20140508003)

Herb Pfau, Director of Planning and Public Works, introduced:

- Kelsey Rigler - Seasonal Equipment Operator, working on the Miscellaneous Construction Crew.
- Doug Holtby - Seasonal Equipment Operator, working with the Gravel and Oiling Program.

ADOPTION OF AGENDA

Resolution #CM20140512.1001

MOVED by B. MARSHALL that the agenda for the May 12, 2014 Council Meeting (2014/05/12) be approved with the amendments as presented:

CAO, Bill Rogan added an In Camera item on Personnel (item 13.2). Lesley Nielsen-Bjerke, Communications Coordinator, inquired if Council would like to defer the Visual Identity Guide until later when all Councillors are present. Councillor Harpe commented that the item should be rescheduled to a later Council meeting.

CARRIED

MINUTES APPROVAL

Resolution #CM20140512.1002

MOVED by R. HARPE that the minutes for April 28, 2014 Council Meeting (2014/04/28) be approved as presented.

CARRIED

Resolution #CM20140512.1003

MOVED by H. BULFORD that the minutes for April 23, 2014 - Council Meeting - Final Budget (2014/04/23) be approved as presented.

CARRIED

INTRODUCTION OF TYLER HOLDENER; PLANNING OFFICER - COMPLIANCE

(PRESENTATIONS AND INTRODUCTIONS)
(Issue #20140505004)

Resolution #CM20140512.1004

MOVED BY B. MARSHALL that Council appoint by motion Tyler Holdener as a Development Officer for the County of Grande Prairie No. 1.

CARRIED

PT. SE-05-73-11-W6M - AG TO CR-5 - BEAIRSTO LEHNERS KETCHUM / PFAU (FILE NO. PLLUB20140705)

(PUBLIC HEARINGS)
(Issue #20140422006)

Resolution #CM20140512.1005

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-05-73-11-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at *10:16 a.m.*

CARRIED

Cate Porterfield, Planner, noted that the application is to amend the County Land Use Bylaw by re-designating approximately 5.54 hectares (13.7 acres) of part of SE-05-73-11-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District to allow for subdivision of one lot for country residential use. This lot is the first parcel out of the quarter and has a Farmland Assessment rating of about 41%. The well site located adjacent to the proposed parcel is classified as abandoned. 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 an 8m power line right-of-way.

Bruce Beairsto, Beairsto, Lehnrs, Ketchum, noted that he will answer questions. He commented on the sewage regulations. There was no one from the audience to speak to the application.

Resolution #CM20140512.1006

MOVED BY B. SMITH that the meeting come out of Public Hearing at *10:19 a.m.*

CARRIED

Resolution #CM20140512.1007

MOVED BY B. SMITH that Bylaw 2680-14-031 to re-designate PT.

SE-05-73-11-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140512.1008

MOVED BY R. HARPE that Bylaw 2680-14-031 be read a second time.

CARRIED

Resolution #CM20140512.1009

MOVED BY C. BECK that Bylaw 2680-14-031 be given consent for third and final reading.

CARRIED

Resolution #CM20140512.1010

MOVED BY H. BULFORD that Bylaw 2680-14-031 to re-designate PT. SE-05-73-11-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district be read a third time and finally passed.

CARRIED

**PT. SE-28-72-03-W6M -
AG TO CR-5 -
BEAIRSTO LEHNERS
KETCHUM / FORD
(FILE NO.
PLLUB20140684)
BYLAW 2680-14-032**

(PUBLIC HEARINGS)
(Issue #20140424012)

Resolution #CM20140512.1011

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-28-72-03-W6M from a Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at *10:20 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 would be the second parcel subdivided from the quarter section. The site has been given a Farmland Assessment Rating of 41–44% agriculture land and characteristic of mixed part open yard site and partially treed section. The proposed lot is surrounded by mainly agricultural lands with country residential pockets in the area. The application has been circulated to adjacent land owners; we received two letters, one in support of the application, and the other against the application.

Comments were also received from ATCO Electric who "require 8m Power line Right of Way along south boundary of the quarter section, 15m right of way into the existing residence, and a 6x10m anchor block in the south east corner of the quarter section".

Mr. Beairsto commented that the parcel is this size to incorporate the existing sewage. Eleanora Ford, applicant, noted that they are asking

for 16.2 acres because if they move their pumpout system it will be located too close to their well site. There was no one from the audience to comment on the application.

Councillor Bulford noted no opposition to the application located within his Division.

Resolution #CM20140512.1012

MOVED BY H. BULFORD that the meeting come out of Public Hearing at *10:24 a.m.*

CARRIED

Resolution #CM20140512.1013

MOVED BY B. MARSHALL that Bylaw 2680-14-032 to re-designate PT. SE-28-72-03-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140512.1014

MOVED BY C. BECK that Bylaw 2680-14-032 be read a second time.

CARRIED

Resolution #CM20140512.1015

MOVED BY R. HARPE that Bylaw 2680-14-032 be given consent for third and final reading.

CARRIED

Resolution #CM20140512.1016

MOVED BY H. BULFORD that Bylaw 2680-14-032 to re-designate PT. SE-28-72-03-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District be read a third time and finally passed.

CARRIED

**PT. LOT 1, BLOCK 4,
PLAN 132 3358; PT.
NE-16-71-05-W6M -
CR-2 TO CR-5 & PT.
NE-16-71-05-W6M - AG
TO CR-5 - BEAIRSTO
LEHNERS
KETCHUM/LAWRANCE
(FILE PLLUB20140133)
BYLAW 2680-14-028**

(PUBLIC HEARINGS)
(Issue #20140425002)

Resolution #CM20140512.1017

MOVED BY B. MARSHALL that a Public Hearing be held to hear comments regarding the application to re-designate LOT 1, BLOCK 4, PLAN 132 3358; PT. NE-16-71-05-W6M from a Country Residential (CR-2) District to a Country Residential (CR-5) District and PT. NE-16-71-05-W6M from Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at *10:25 a.m.*

CARRIED

Ms. Nagy noted that the purpose of this application is to allow for

country residential development, and would facilitate a boundary adjustment for the 1 lot for residential use. This lot would be the ninth parcel subdivided from the quarter section. The site has been given a Farmland Assessment Rating of 29-44% agriculture land and characteristic of flat, open field. This is the 9th parcel out from the quarter section.

The proposed lot is adjacent to Jersey Meadows development and surrounded by a mix of agricultural with country residential pockets. Therefore, the potential for conflict is considered low. Administration is recommending approval of the application.

The City of Grande Prairie noted that they have "no comments regarding the subject of referral". There were no letters received from adjacent landowners.

Mr. Beairsto noted that this application is a housekeeping issue and Council will see another application coming in soon for the subdivision. There was no one from audience to speak to the application.

Resolution #CM20140512.1018

MOVED BY R. HARPE that the meeting come out of Public Hearing at 10:29 a.m.

CARRIED

Resolution #CM20140512.1019

MOVED BY C. BECK that Bylaw 2680-14-028 to re-designate PT. LOT 1, BLOCK 4, PLAN 132 3358; PT. NE-16-71-05-W6M from a Country Residential (CR-2) District to a Country Residential (CR-5) district and PT. NE-16-71-05-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district to be read a first time.

CARRIED

Resolution #CM20140512.1020

MOVED BY B. SMITH that Bylaw 2680-14-028 be read a second time.

CARRIED

Resolution #CM20140512.1021

MOVED BY B. MARSHALL that Bylaw 2680-14-028 be given consent for third and final reading.

CARRIED

Resolution #CM20140512.1022

MOVED BY R. HARPE that Bylaw 2680-14-028 to re-designate PT. LOT 1, BLOCK 4, PLAN 132 3358; PT. NE-16-71-05-W6M from a

Country Residential (CR-2) District to a Country Residential (CR-5) District and PT. NE-16-71-05-W6M from an Agricultural (AG) District to a Country Residential (CR-5) district be read a third time and finally passed.

CARRIED

**LOT 1, BLOCK 1, PLAN
052 4860; PT.
SE-14-72-03-W6M -
CR-5 TO RM-2 -
CITYTREND/
BULLDOG VACCUM
SERVICE LTD. (FILE
PLLUB20140679)
BYLAW 2680-14-033**

(PUBLIC HEARINGS)
(Issue #20140505005)

Resolution #CM20140512.1023

MOVED BY H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate LOT 1, BLOCK 1, PLAN 052 4860; PT. SE-14-72-03-W6M from a Country Residential (CR-5) District to a Rural Medium Industrial (RM-2) District.

The Public Hearing commenced at *10:29 a.m.*

CARRIED

Matt Konowalchuk, Intermediate Planner, noted that the purpose of this application is to allow for rural medium industrial development, and would facilitate the development of 1 new lot for this use. The lot was originally rezoned and subdivided from agricultural to country residential in 2005, while the parcel in question was never developed. The above noted country residential lot is the first parcel subdivided from the quarter section.

The Municipal Development Plan (MDP) identifies the site as a 'Natural Area'. Within Natural Areas, attention should be made to conserve and protect the important natural features; the application is located approximately 2 miles west of the Smoky River. As such the rezoning of this land would be consistent with the policies of the MDP. In addition, the proposal is consistent with requirements pertaining to Industrial Development in the MDP. The policies indicated in Section 8.3 are the most applicable for this application; as such these policies outline the criteria associated with site suitability for industrial purpose.

Also, it is important to recognize the rezoning application is the prerequisite to except a development permit application for a proposed 10, 000 sq.ft. shop / office with storage yard as indicated by the applicant. In the context of the MDP; the site is identified as a 'Natural Area' while the scale of the proposed development should not conflict with the Smoky River and the natural environment. An increase in industrial districts has been occurring in the vicinity of Bezanson along Highway #43. Therefore, the proposed amendment would not drastically change the nature of the surrounding area.

Also to note, a 30m wide service road right-of-way, (by caveat) was placed on the south boundary of the quarter section (during subdivision of the country residential parcel). Alberta Transportation may designate this right-of-way as the service road if development

continues on the quarter section. As such, access onto the lot shall be along Range Road #31. The application has been circulated to adjacent landowners; the County office received comments from two adjacent landowners who were both opposed to the application. Given the lot's proximity to Highway 43, an increase in industrial growth, the consistency of policies in Section 8.3 (MDP) for site suitability and the modest scale of the proposed development; administration foresees the site as a suitable location for the proposed bylaw amendment.

Comment from Alberta Transportation noted that a Traffic Impact Assessment (TIA) may be required depending on the scale of development and that Range Road #31 access to the highway may be closed in the future.

The representative from Bulldog Vacuum Service Ltd., Blaine Swanson, commented that they have had their operation for the last 15 years, therefore, they wanted to respect the adjacent landowners and make the proper zoning changes for the current land use. The area will become a lay-down yard and they intend to employ workers in this area. Another representative from Bulldog Vacuum Services Ltd. commented that there will be no impact on the water system as they have completed a study and they will also be respectful of any noise because of the adjacent landowners.

Adjacent landowner, Darren Brick, commented that he owns the remainder of the quarter where he raises his family. There is currently no buffer zone between them, therefore, his main concern is the increased noise and traffic once the site is developed.

Councillor Smith inquired when the quarter was subdivided. Mr. Brick responded that the quarter was subdivided prior to his purchasing the land, he bought at the same time as Bulldog Vacuum Services Ltd. Councillor Harpe inquired if there is any industrial planning located in Bezanson. Mr. Konowalchuk responded that the industrial areas are located close to the location in discussion. Councillor Smith inquired what would be stored on the property. Mr. Swanson responded that there will be tanks, some trucks, and potentially some pipe located there. Bulldog will put in trees and berms on the north side to provide a buffer and make it more esthetically pleasing. Councillor Beck noted his concern with pipe being located on the property. Councillor Bulford commented on an ASP for Bezanson in order to eliminate the cross-usage of land use.

Adjacent landowner, Eugene Auclair, noted concerns with the water and sewer, traffic, dust, and noise. He commented that in residential areas like Bezanson there should not be any industrial development.

Councillor Marshall commented on the impact to traffic once the

Range Road is closed. CAO, Bill Rogan and Mr. Pfau commented on a service road.

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

Resolution #CM20140512.1024

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

CARRIED

Resolution #CM20140512.1025

MOVED BY R. HARPE that Bylaw 2680-14-033 to re-designate LOT 1, BLOCK 1, PLAN 052 4860; PT. SE-14-72-03-W6M from a Country Residential (CR-5) District to a Rural Medium Industrial (RM-2) district be refused based on incompatibility with neighbouring land uses.

CARRIED

**LOT 3A, BLOCK 1,
PLAN 122 2868; PT.
NE-33-70-06-W6M /
CR-5 TO CM -
BEAIRSTO LEHNERS
KETCHUM / GREER
(FILE NO.
PLLUB20140153)
BYLAW 2680-14-034**

(PUBLIC HEARINGS)
(Issue #20140506001)

Resolution #CM20140512.1026

MOVED BY B. SMITH that a Public Hearing be held to hear comments regarding the application to re-designate LOT 3A, BLOCK 1, PLAN 122 2868; PT. NE-33-70-06-W6M from a Country Residential (CR-5) District to a County Industrial (CM) District. The Public Hearing commenced at *10:45 a.m.*

CARRIED

Nick Lapp, Acting Manager of Planning and Development, noted that the proposed amendment would facilitate the change in use on an existing parcel from Country Residential to Country Industrial. An existing major home occupation is in operation on the parcel and a residential dwelling unit is currently under construction. The proposed amendment would allow for more flexibility in terms of future potential for expansion to the business use occurring on the property.

The land in question is located along Township Road 710 and Range Road 63A and is located within the Intermunicipal Development Plan area. General future land use in this area is identified as Industrial / Commercial in the IDP. The policy framework would therefore support the proposed amendment to a country industrial use. Surrounding uses consist of agricultural uses, and country residential uses. Some industrial uses are located approximately one mile east of the land in question. The proposed CM zoning would provide for a potential transition between industrial / commercial use and existing country residential. Further detail in this respect should be determined through completion of an area structure plan however this should not preclude proceeding with the amendment as proposed.

The parcel is located in close vicinity to the future Highway 40 Resource Road alignment planned for by Alberta Transportation; therefore, the proposed use is likely a suitable district to be located adjacent to such a roadway given potential noise impacts on residential development that often result from busy roadways. Administration is recommending approval of the application. The application was circulated to adjacent landowners and no comments were received by our office.

Comments were received from:

ATCO Electric: "...will require an easement..."

Alberta Transportation: no concerns but cautioned that the current means of access will be rezoned and rerouted to accommodate highway design requirements.

Mr. Beairsto commented that this is an appropriate use of land and the only issue was noted by Alberta Transportation. There was no one from the audience to speak to the application.

Resolution #CM20140512.1027

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

CARRIED

Resolution #CM20140512.1028

MOVED BY R. HARPE that Bylaw 2680-14-034 to re-designate LOT 3A, BLOCK 1, PLAN 122 2868; PT. NE-33-70-06-W6M from a Country Residential (CR-5) District to a County Industrial (CM) district to be read a first time.

CARRIED

Resolution #CM20140512.1029

MOVED BY B. MARSHALL that Bylaw 2680-14-034 be read a second time.

CARRIED

Resolution #CM20140512.1030

MOVED BY C. BECK that Bylaw 2680-14-034 be given consent for third and final reading.

CARRIED

Resolution #CM20140512.1031

MOVED BY H. BULFORD that Bylaw 2680-14-034 to re-designate LOT 3A, BLOCK 1, PLAN 122 2868; PT. NE-33-70-06-W6M from a Country Residential (CR-5) District to a County Industrial (CM) District be read a third time and finally passed.

CARRIED

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

(BYLAWS)

(Issue #20140506002)

Mr. Lapp noted that Bylaw 2360-14-01 is being presented for First Reading to allow Council the opportunity to read the Bylaw prior to the Public Hearing being scheduled. The Bylaw contemplates an amendment to the County's Municipal Development Plan. He commented on more open space around Clairmont Lake.

Resolution #CM20140512.1032

MOVED BY R. HARPE that Bylaw 2360-14-01 to amend the County Municipal Development Plan be read a first time.

CARRIED

**BYLAW 3004 / FIRST
READING /
CROSSROADS NORTH
ASP AMENDMENT**

(BYLAWS)

(Issue #20140506003)

Mr. Lapp noted that Bylaw 3004 is being presented to Council for First Reading to allow Council to read the proposed Bylaw prior to the Public Hearing. Bylaw 3004 contemplates amendments to the Crossroads North Area Structure Plan. Administration recommends that Council give first reading.

Resolution #CM20140512.1033

MOVED BY B. MARSHALL that Bylaw 3004 to amend the Crossroads North Area Structure Plan be read a first time.

CARRIED

**BYLAW 3003 / FIRST
READING / BALISKY
HODGES ASP
AMENDMENT**

(BYLAWS)

(Issue #20140506004)

Mr. Lapp noted that Bylaw 3003 is being presented for First Reading to allow Council the opportunity to read the Bylaw prior to the Public Hearing. Bylaw 3003 contemplates an amendment to the Balisky Hodges Area Structure Plan. Administration recommends that Council give first reading.

Resolution #CM20140512.1034

MOVED BY R. HARPE that Bylaw 3003 to amend the Balisky Hodges Area Structure Plan be read a first time.

CARRIED

**COUNTY PARKLAND
CONSERVATION
BYLAW**

(BYLAWS)

(Issue #20140429002)

Ms. Schur noted that at the March 24, 2014 Council meeting, the County Parkland Conservation Bylaw received first and second reading. It did not receive final reading due to some concerns by members of Council.

- Concern # 1 - the breadth of the Bylaw. Councilor Beck had concerns regarding the scope of the bylaw, and how it would affect his ratepayers ability to do cattle drives or ride horses

through Parkland. In order to have livestock in Parkland, people need permission from the County. In regards to horses, people are allowed to take horses everywhere except on developed trails, or in higher density residential areas. Please refer to section 2.6.

- Concern # 2 - Appendix B - fines. Some Councilors felt the fines are too lenient, others felt they are too harsh. In order to change an appendices, the bylaw must be rescinded and reinstated, as per our existing policy B19. In the future we want to move to a system that allows greater flexibility, such as making amendments to appendices without having to rescind and renumber the whole bylaw.

Ms. Schur noted that Sheryle Runhart, Manager of Legislative Services, discovered that in other Municipalities they include these fees and charges into their Schedule of Fees that is approved with the Schedule of Fees Bylaw. In order to have the County's Parkland fees noted in the Schedule of Fees, Council would need to rescind the current schedule of fees Bylaw.

There was considerable discussion in regards to the following:

- the fines being too high for certain infractions (i.e. stepping on a flower);
- separating the fees from the County Parkland Bylaw and attaching to the Schedule of Fees Bylaw;
- removing the second vehicle stipulation for County Campgrounds;
- the original Parks Bylaw from 1996 and the amount of complaints in regards to that Bylaw;
- that the County Parkland Bylaw enforces the same rules as Alberta Provincial Parks;
- and the use of discretion by County Enforcement Officers when issuing fines.

Ms. Schur noted that the current Parks Bylaw is only effective in controlling the County Campgrounds and by expanding to the County Parkland Bylaw it will address issues on Environmental Reserve (ER) land, Municipal Reserve (MR) land, and other County Greenspace. CAO, Bill Rogan commented that there was a series of incidents where people were trespassing and removing trees and neighbours complained that the bylaw was not strict enough to enforce penalties. Mr. Miller commented on complaints received about people driving their vehicles on the paved walking trails.

Councillor Sutherland inquired how many charges were laid last year under the Parks Bylaw. Superintendent of Regional Enforcement Services, Stu Rempel, responded that there were approximately 25 charges laid in the 9 County Parks. The Caretakers at the County Campground are trained to identify and rectify the issues.

Councillor Harpe commented on clause 5.6 of the Bylaw and that imprisonment is very excessive for the fines associated with the bylaw. Spt. Rempel responded that it is a standard clause and that it ties back to the Municipal Government Act. He further noted that every fine is a summary conviction and there is not necessarily any jail time associated.

Resolution #CM20140512.1035

MOVED BY B. MARSHALL that Bylaw 3002 for the purposes of controlling and regulating the use of campgrounds, parks, and trails within County Parkland be read a third time and finally passed.

CARRIED

11:30 A.M. - TWILIGHT CLUB OF LA GLACE - REQUEST FOR FUNDING

(DELEGATIONS AND APPOINTMENTS)
(Issue #20140429010)

CAO, Bill Rogan provided background on the request from the Twilight Club of La Glace for funding to replace their furnace and hot water tank. Ellen and Bruce Coleman from the Twilight Club of La Glace were present at the meeting and noted that both their furnaces and the hot water tank are unusable and are emitting carbon monoxide. The Twilight Club of La Glace also operates the Senior's Recreation Centre.

The Twilight Club of La Glace receives funding for Transportation Grants each year. Although they have enough funding for Operating expenses for 2014, they are seeking assistance to help cover the costs of the repairs to their furnaces. The Club has missed the deadline for applying for an Capital Grant from the County and because of the urgency of the situation, they cannot wait until the next round of grants in the Fall. Mr. Coleman distributed the Twilight Club of La Glace's financial statements to Council.

Mr. Coleman noted that he is the Treasurer of the Twilight Club of La Glace and runs the Senior's Centre. Both furnaces need to be replaced because the heat exchangers are broken, they are 30 years old and cannot be repaired. They have also noticed that the hot water tank is leaking. They are asking that Council approve the funding as they have enough for their operating costs but do not have enough cash on hand to purchase the replacement appliances.

Councillor Marshall inquired about the quotes and whether they both include the GST. Mr. Coleman responded that Albright Refrigeration's quote does not include the GST. He also noted that the Twilight Club has enough funds to cover a couple thousand dollars in costs, but cannot fund the entire project.

Resolution #CM20140512.1036

MOVED BY R. HARPE to approve the request from the Twilight Club of La Glace in the amount of \$12,500 to come from the Infrastructure

Reserve if the funding cannot be found in the potential surplus for 2014.

Councillor Smith commented that he is in favour of the motion.

CARRIED

**PROCLAMATION -
SENIORS' WEEK JUNE
2-8, 2014**

(NEW BUSINESS)
(Issue #20140506006)

The Seniors Advisory Council for Alberta would like County Council consideration to proclaim June 2-8, 2014 as Seniors Week. In the past Council has proclaimed Seniors Week in the County of Grande Prairie.

Resolution #CM20140512.1037

MOVED BY H. BULFORD that June 2-8, 2014 be proclaimed as "Seniors Week" in the County of Grande Prairie No. 1.

CARRIED

**MUTUAL AID
AGREEMENT -
TECHNICAL SEARCH
AND RESCUE**

(NEW BUSINESS)
(Issue #20140425001)

Everett Cooke, Fire Chief, noted that as a forward step in providing the best possible service to the residence of the County of Grande Prairie, the County of Grande Prairie Regional Fire Service (CGPRFS) and the Grande Prairie chapter of Technical Search and Rescue (TSR) have worked together and developed a Mutual Aid Agreement between our two organizations for presentation and approval. The benefit of this agreement, like that of the agreements we have with our surrounding Municipalities, is that it provides a systematic approach when responding to assist one another as well as indemnification and a clear understanding of each other's responsibilities.

Both organizations share the desire to continue working and training together raising the level of response and capabilities throughout the region. The CGPRFS and TSR have called upon one another and worked together on various incidents throughout our region for a number of years. No written agreement has existed between our two groups other than verbal. To access TSR today, emergency service providers are required to make the request through the RCMP, allowing for unnecessary delays.

TSR and the CGPRFS currently share training opportunities with one another.

The agreement has been approved by the County's Legal Consultant. Administration is seeking approval to sign the agreement and expand the relationship with TSR.

Resolution #CM20140512.1038

MOVED BY H. BULFORD that the County of Grande Prairie Regional Fire Service move forward with signing the document as presented.

CARRIED

**PLDEV20140769 /
RURAL INDUSTRIAL -
DIRECT CONTROL /
LOT 2, BLOCK 1, PLAN
042 2981; PT.
SW-12-72-06-W6M**
(NEW BUSINESS)
(Issue #20140506009)

Randy Franke and Tom Hill from Knelsen Sand & Gravel were present at the meeting. Mr. Konowalchuk noted that the Land Use Bylaw designates this parcel as a Rural Industrial – Direct Control (RM-DC) District & Rural Heavy Industrial (RM-3) District. The Temporary Work Camp is a Discretionary Use in a RM-DC District. As per Section 1(319a) of the County Land Use Bylaw "...Any approval of a temporary work camp shall not exceed one year (bylaw 2680-05-040). While a permit was issued for a Temporary Work Camp in 2007 for a period of 1 year, the permit expired in 2008. As such, the proposed Temporary Work Camp is a renewal permit for the prior development.

The prior Temporary Work Camp permit (stated above) expired in 2008 while attention was brought to County staff that a work camp is in operation within the previous Temporary Work Camp site. This application would bring the existing development into compliance. Approving the above noted permit for a period of one year allows Council the opportunity to review the land use on a regular basis, including the potential impact on transportation networks and addressing water supply and sewage disposal.

Administration deems private sewage and potable water is suitable for the proposed development while the developer must acquire all applicable permits related to private sewage and water. In addition, the applicant has requested a silo located in the northwest corner of the site within the Rural Heavy Industrial (RM- 3) District. In terms of surrounding land uses, the parcel is located within an established industrial area. Medium industrial uses are prevalent on adjacent lands and the surrounding area. Administration does not see any conflicts with the development and the surrounding uses.

Comments were received from:

COUNTY PUBLIC WORKS: The accesses onto the parcel meet County Standard. Low potential impact to the County's transportation network has been identified; primary access is provided by an internal road network (98 Street / 156 Avenue) with connecting access onto Highway 2.

ALBERTA TRANSPORTATION: "The Department has no concerns with the proposed developments."

Administration is recommending approval of the application, subject to the following 9 conditions:

1. The site is developed as per the site plan submitted.

2. The development conforms to the district requirements of the Rural Industrial – Direct Control (RM-DC) District & Rural Heavy Industrial (RM-3) District.
3. The applicant shall obtain Safety Code Permits to ensure the developments comply with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. The applicant is to provide a sewage disposal system in accordance with the plumbing and Drainage Regulations and the Private Sewage Disposal Systems Standards of Practice at the applicant's expense.
5. The applicant is to provide a potable water supply on the site at the applicant's expense.
6. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
7. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.
8. Approval is temporary for a period of 12 months, at which point the applicant will be required to apply for renewal from Council.
9. A Roadside Development Permit being obtained from Alberta Transportation.

Mr. Franke noted that they require the Work Camp for overflow because they have lots of staff that fly-in from eastern Canada. Many are located in hotels, but with larger projects, Grande Prairie does not always have the hotel availability.

Councillor Marshall inquired how long the Work Camp has been in non-compliance. Mr. Konowalchuk responded that their permit expired in 2008.

Councillor Harpe inquired about the use of RV camps and whether they are utilized. CAO, Bill Rogan commented that the temporary

Work Camp does not include temporary holiday trailers, therefore they would have to be located within the RV parks in the Grande Prairie Region.

Mr. Pfau noted that he has spoken to Mr. Knelsen and they try to work with the RV parks and campgrounds as much as possible but there is not always the availability throughout the summer and on weekends. CAO, Bill Rogan commented that another condition could be included that would allow for up to five (5) holiday trailers. Mr. Hill commented that there is currently six (6) employee owned trailers on the property because they store them for east coast workers. They are actively using the campgrounds in Sexsmith and within the County when they are available.

Councillor Sutherland inquired about water and sewer hookups. Mr. Pfau responded that the camp hauls potable water from Aquatera out to the site. Mr. Hill commented that the hookups are for the camp itself and not for the personal holiday trailers. They also use a vacuum truck to clear the sewage in the holiday trailers for their staff.

Resolution #CM20140512.1039

MOVED BY B. MARSHALL that the application for Rural Industrial - Direct Control (RM-DC) on Lot 2, Block 1, Plan 042 2981; PT. SW-12-72-06-W6M be approved with the nine (9) conditions noted by Administration, apply the County's schedule of fees, and include up to 6 holiday trailers on the parcel in discussion.

Councillor Beck commented that condition eight should include that the property zoning and the Temporary Work Camp.

Mr. Hill inquired if Bulldog could obtain the permit for two years instead of just one. CAO, Bill Rogan commented that the timeframe is at Council's discretion.

Councillor Beck amended Councillor Marshall motion and it was accepted as friendly.

MOVED BY C. BECK that the application for Rural Industrial - Direct Control (RM-DC) on Lot 2, Block 1, Plan 042 2981; PT. SW-12-72-06-W6M be approved with the amendments as noted:

- condition eight will include both the zoning change and the Temporary Work Camp;
- include up to six (6) holiday trailers;
- apply the County's schedule of fees;
- extend the application to two years.

CARRIED

It was noted that Acting Planning Manager, Nick Lapp, was elected as a Councillor for the Alberta Professional Planning Association. Council congratulated Mr. Lapp on being elected to the Council.

(Issue #20140502004)

**LETTER FROM
MINISTER DRYSDALE
- MARCH 28, 2014**

(INFORMATION ITEMS)
(Issue #20140506007)

A letter was received from Honourable Wayne Drysdale, Minister of Alberta Transportation regarding the public discussion on Transportation Strategy for Alberta that was held in Grande Prairie on February 12, 2014. CAO, Bill Rogan commented that this letter was brought to Council on the April 28, 2014 Council meeting. It was sent in response to a letter of concern sent from County Administration.

**LETTER FROM
MINISTER DRYSDALE
- APRIL 7, 2014**

(INFORMATION ITEMS)
(Issue #20140506008)

A letter was received from from Honourable Wayne Drysdale, Minister of Alberta Transportation, regarding the construction of the Grande Prairie bypass (Highway 43X).

Resolution #CM20140512.1040

MOVED BY B. MARSHALL that the meeting be recessed at 11:46 a.m. until 1:30 p.m.

CARRIED

The meeting was reconvened at 1:28 p.m.

**1:30 P.M. - CHAMBER
OF COMMERCE -
PRESENTATION AND
DELEGATION**

(DELEGATIONS AND
APPOINTMENTS)
(Issue #20140501005)

Shauna Miller, Chair of Chamber, Amanda Frayn, ID Services, and Dan Percy, CEO of the Chamber of Commerce, were in attendance from the Chamber of Commerce. The Grande Prairie & District Chamber of Commerce was present at the meeting to meet with Council and thank them for being members for 20 years. Ms. Miller noted that the Grande Prairie Chamber of Commerce is the second largest Chamber in Alberta. A photo was taken with Deputy Reeve Sutherland and Mrs. Miller.

There was also discussion on the Temporary Foreign Workers program and the issues related to the current pressures the hospitality sector is experiencing. Mr. Percy noted that the Chamber is very worried about the impact the suspension of the program will have on workers in Grande Prairie. There are currently 80,000 TFW in Canada; 2200 in the Grande Prairie region; and 165 are in located directly in Grande Prairie. The concern is because the program focuses mainly on worker in the "unskilled labour area". Mr. Percy spoke to national, regional, and local unemployment rates and percentage of people who are eligible to work. We will see an overall reduction of 1100 workers over the next two years because the government is not processing any new renewals of VISA applications. Ms. Miller outlined the process for having a TFW application approved. She also commented on labour mobility. Mr. Percy commented on issues with the program because of the services that will be affected (food delivery services: meat packing plants, butchers, etc).

The Chamber is asking for municipalities to support their request and send letters supporting the program to the federal and provincial governments, as well as local MLA's and ministers. The Chamber's intent is to assist business owners in growing their businesses and keeping them open.

There was considerable discussion in regards to the following:

- labour mobility for TFW between jobs and the ability to obtain approval from Service Canada and the government;
- the abuse of the program by some business owners;
- that business owners are not doing their due diligence by advertising and attracting Canadian workers to work for them;
- the costs associated with bringing a TFW to work in Canada;
- the need for a more streamlined system that can assist both the TFW and the business owners as well as steeper punishment for those who are found abusing the system;
- the negative responses that are being received about the program;
- the need for letter of support for the program;
- that TFW are necessary because there are jobs that Canadian workers will not fill;
- transitioning TFW to living in Canada: housing, training, familiarity, etc.

Ms. Miller noted that the Chamber is asking that Council send a letter to the Federal and Provincial governments in regards to their objection to the discontinuation of the TFW program.

Resolution #CM20140512.1041

MOVED BY B. MARSHALL that Administration send a letter of support, including Grande Prairie Chamber of Commerce information, to Minister's Kenney and Lukaszuk, MLA's McDonald and Drysdale, and MP Chris Warkentin for the full program.

CARRIED

**2017 ALBERTA 55+
WINTER GAMES**
(UNFINISHED BUSINESS)
(Issue #20140505011)

Ms. Schur introduced Karna Gemsheid from the Grande Prairie Sport Council. The Grande Prairie Sport Council is recommending that the County of Grande Prairie and the City of Grande Prairie Councils submit a letter of intent to jointly host the 2017 Alberta 55+ Winter Games. The Games Bid Committee, a sub-committee of the Sports Council, examined the requirements to host the games and analyzed if it would be prudent to submit a bid to host the games.

What the Bid Committee determined, and is supported by the Council, is that we do not have any other multi-sport large games occurring after the 2015 Special Olympics. The Curling Club has submitted a bid to host a major event in 2015, 2016 and another large event in 2017, however the committee feels that our volunteer

base is broad enough to accommodate these events without excessive strain on the volunteers. The committee also feels that the nature of this event will have positive economic benefits for the area.

It is the recommendation of the Games Bid Committee that The County of Grande Prairie and the City of Grande Prairie, as municipal partners, apply to host the 2017 Alberta 55+ Winter Games. It was noted that the recommendation was put forward to City Council to co-host the event and they have passed a resolution through a Special Meeting to submit "an intention to bid" with the County of Grande Prairie.

Councillor Smith inquired about the cost to the County to co-host the games. Ms, Gemsheid responded that the Sport Council does not have the budget prepared today, but will be submitted to Council by August. The "intention to bid" must be submitted by May 15th so there was urgency in coming to Council today. She believes that the economic impact overall will be significant enough to move forward with the event. There will be approximately \$265,000 in grants from the Alberta Sport Connection.

Councillor Sutherland inquired about the breakdown of expenses with the City and whether they will be equally split. Ms. Gemsheid responded that the Sport Council proposed a 50/50 split but the bid package will not be finalized until August 15th.

Resolution #CM20140512.1042

MOVED BY H. BULFORD that the County of Grande Prairie submit a letter expressing our intent with the City of Grande Prairie to bid for the 2017 Alberta 55+ Winter Games.

CARRIED

**COUNCIL
RECOGNITION POLICY**
(UNFINISHED BUSINESS)
(Issue #20140507002)

CAO, Bill Rogan commented that because not all members of Council were present at the meeting, that Council defer the Council Recognition Policy item to a later meeting date.

Resolution #CM20140512.1043

MOVED BY R. HARPE that the Council Recognition Policy item be tabled to future Council meeting.

CARRIED

Resolution #CM20140512.1044

MOVED BY B. MARSHALL that the meeting be recessed at 2:15 p.m. for a short break.

CARRIED

**2:00 P.M. -
BEAVERLODGE
AIRPORT - WEST
PEACE AVIATION
ASSOCIATION AND
FIRST FIVE GROUP**

(DELEGATIONS AND
APPOINTMENTS)
(Issue #20140501006)

The meeting was reconvened at 2:20 p.m.

CAO, Bill Rogan provided background on the events prior to the West Peace Aviation Association and First Five Group attending the Council meeting. Currently the County has a shop at the airport and was agreed upon through a 99 year lease for 3-4 acres, and the County has first right of refusal to purchase the land it occupies.

Susan Meyer introduced Theresa Boudreaut and Jim Leask. Ms. Meyer noted that the groups will be meeting with Beaverlodge Town Council tonight and that they wanted to introduce themselves to the group so there is clarity on the future plans for the airport.

CAO, Bill Rogan commented on the County's position and what was agreed upon by the Town of Beaverlodge in regards to the salt shed. He noted that the County will draw more water for road use and will haul and stockpile some gravel to use in the spring if we cannot get into our main pits. We have some salt/sand mix for use. Ms. Meyer thanked Council for their time and information about the airport.

The office is a shared location with the Town at the County's expense, with water and sewer as well as onsite security. it allows an area for aviators to wait out of inclement weather or for passengers. County Public Works staff have been neighbourly and helpful to the aviation community. The sand and salt is mixed at Wapiti Sand and Gravel, then brought in to the shed.

Councillor Smith commented on Mr. Leask's previous presentation to Council. Mr. Leask commented that the aviation groups are not asking for funding, they are hoping that the County could become the 'landlord' because the Town of Beaverlodge is not able to offer some of the resources that the County can offer.

Councillor Beck inquired what requests have been made to the Town of Beaverlodge Council. Mr. Leask noted that the First Five group had a five year lease with the Town for the land at a cost of \$300/year, they have offered to pay more so maintenance could be done on the area but the Town has not responded. He also noted that because the cost of landing at the Grande Prairie Airport is so high, upgrading the Beaverlodge Airport would generate revenue from the smaller plane users.

The presentation concluded at 2:51 p.m.

**COUNCILLOR,
COMMITTEE AND
DEPARTMENT
REPORTS**

Councillor Beck attended the Land Use Symposium in Edmonton. There were two main themes: how to protect agricultural land and the wetland policy.

Councillor Beck attended the Agricultural Services Board Provincial Conference Call where they discussed responses for the resolutions made at the last meeting.

Councillor Harpe attended the Land Use Symposium.

Councillor Harpe noted a point of interest in regards to some housekeeping items on the Health Act in regards to the budgets.

Councillor Smith attended the Peace Library System meeting where they met with the new Minister in Jasper. Councillor Smith spoke to funding as well as the fee increase for 2016.

Councillor Marshall attended the Wembley Recreational Board meeting. He noted that some larger requests were deferred to the fall.

Councillor Marshall attended the Land Use Symposium and commented on the good the wetlands policy will accomplish.

Councillor Marshall attended the Temporary Foreign Worker presentations at the Grande Prairie Chamber of Commerce.

Councillor Bulford attended the Recreational Board Meeting for Clairmont and Bezanson.

Councillor Bulford attended the Land Use Symposium.

Councillor Sutherland attended the Land Use Symposium. He commented that the County will be under more scrutiny to conserve wetland and agricultural land.

Councillor Sutherland attended the Wembley Recreational Board meeting he noted that there were less applications this year, however, they were for larger capital requests instead of operating.

Councillor Sutherland attended the Information Session Roundtable at the Grande Prairie Chamber of Commerce. He commented that there were approximately 35 representative from numerous organizations in attendance.

CAO, Bill Rogan commented that there was some mis-information in regards to the Chambers meetings with the MLA's. The County was not excluded intentionally, there was a mix-up of what meetings were being held. He indicated Reave Beaupre will expand on this item on her return.

CAO, Bill Rogan commented on the Horse Lake Road. The Band has passed a resolution to apply for road construction funding and they currently have an engineering firm working on the information.

CAO, Bill Rogan met with the Deputy Ministers on Friday. He noted that Minister Weadick was to be appointed as the Acting Minister of Municipal Affairs this week.

CAO, Bill Rogan commented that Municipal Affairs hopes to have the new criteria for the Regional Collaboration Program out later this month.

Mr. Pfau noted that the gravel haul started last Wednesday.

Mr. Pfau noted that Red Willow Bridge will be down to one lane beginning on May 26th for the repairs.

Mr. Pfau commented on the land at the Beaverlodge Airport, and that if the County does acquire the land in discussion, Public Works would like to put in a stand pipe so water can be drawn from it for roadwork.

Mr. Miller commented that the Regional Enforcement Services seasonal position started on Friday and over the weekend enforcement made about 150 contacts with people and issued 90 warnings for various bylaw offenses as well as some fine for unauthorized fires, stunting, and alcohol related charges during their patrols in the Dunes area.

Mr. Lapp noted that the Annexation meetings are being held tomorrow night with Short Term Annexation landowners. Mr. Simpson and Ms. Nagy have been working on the event that will be hosted at Evergreen Park.

Mr. Lapp commented on the Dimsdale ASP Open Houses that will be held in June.

Mr. Lapp commented on the Open House for the subdivision application in Wedgewood estates.

Mr. Lapp commented that overall permit number are increasing.

Mr. Lapp noted that Planning and Development have filled their vacant Planning Clerk positions and are almost at a full staff.

Mr. Lapp commented that CMHC does the reports quarterly and

he can supply Council with more information in June.

Councillor Smith inquired about the Wedgewood subdivision application. There was discussion in regards to the New Home Warranty Program and the back-log the government is experiencing. Mr Lapp noted that there are approximately 50 single-family homes that cannot be issued until the Home Warranty process is completed.

Councillor Sutherland inquired about some homes that were issued Stop Orders and whether they have complied. Mr. Lapp responded that at least one home was purchased by a builder and they are in the process of obtaining the proper permits. He will investigate what has occurred with the other home and report back to Councillor Sutherland.

Resolution #CM20140512.1045

MOVED BY H. BULFORD that the meeting be recessed at 3:17 p.m. for a short break.

CARRIED

The meeting was reconvened at 3:25 p.m.

IN CAMERA - LEGAL

(IN CAMERA)
(Issue #20140506010)

Resolution #CM20140512.1046

MOVED by B. SMITH that the meeting go in to In-Camera, at 3:25 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 In Camera - Legal and Personnel.

CARRIED

IN CAMERA - PERSONNEL

(IN CAMERA)
(Issue #20140512001)

Resolution #CM20140512.1047

MOVED by B. MARSHALL that the meeting come Out-of-Camera at 3:33 p.m.

CARRIED

ADJOURNMENT

Resolution #CM20140512.1048

MOVED by R. HARPE that the meeting adjourn at 4:10 p.m.

CARRIED

These minutes approved the _____ day of _____ 2014.

Reference # _____

REEVE

COUNTY ADMINISTRATOR