



# County of Grande Prairie No. 1

## August 17, 2015 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, August 17, 2015

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

## Minutes

### ATTENDANCE

Present were:

#### 1. Reeve

- Leanne Beaupre

#### 2. Deputy Reeve

- Ross Sutherland

#### 3. Council

- Corey Beck
- Harold Bulford
- Richard Harpe
- Peter Harris
- Bob Marshall

#### 4. Chief Administrative Officer

- Bill Rogan

#### 5. Directors

- Arlen Miller
- Dale Van Volkingburgh
- Nick Lapp
- Dawn Sauvé

#### 7. Recording Secretary

- Tatiana Catana

Absent:

#### 3. Council

- Daryl Beeston
- Brock Smith

#### 6. Manager of Legislative Services

- Sheryle Runhart

### CALL TO ORDER AND QUORUM

The meeting was called to order at 10:01 a.m. with the singing of O'Canada.

**ADOPTION OF  
AGENDA**

**Resolution #CM20150817.1001**

**MOVED by P. HARRIS** that the agenda for the August 17, 2015 Council Meeting (2015/08/17) be approved with the addition as presented:

Councillor Harpe: Road Allowance lease in La Glace to New Business - Item 11.4.

**Carried**

**BYLAW  
2680-15-043; PT.  
SW-15-72-5-W6M /  
HELIX SURVEYS  
LTD. /  
CROSSLINK  
LEASEHOLDS  
INC.**

(PUBLIC HEARINGS)  
(Issue #20150804007)

**Resolution #CM20150817.1002**

**MOVED by H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-15-72-5-W6M from a Rural Light Industrial (RM-1) District to a Highway Industrial (RM-4) District.

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

**Carried**

Cate Porterfield, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 16.91 hectares (41.8 acres) of PT. SW-15-72-05-W6M from a Rural Light Industrial (RM-1) District to a Highway Industrial (RM-4) District to make the land use consistent with the Crosslink Area Structure Plan. The parcel is located 0.5 miles east of the Hamlet of Clairmont, adjacent to Range Road # 53 and Highway # 43. The purpose of this application is to allow for highway industrial development. This application is located within the Crosslink Area Structure Plan (ASP) planning area.

On June 23, 2015, the Municipal Planning Commission approved the subdivision of three lots within this quarter section. Unregistered Lot 1, Block 2 was part of this approval. Unregistered Lot 1, Block 2 is located in the south west corner of the quarter section and is to be classified as Highway Industrial (RM-4) in accordance with the ASP. The subject lot is currently zoned Rural Light Industrial (RM-1). By rezoning this lot and the balance of the quarter section to RM-4, the land will be consistent with the Crosslink Area Structure Plan.

A letter was received from an adjacent landowner that addressed drainage concerns. Storm water management is addressed in the Crosslink ASP and subsequently will be addressed when the land is subdivided in the future. This application is consistent with the MDP. There were no concerns subject to standard comments from commenting agencies. Valerie Lethbridge of Helix Surveys Ltd. was present to speak to this application.

Joe Scruggs, adjacent landowner, enquired about the timeline for the road to be done.

**Resolution #CM20150817.1003**

**MOVED by P. HARRIS** that the meeting come out of Public Hearing at 10:11 a.m.

**Carried**

**Resolution #CM20150817.1004**

**MOVED by H. BULFORD** that Bylaw 2680-15-043 to re-designate PT. SW-15-72-5-W6M from a Rural Light Industrial (RM-1) District to a

Highway Industrial (RM-4) District to be read a first time.

**Carried**

**Resolution #CM20150817.1005**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-043 be read a second time.

**Carried**

**Resolution #CM20150817.1006**

**MOVED by B. MARSHALL** that Bylaw 2680-15-043 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1007**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-043 to re-designate PT. SW-15-72-5-W6M from a Rural Light Industrial (RM-1) District to a Highway Industrial (RM-4) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-044; PT.  
NE-32-72-06-W6M  
/ BRADLEE  
HARDER /  
BRADLEE  
HARDER**

**Resolution #CM20150817.1008**

**MOVED by H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NE-32-72-6-W6M from an Agricultural (AG) District to Country Residential (CR-5) District.

The Public Hearing commenced at 10:12 a.m.

**Carried**

(PUBLIC HEARINGS)  
(Issue #20150806017)

Cate Porterfield, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 4.37 hectares (10.80 acres) of part of NE-32-72-06-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for country residential use. The parcel is located 1 mile west of the Hamlet of Clairmont, adjacent to Township Road # 730.

This lot would be the third lot subdivided from the quarter section. The site has been given a Farmland Assessment Rating of 73% and is characteristic of some wetland and open field.

This application is located in the Natural Area as defined by the Municipal Development Plan (MDP). Section 11 of the MDP identifies policies and objectives for land located in this area. Specifically, the MDP requires that appropriate setbacks from natural areas be defined at time of subdivision and development. It also indicates that the County may request that a developer provide sufficient information to the Subdivision or Development authority to determine if land which is the subject of a subdivision application is located within a flood plain.

On January 28, 2011, a Development Permit for a single family dwelling with attached garage and deck was approved at the subject site. At the time of Development Permit approval, Administration was not aware of any flooding issues at the site.

On July 15, 2013, after recessing the Public Hearing several times that year to allow the applicant to obtain a 1:100 year flood analysis for the proposed parcel at the same site, the application was not approved as 1:100 year flood level data was not presented to Council.

Public Works has identified that at times of heavy rain, the creek located adjacent to the proposed parcel will overflow onto the proposed parcel. Administration is cognizant of the fact that a dwelling was approved on a site that is subject to flooding. The intent of obtaining a No Build Zone area showing the 1:100 year flood elevation is to have the report placed on the new title to provide future land owners of the issues with flooding on the site. It should be noted that the house is listed for sale. The applicant has to date been unwilling to provide this information despite numerous requests from Administration and County Council. Administration would be supportive of the application if the No Build Zone area showing the 1:100 year flood elevation were to be provided. It is unclear whether this will be provided and therefore the application is not supported at this time. No concerns, subject to standard comments were received from commenting agencies.

There was discussion surrounding:

- no build zone and 1:100 year flood report;
- flood issues.

**Resolution #CM20150817.1009**

**MOVED by P. HARRIS** to recess the Public Hearing until September 14, 2015 and the applicant to supply the 1:100 year flood level analysis report.

**Carried**

**BYLAW  
2680-15-045; PT.  
NW-34-69-12-W6M  
/ BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / TAKS**

(PUBLIC HEARINGS)  
(Issue #20150804008)

**Resolution #CM20150817.1010**

**MOVED by P. HARRIS** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-34-69-12-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at 10:26 a.m.

**Carried**

Cate Porterfield, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 9.83 hectares (24.30 acres) of part of NW-34-69-12-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District to allow for subdivision of one lot for country residential use. Parcel is located approximately 7.5 miles south west of the Hamlet of Elsworth, adjacent to Township Road #700 and Range Road #123.

This would be the first lot subdivided from the quarter section. The site has been given a Farmland Assessment Rating of 35% and is characteristic of open field.

Section 6.10 of the Municipal Development Plan indicates that the maximum parcel size for a non-farmstead residential parcel in the rural area is recommended to be 10 acres. However, notwithstanding Section 6.10, an exception may be made for a physical severance larger than 10 acres. In this case, the applicant is looking to use the existing trees as the boundaries for the proposed lot. Administration does not have any concerns with this proposal. This application is consistent with the MDP. No concerns subject to standard comments were received from commenting agencies.

Bruce Beirsto, Beirsto & Associates Engineering Ltd. was present to speak to the application. There was no one additional from the audience to speak to the application. Council had no questions for the application.

**Resolution #CM20150817.1011**

**MOVED by P. HARRIS** that the meeting come out of Public Hearing at 10:29 a.m.

**Carried**

**Resolution #CM20150817.1012**

**MOVED by P. HARRIS** that Bylaw 2680-15-045 to re-designate PT. NW-34-69-12-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District to be read a first time.

**Carried**

**Resolution #CM20150817.1013**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-045 be read a second time.

**Carried**

**Resolution #CM20150817.1014**

**MOVED by H. BULFORD** that Bylaw 2680-15-045 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1015**

**MOVED by P. HARRIS** that Bylaw 2680-15-045 to re-designate PT. NW-34-69-12-W6M from an Agricultural (AG) District to a Country Residential (CR-5) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-046 / PT.  
SW-25-75-10-W6M  
/ BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / R & A  
HARPE  
HOLDINGS LTD.  
(PUBLIC HEARINGS)  
(Issue #20150806010)**

Councillor Harpe declared pecuniary interest and excused himself from the Councillor chair at 10:31 a.m.

**Resolution #CM20150817.1016**

**MOVED by H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-25-75-10-W6M from an Agricultural (AG) District to Country Residential (CR-5) District.

The Public Hearing commenced at 10:31 a.m.

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 5.66 hectares (13.98 acres) of part of SW-25-75-10-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The parcel is located approximately 9 miles northwest of Valhalla Centre, adjacent to Township Road #754 and Range Road #101.

This lot would be the first parcel out of the quarter section. The parcel is partially treed however; the parts that are bare have a Farmland

Assessment Rating of 39%.

The land uses in the area consist of predominantly agricultural lands. There is approximately 40 acres of Country Residential (CR-5) land directly north of the application on the same quarter section. When the County did the last major Land Use Bylaw update, all subdivided Agricultural parcels were converted to Country Residential zonings. Today, this parcel remains in an agricultural state. When Administration does the next major Land Use Bylaw update this year, the existing Country Residential portion has been requested to be considered to be reverted back to Agricultural zoning. Administration does not anticipate any land use conflicts with this application.

Alberta Energy Regulator commented on the well sites and pipeline infrastructure containing Level 1 H2S on the proposed balance of the quarter section. Development may occur up to the Pipeline Right of Way when classified Level 1 H2S. Therefore, this application meets the required setbacks. The application is consistent with the MDP. There were no concerns subject to standard comments from commenting agencies. Mr. Beirsto and the applicant were present to speak to the application. There was no one additional from the audience to speak to the application.

**Resolution #CM20150817.1017**

**MOVED by C. BECK** that the meeting come out of Public Hearing at 10:43 a.m.

**Carried**

**Resolution #CM20150817.1018**

**MOVED by P. HARRIS** that Bylaw 2680-15-046 to re-designate PT. SW-25-75-10-W6M from an Agricultural (AG) District to Country Residential (CR-5) District to be read a first time.

**Carried**

**Resolution #CM20150817.1019**

**MOVED by C. BECK** that Bylaw 2680-15-046 be read a second time.

**Carried**

**Resolution #CM20150817.1020**

**MOVED by H. BULFORD** that Bylaw 2680-15-046 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1021**

**MOVED by P. HARRIS** that Bylaw 2680-15-046 to re-designate PT. SW-25-75-10-W6M from an Agricultural (AG) District to Country Residential (CR-5) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-047 / PT.  
NW-27-74-09-W6M  
/ BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / R & A**

**Resolution #CM20150817.1022**

**MOVED by P. HARRIS** that a Public Hearing be held to hear comments regarding the application to re-designate Agricultural (AG) District to Country Residential (CR-5) District.

The Public Hearing commenced at 10:45 a.m.

**HARPE  
HOLDINGS LTD.**  
(PUBLIC HEARINGS)  
(Issue #20150806011)

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 8.58 hectares (21.19 acres) of part of NW-27-74-09-W6M from Agricultural (AG) District to Country Residential (CR-5) District to allow for subdivision of one lot for residential use. The parcel is located approximately 5.5 miles north east of Valhalla Centre, adjacent to Range Road #93.

This lot would be the first parcel out of the quarter section. The proposed parcel is partially treed however; the parts that are bare have a Farmland Assessment Rating of 33% - 57%. The land uses in the area consist of predominantly agricultural lands with sparse country residential parcels approximately 1/2 mile south of the application. Administration does not anticipate any land use conflicts with this application. The application is consistent with the MDP. There were no concerns subject to standard comments from commenting agencies.

Mr. Beairsto and the applicant were present to speak to the application. There was no one additional from the audience to speak to the application.

**Resolution #CM20150817.1023**

**MOVED by H. BULFORD** that the meeting come out of Public Hearing at 10:49 a.m.

**Carried**

**Resolution #CM20150817.1024**

**MOVED by B. MARSHALL** that Bylaw 2680-15-047 to re-designate PT. NW-27-74-9-W6M from an Agricultural (AG) District to Country Residential (CR-5) District to be read a first time.

**Carried**

**Resolution #CM20150817.1025**

**MOVED by P. HARRIS** that Bylaw 2680-15-047 be read a second time.

**Carried**

**Resolution #CM20150817.1026**

**MOVED by C. BECK** that Bylaw 2680-15-047 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1027**

**MOVED by H. BULFORD** that Bylaw 2680-15-047 to re-designate PT. NW-27-74-9-W6M from an Agricultural (AG) District to Country Residential (CR-5) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-048 / PT.  
SW-14-73-06-W6M  
/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. /  
CHRISTOPHER,  
PAMELA &**

Councillor Harpe entered the meeting at 10:51 a.m. and resumed his role as a Councillor.

**Resolution #CM20150817.1028**

**MOVED by H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SW-14-73-6-W6M from an Agricultural (AG) District to Highway Industrial (RM-4) District.

The Public Hearing commenced at 10:51 a.m.

**GREGORY  
BALDERSTON**  
(PUBLIC HEARINGS)  
(Issue #20150806016)

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 3.24 hectares (8.00 acres) of part of SW-14-73-06-W6M from Agricultural (AG) District to Highway Industrial (RM-4) District to allow for subdivision of one lot for industrial use. The parcel is located adjacent south west of the Town of Sexsmith, adjacent to Highway #672 and Range Road #62.

This lot would be the first parcel out of the quarter section. The site has been given a Farmland Assessment Rating of 69% and characteristic of flat, open field.

The land uses in the area consist of adjacent multi-lot industrial quarter sections. The Town of Sexsmith is ½ north of the application. The Municipal Development Plan identifies the location site for future industrial uses. Administration does not anticipate any land use conflicts with this application.

The application site is situated within the Emerson Trail Area Structure Plan; and this application is consistent with the lot size, road networks, and zoning of this plan. The application is consistent with the MDP. No concerns subject to standard comments were received from commenting agencies.

Mr. Beairsto and the applicant were present to speak to the application. There was no one additional from the audience to speak to the application.

**Resolution #CM20150817.1029**

**MOVED by P. HARRIS** that the meeting come out of Public Hearing at 10:55 a.m.

**Carried**

**Resolution #CM20150817.1030**

**MOVED by C. BECK** that Bylaw 2680-15-048 to re-designate PT. SW-14-73-6-W6M from an Agricultural (AG) District to Highway Industrial (RM-4) District to be read a first time.

**Carried**

**Resolution #CM20150817.1031**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-048 be read a second time.

**Carried**

**Resolution #CM20150817.1032**

**MOVED by B. MARSHALL** that Bylaw 2680-15-048 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1033**

**MOVED by H. BULFORD** that Bylaw 2680-15-48 to re-designate PT. SW-14-73-6-W6M from an Agricultural (AG) District to Highway Industrial (RM-4) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-049 / PT.**

**Resolution #CM20150817.1034**

**MOVED by P. HARRIS** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NE-20-70-6-E6M from an



**NE-20-70-06-W6M  
/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / THE  
RANCH  
PROPERTIES  
INC.**

(PUBLIC HEARINGS)  
(Issue #20150807002)

Agricultural (AG) District to Country Residential (CR-2) District.

The Public Hearing commenced at 10:57 a.m.

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 18.2 hectares (45.0 acres) of part of NE-20-70-06-W6M from Agricultural (AG) District to Country Residential (CR-2) District to allow for subdivision of twelve lots for residential use.

The parcel is located 5 miles south west of the City of Grande Prairie, adjacent to Range Road #64 and Township Road #704.

These additional twelve (12) lots would facilitate a total of forty-two lots subdivided out of the quarter section. This site has been given no Farmland Assessment Rating as the land is tree covered.

The proposed parcels would facilitate the next phases of the multi-lot residential subdivision, The Ranch. The parcels are located adjacent to other multi-lot residential subdivisions: Deer Ridge Estates, Mystic Ridge, and Dunes West. Therefore, administration is not anticipating any land use conflicts with this application. The application is consistent with the MDP. No concerns subject to standard comments were received from commenting agencies.

Mr. Beairsto was present to speak to the application. There was no one additional from the audience to speak to the application.

**Resolution #CM20150817.1035**

**MOVED by R. SUTHERLAND** that the meeting come out of Public Hearing at 11:01 a.m.

**Carried**

**Resolution #CM20150817.1036**

**MOVED by B. MARSHALL** that Bylaw 2680-15-049 to re-designate PT. NE-20-70-6-W6M from an Agricultural (AG) District to Country Residential (CR-2) District to be read a first time.

**Carried**

**Resolution #CM20150817.1037**

**MOVED by C. BECK** that Bylaw 2680-15-049 be read a second time.

**Carried**

**Resolution #CM20150817.1038**

**MOVED by P. HARRIS** that Bylaw 2680-15-049 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1039**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-049 to re-designate PT. NE-20-70-6-W6M from an Agricultural (AG) District to Country Residential (CR-2) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-050 / LOT**

**Resolution #CM20150817.1040**

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

**2, BLOCK 1,  
PLAN 032 3499;  
PT.  
N-21-70-07-W6M /  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / BILDSON  
REALTY LTD.,  
HECTOR NOISY  
CONTRACTING  
LTD. AND  
1881516  
ALBERTA LTD.  
(PUBLIC HEARINGS)  
(Issue #20150807012)**

regarding the application to re-designate 2.80 hectares (1.13 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Country Residential (CR-2) District to Residential Condominium (RC) District and 33.5 hectares (82.78 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Agricultural (AG) District to Residential Condominium (RC) District.

The Public Hearing commenced at 11:05 a.m.

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 2.80 hectares (1.13 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Country Residential (CR-2) District to Residential Condominium (RC) District and 33.5 hectares (82.78 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Agricultural (AG) District to Residential Condominium (RC) District to allow for subdivision of fourteen lots for residential use. The parcel is located 5 ½ miles south of the Hamlet of Dimsdale, adjacent to Township Road #704.

These additional fourteen (14) lots would facilitate a total of sixteen lots subdivided out of the quarter section. The site has been given no Farmland Assessment Rating as the land is tree covered.

The proposed parcels would facilitate the subdivision of a multi-lot residential subdivision. The parcels are located adjacent to other clustered residential development. Therefore administration is not anticipating any land use conflicts with this application. The application is consistent with the MDP. No concerns subject to standard comments were received from commenting agencies. Administration received three letters of concern in regards to this application.

Mr. Beirsto and the applicant were present to speak to this application. Wayne Davis, adjacent land owner, commented on the recreation vehicles trespassing in the farmers fields. Josh Brewster, adjacent land owner, commented on the unpaved road, dust control, and becoming a bear smart and fire smart community.

There was discussion surrounding:

- trespassing issues;
- access to the Wapiti River valley;
- recreation vehicles;
- sewer and water connection;
- controlled access to the condominiums;
- fire smart community;
- number and size of the lots;
- government regulations for the condominium association.

**Resolution #CM20150817.1041**

**MOVED by C. BECK** that the meeting come out of Public Hearing at 11:36 a.m.

**Carried**

**Resolution #CM20150817.1042**

**MOVED by B. MARSHALL** that Bylaw 2680-15-050 to re-designate 2.80 hectares (1.13 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Country Residential (CR-2) District to Residential Condominium (RC) District and 33.5 hectares (82.78 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Agricultural (AG) District to Residential Condominium (RC) District to be read a first time.

**Carried**

**Resolution #CM20150817.1043**

**MOVED by P. HARRIS** that Bylaw 2680-15-050 be read a second time.

**Carried**

**Resolution #CM20150817.1044**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-050 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1045**

**MOVED by R. HARPE** that Bylaw 2680-15-050 to re-designate 2.80 hectares (1.13 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Country Residential (CR-2) District to Residential Condominium (RC) District and 33.5 hectares (82.78 acres) of Lot 2, Block 1, Plan 032 3499; Pt. N-21-70-7-W6M from Agricultural (AG) District to Residential Condominium (RC) District be read a third time and finally passed.

**Carried**

**BYLAW  
2680-15-051 / PT.  
NW-14-72-05-W6M  
/ BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD. / 824506  
ALBERTA LTD.  
(PUBLIC HEARINGS)  
(Issue #20150810006)**

**Resolution #CM20150817.1046**

**MOVED by B. MARSHALL** that a Public Hearing be held to hear comments regarding the application to re-designate PT. NW-14-72-5-W6M from an Agricultural (AG) District to Rural Medium (RM-2) District.

The Public Hearing commenced at 11:38 a.m.

**Carried**

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating approximately 5.82 hectares (14.40 acres) of part of NW-14-72-5-W6M from Agricultural (AG) District to Rural Medium (RM-2) District to allow for subdivision of one lot for medium industrial use. The parcel is located 1.5 miles east of the Hamlet of Clairmont and adjacent to Range Road #52.

The Municipal Development Plan (MDP) identifies future land uses in this area as industrial. Further, the ASP identifies the site for future medium industrial; the application is consistent with the ASP and no land use conflicts are foreseen. The lot size and configuration of the proposed application is aligned with the geometry and dimensions of the proposed lot within the ASP.

In a broad policy context (Section 8 – Industrial) the proposed application is generally consistent with the MDP while the creation of this parcel would

not have direct access to the County road network (Range Road #52); the proposed right of way (shown on submitted site plan) would eventually connect onto Township Road #722A – Bauman Road (along the south boundary). Administration is concerned with supporting a proposed application with no direct access, unless the proper instruments are put in place. As such to be consistent with Section 8 (MDP) an access agreement must be put in place to ensure continued road use is available for the proposed lot to Range Road #52. Should this application proceed, administration recommends the MPC support an easement agreement (through the balance) to be registered authorizing access from Range Road #52 onto the proposed parcel.

Alberta Transportation indicates the intersection of Highway 43 and Range Road #52 will close in the unforeseen future. A proposed road network would reroute east/west traffic from the proposed site to Bauman Road. It should be noted, no direct access onto Bauman Road shall be permitted for the proposed lot.

It is recommended that the rezoning application be approved. There were no concerns subject to standard comments from commenting agencies. Mr. Beairsto and the applicant were present to speak to the application. There was no one additional from the audience to speak to the application.

**Resolution #CM20150817.1047**

**MOVED by B. MARSHALL** that the meeting come out of Public Hearing at 11:45 a.m.

**Carried**

**Resolution #CM20150817.1048**

**MOVED by H. BULFORD** that Bylaw 2680-15-051 to re-designate PT. NW-14-72-5-W6M from an Agricultural (AG) District to Rural Medium (RM-2) District to be read a first time.

**Carried**

**Resolution #CM20150817.1049**

**MOVED by R. SUTHERLAND** that Bylaw 2680-15-051 be read a second time.

**Carried**

**Resolution #CM20150817.1050**

**MOVED by R. HARPE** that Bylaw 2680-15-051 be given consent for third and final reading.

**Carried**

**Resolution #CM20150817.1051**

**MOVED by P. HARRIS** that Bylaw 2680-15-051 to re-designate PT. NW-14-72-5-W6M from an Agricultural (AG) District to Rural Medium (RM-2) District be read a third time and finally passed.

**Carried**

**SUBDIVISION  
TIME EXTENSION  
REQUEST -  
NE-20-74-5-W6M -  
10GP92**

Nick Lapp, Director of Planning & Development, noted that approval is requested for the following subdivision time extension request:

File No: 10GP92, BLK file: BLK09329

Legal: NE-20-74-5-W6M

Name: Beairsto & Associates for Thomas and Hanna Bussemair

(NEW BUSINESS)  
(Issue #20150810011)

Division: 9  
Date Approval Extended to: October 29, 2015  
Recommend: Fourth Time Extension Approval (for 6 months)  
The applicant is requesting the subdivision endorsement time extension in order to fulfill the conditions of approval that applies to this subdivision application.

**Resolution #CM20150817.1052**

**MOVED by C. BECK** to approve the subdivision endorsement time extension request at NE-20-74-5-W6M for 6 months.

**Carried**

**SUBDIVISION  
TIME EXTENSION  
REQUEST -  
SW-21-73-9-W6M -  
PLSUB20130380**

(NEW BUSINESS)  
(Issue #20150810012)

Nick Lapp, Director of Planning & Development, noted that approval is requested for the following subdivision time extension request:

File No: PLSUB20130380

Legal: SW-21-73-9-W6M

Name: Larry and Susan Loberg

Division: 8

Date Approval Extended to: August 16, 2016

Recommend: Second Time Extension Approval

The applicant is requesting the subdivision endorsement time extension in order to fulfill the conditions of approval that applies to this subdivision application.

**Resolution #CM20150817.1053**

**MOVED by R. HARPE** to approve the subdivision endorsement time extension at SW-21-73-9-W6M to August 16, 2016, as requested.

**Carried**

**Request to Waive  
Subdivision  
Application Fees /  
Albright  
Community Hall  
Association**

(NEW BUSINESS)  
(Issue #20150811001)

Nick Lapp, Director of Planning & Development, noted that the County of Grande Prairie received a request from the Albright Community Hall Association to waive subdivision application fees for a new lot being proposed in the NW-29-72-10-W6M.

The County charges application fees to process subdivision applications that are set out in the schedule of fees. Council can waive fees by passing a motion to do so. Municipal Reserve cash in lieu can be addressed by the Municipal Planning Commission once the application is brought forward.

**Resolution #CM20150817.1054**

**MOVED by H. BULFORD** to waive all subdivision application fees for the property purchased by Albright Community Hall Association to build the new hall located in subdivision NW 29-72-10-W6M.

**Carried**

**Road Allowance  
Lease in La Glace**

(NEW BUSINESS)  
(Issue #20150820002)

The Road Allowance Lease in La Glace was added to the agenda by Councillor Harpe.

There was a brief discussion on leasing the road allowance and the process of applying for a road allowance lease.

Administration will bring more information on the lease at a future Council

Meeting.

**Resolution #CM20150817.1055**

**MOVED by R. SUTHERLAND** that the meeting be recessed 12:01 p.m.

**Carried**

**1:00 p.m. -  
Request to  
Appeal Schedule  
of Fees Fine**

(DELEGATIONS AND  
APPOINTMENTS)  
(Issue #20150806014)

The meeting was reconvened at 1:01 p.m.

Nick Lapp, Director of Planning & Development, noted that County received a request from Definite Oilfield Services Ltd., Debbie Sharpe and Carrie Gould, to appeal the \$5000 fine imposed at the June 23, 2015 MPC Meeting for operating a Home Occupation Major without proper permits. At the June 23, 2015 MPC Meeting the Planning and Development Department noted that they were running their business without permits and were sent an enforcement letter in May 2015, therefore they applied to come into compliance with the County's regulations. Their development permit was approved at the end of June with the conditions presented from Administration. An additional motion was made by Councillor Sutherland to apply scheduled fees (\$5,000) for operating a Home Occupation Major without proper permits, Council voted and the motion was passed. Administration invoiced Definite Oilfield Services Ltd. as Council directed. Debbie Sharpe and Robert Sharpe were present to speak to Council regarding the fine imposed. Mrs. Sharpe mentioned that she doesn't agree with the fine and that they would like to ask Council to waive the fine in the amount of \$5,000.

There was discussion surrounding:

- business permit/license and development permit;
- number of trucks on the property.

**Resolution #CM20150817.1056**

**MOVED by C. BECK** to waive the \$5,000.00 fine received by Definite Oilfield Services Ltd. for operating a Home Occupation Major without proper permits as per Bylaw 3027 - Fees and Rates Bylaw.

**Carried**

**Thank You  
Letters re: ASB  
Summer Tour**

(INFORMATION ITEMS)  
(Issue #20150804015)

CAO, Bill Rogan mentioned that correspondence was received from Mayor Tom Flynn of Sturgeon County and Reeve Molly Douglass of the County of Newell thanking the County of Grande Prairie for hosting the 2015 Agriculture Service Board Tour.

**Correspondence  
from Aquatera -  
Re: Tipping Fee  
Waiver Request**

(INFORMATION ITEMS)  
(Issue #20150807003)

CAO, Bill Rogan noted that correspondence has been received from Jeff Johnston, Chief Operating Officer with Aquatera, that as requested by the County on July 24, 2015, Aquatera will be planning an event within the first two weeks of September where tipping fees will be waived. This is being done to try and reduce some of the roadside dumping that occurs throughout the City and County.

**Correspondence from Deputy Minister of Municipal Affairs - Re: Small Communities Fund - Clairmont Regional Lift Station (denied)**

(INFORMATION ITEMS)  
(Issue #20150807011)

CAO, Bill Rogan mentioned that correspondence has been received noting that the Small Communities funding application for the Clairmont Regional Lift Station, Force Main & Interceptor Trunk Sewers has been denied.

**Correspondence from Municipal Affairs - MSI Funding**

(INFORMATION ITEMS)  
(Issue #20150811006)

CAO, Bill Rogan noted that correspondence was received from Honorable Minister Deron Bilous regarding Municipal Sustainability Initiative (MSI) Funding.

**Correspondence from Alberta Culture - Re: Hosting the 2018 Alberta Summer or Winter Games**

(INFORMATION ITEMS)  
(Issue #20150811007)

CAO, Bill Rogan noted that correspondence was received from Honorable Minister David Eggen, Alberta Culture and Tourism inviting the County of Grande Prairie to consider submitting a bid for the right to host the 2018 Alberta Summer Games / and or the 2018 Alberta Winter Games.

**Resolution #CM20150817.1057**

**MOVED by H. BULFORD** to refer to the Sports Council the invitation received by the County from Alberta Culture to consider submitting a bid for the right to host the 2018 Alberta Summer Games and/or the 2018 Alberta Winter Games for their consideration.

**Carried**

**1:30 p.m. - In Camera - Legal**

(IN CAMERA)  
(Issue #20150723006)

**Resolution #CM20150817.1058**

**MOVED by B. MARSHALL** that the meeting go in to In-Camera, at 1:36 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 1:30 p.m. - In Camera - Legal.

**Carried**

**MOVED by P. HARRIS** that the meeting come out of In Camera at 2:01 p.m.

**Resolution #CM20150817.1059**

**MOVED by P. HARRIS** that the County of Grande Prairie provide their consent to revise the Aquatera Unanimous Shareholder's Agreement (USA) amendments to accommodate the non-voting shareholders including articles of the incorporation.

**Carried**

**COUNCIL MEMBER REPORTS**

Councillor Harpe had nothing to report.

Councillor Beck had nothing to report.

Councillor Sutherland updated Council on the Philip J. Currie Dinosaur Museum.

Councillor Bulford had nothing to report.

Councillor Harris had nothing to report.

Councillor Marshall noted that at the PAZA AGM he was voted as the chair.

**Resolution #CM20150817.1060**

**MOVED by P. HARRIS** that County of Grande Prairie cover the cost associated with Councillor Marshall's duties as chair of PAZA.

**Carried**

Reeve Beaupre attended and commented on:

- Rotary speech;
- Philip J. Currie Dinosaur Museum;
- Annexation / Amalgamation;
- AAMDC Zone 4 District Meeting in Saddle Hills County.

**ADMINISTRATIVE  
REPORTS**

CAO, Bill Rogan attended AAMDC Zone 4 District Meeting in Saddle Hills County.

**Resolution #CM20150817.1061**

**MOVED by H. BULFORD** that the County of Grande Prairie write a letter of congratulation to John Ferguson, the new officer in charge of the Grande Prairie Beaverlodge RCMP Detachment.

**Carried**

Mr. Dale Van Volkingburgh commented on:

- construction update;
- La Glace school site road construction.

Mr. Nick Lapp had nothing to report.

Mrs. Dawn Sauvé noted that she will be away for the next 3 weeks and Natalia Madden, Systems Manager will be acting.

Mr. Arlen Miller had nothing to report.

**In Camera - Land**

(IN CAMERA)  
(Issue #20150810001)

**Resolution #CM20150817.1062**

**MOVED by B. MARSHALL** that the meeting go in to In-Camera, at 2:30 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 - Land.



**Carried**

**Resolution #CM20150817.1063**

**MOVED by H. BULFORD** that the meeting come Out-of-Camera at 2:42 p.m.

**Carried**

**Resolution #CM20150817.1064**

**MOVED by R. HARPE** that the County of Grande Prairie offer to purchase Lot 3, Block 4, Plan 6010 ET (west of 80 feet) for the sum of \$11,000 to allow subdivision to provide access to Lot 3, Block 4, Plan 6010 ET east portion.

**Carried**

**ADJOURNMENT**

**Resolution #CM20150817.1065**

**MOVED by P. HARRIS** that the meeting adjourn at 2:45 p.m.

**Carried**

These minutes approved the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

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

\_\_\_\_\_  
REEVE

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