



County of Grande Prairie No. 1

December 7, 2015 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, December 07, 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
- Daryl Beeston
- Harold Bulford
- Richard Harpe
- Peter Harris
- Bob Marshall
- Brock Smith

4. Chief Administrative Officer

- Bill Rogan

5. Directors

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

7. Recording Secretary

- Tatiana Catana

Absent:

6. Manager of Legislative Services

- Sheryle Runhart

CALL TO ORDER AND QUORUM

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

ADOPTION OF

Resolution #CM20151207.1001

AGENDA

MOVED by R. SUTHERLAND that the agenda for the December 7, 2015 Council Meeting (2015/12/07) be approved as presented.

Carried

**BYLAW
2680-15-072 / PT.
NW-08-72-05-W6M
/ BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / DOUBLE-K
INVESTMENTS
LTD. / FILE NO.
PLLUB20150791
(PUBLIC HEARINGS)
(Issue #20151119008)**

Resolution #CM20151207.1002

MOVED by D. BEESTON that a Public Hearing be held to hear comments regarding the application to re-designate NW-8-72-5-W6 from an Agricultural (AG) District to Rural Medium Industrial (RM-2) District.

The Public Hearing commenced at 10:01 a.m.

Carried

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 3.99 hectares (9.85 acres) of PT. NW-8-72-5-W6 from Agricultural (AG) District to Rural Medium Industrial (RM-2) District to allow for subdivision of one lot for industrial use, located within the Hamlet of Clairmont, adjacent to Range Road 55. The purpose of this application is to allow for industrial development, and would facilitate the development of one new lot for this use. This lot would facilitate the first parcel out of the quarter section. The site has been given a Farmland Assessment Rating of 39% and characteristic of flat, open field.

The land uses in the area consist of agricultural lands, individual industrial parcels, industrial parks such as Crossroads South Phase 2 and Highway 43 East. There is a multi-lot residential subdivision, Goldenrod Estates, located approximately 1/2 mile east of the application. However, Administration does not anticipate any land use conflicts with this application. The application is consistent with the Municipal Development Plan (MDP). No concerns, subject to standard comments were received from commenting agencies. No comments were received from adjacent landowners.

Mr. Bruce Beirsto, Beirsto & Associates Engineering Ltd., was present to speak to the application. There was no one from the audience to speak to the application.

Resolution #CM20151207.1003

MOVED by C. BECK that the meeting come out of Public Hearing at 10:09 a.m.

Carried

Resolution #CM20151207.1004

MOVED by D. BEESTON that Bylaw 2680-15-072 to re-designate NW-8-72-5-W6 from an from Agricultural (AG) District to Rural Medium Industrial (RM-2) District to be read a first time.

Carried

Resolution #CM20151207.1005

MOVED by H. BULFORD that Bylaw 2680-15-72 be read a second time.

Carried

Resolution #CM20151207.1006

MOVED by P. HARRIS that Bylaw 2680-15-072 be given consent for third and final reading.

Carried

Resolution #CM20151207.1007

MOVED by D. BEESTON that Bylaw 2680-15-072 to re-designate NW-8-72-5-W6 from an from Agricultural (AG) District to Rural Medium Industrial (RM-2) District be read a third time and finally passed.

Carried

**BYLAW
2680-15-073 / PT.
SE-25-70-07-W6M
/ BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / HENRY &
JODIE NEUDORF
/ FILE NO.
PLLUB20150824
(PUBLIC HEARINGS)
(Issue #20151125002)**

Resolution #CM20151207.1008

MOVED by H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-25-70-7-W6 from an Agricultural (AG) District to a Country Residential (CR-2) District.

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

Carried

Baily Nagy, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 34.09 hectares (84.23 acres) of PT. SE-25-70-7-W6 from Agricultural (AG) District to Country Residential (CR-2) District to allow for subdivision of twenty-eight (28) lots for residential use, one (1) Municipal Reserve lot of 2.22 hectares (5.49 acres), and one (1) Environmental Reserve lot of 19.87 hectares (49.11 acres). The parcel is located approximately 6 1/2 miles south east of Dimsdale, adjacent to Range Road 70 and Township Road 704. No Farmland Assessment rating was given on the quarter section due to being heavily treed. The proposed lots are located near other multi-lot residential subdivisions; Riverview Pines Estates, Wapiti Heights Estates, and Mystic Ridge. Therefore, administration is not anticipating any land use conflicts with this application.

The applicant provided Administration with a Parkland Geotechnical Assessment report indicating suitable building and development setbacks from the top of bank. Administration believes the site plan is consistent with the recommendations within the Geotechnical Assessment report provided. The application is consistent with the Municipal Development Plan (MDP). No concerns, subject to standard comments were received from commenting agencies. No comments were received from adjacent landowners.

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

There was general discussion on:

- setback of the Municipal Reserve from the bank;

- access to the previously approved residential lots in the area;
- access to the Municipal Reserve lot.

Resolution #CM20151207.1009

MOVED by R. SUTHERLAND that the meeting come out of Public Hearing at 10:23 a.m.

Carried

Resolution #CM20151207.1010

MOVED by P. HARRIS that Bylaw 2680-15-073 to re-designate PT. SE-25-70-7-W6 from an Agricultural (AG) District to Country Residential (CR-2) district to be read a first time.

Carried

Resolution #CM20151207.1011

MOVED by R. SUTHERLAND that Bylaw 2680-15-073 be read a second time.

Carried

Resolution #CM20151207.1012

MOVED by D. BEESTON that Bylaw 2680-15-073 be given consent for third and final reading.

Carried

Resolution #CM20151207.1013

MOVED by B. MARSHALL that Bylaw 2680-15-073 to re-designate PT. SE-25-70-7-W6 from an Agricultural (AG) District to Country Residential (CR-2) District be read a third time and finally passed.

Carried

**BYLAW
2680-15-074 / PT.
SE-27-74-02-W6M
/ BEAIRSTO &
ASSOCIATES
ENGINEERING
LTD. / SMOKY
VALLEY
AGGREGATE
INC. / FILE NO.
PLLUB20150644
(PUBLIC HEARINGS)
(Issue #20151126002)**

Resolution #CM20151207.1014

MOVED by H. BULFORD that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-27-74-2-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District.

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

Carried

Baily Nagy, Planner, noted that the applicant has requested that the Public Hearing for Bylaw 2680-15-074 be recessed until February 8, 2016. This will allow time for the applicant to apply to the Province for an encumbrance and to be re-advertised in accordance with the Municipal Government Plan.

Resolution #CM20151207.1015

MOVED by B. MARSHALL to recess the Public Hearing for Bylaw 2680-15-074 until February 8, 2016 at the request of the applicant.

Carried

BYLAW

Resolution #CM20151207.1016

**2680-15-075 / PT.
NE-26-71-07-W6M
/ BEIRSTO &
ASSOCIATES
ENGINEERING
LTD. / K&R
GRAVENGARD,
C. POMEROY, R.
POMEROY,
CONDOMINIUM
CORPORATION
NO. 0924488,
NEUDORF
TRENCHING LTD.
/ FILE NO.
PLLUB20150826
(PUBLIC HEARINGS)
(Issue #20151202002)**

MOVED by D. BEESTON that a Public Hearing be held to hear comments regarding the application to re-designate 15.44 hectares (38.15 acres) of PT. NE-26-71-7-W6 from an Agricultural (AG) District to a Country Residential (CR-2) District and 14.93 hectares (36.89 acres) of PT. NE-26-71-7-W6 from a Country Residential (CR-5) District to a Country Residential (CR-2) District.

The Public Hearing commenced at 10:27 a.m.

Carried

Nick Lapp, Director of Planning & Development, noted that this application is to amend the County Land Use Bylaw by redesignating 15.44 hectares (38.15 acres) of PT. NE-26-71-7-W6 from an Agricultural (AG) District to a Country Residential (CR-2) District and 14.93 hectares (36.89 acres) of PT. NE-26-71-7-W6 from a Country Residential (CR-5) District to a Country Residential (CR-2) District. This would facilitate a total of nine (9) lots to be subdivided for residential use.

The land in question is located within the short term annexation area outlined in the City/County Intermunicipal Development Plan (IDP). A number of policies within the Plan are relevant to this application. The application as presented is not consistent with the requirements of the IDP and is therefore not being supported by County Administration for those reasons. The conversion of the existing residential uses to a more restrictive country residential use is not in and of itself a concern however with the developer choosing to include additional parcels with the application the proposal becomes inconsistent. The policies of the Plan are intended to ensure flexibility and choices for non-urban housing while preserving urban growth capacity in the majority of the short term annexation area. To accomplish this objective, low-density subdivision and development activity may be permitted to occur in advance of annexation. However, there are specific criteria outlined within the Plan that a proposal must meet. The proposed amendment does not meet these criteria and for these reasons Administration is recommending that rezoning application be refused. No concerns, subject to standard comments were received from commenting agencies. One letter of concern was received from an adjacent landowner.

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

There was discussion on:

- consistency with IDP;
- drainage line;
- annexation area;
- condominium association;
- roads width.

Resolution #CM20151207.1017

MOVED by R. SUTHERLAND that the meeting come out of Public Hearing at 10:45 a.m.

Carried

Resolution #CM20151207.1018

MOVED by H. BULFORD that Bylaw 2680-15-75 to re-designate 15.44 hectares (38.15 acres) of PT. NE-26-71-7-W6 from an Agricultural (AG) District to a Country Residential (CR-2) District and 14.93 hectares (36.89 acres) of PT. NE-26-71-7-W6 from a Country Residential (CR-5) District to a Country Residential (CR-2) District to be read a first time.

Carried

Resolution #CM20151207.1019

MOVED by C. BECK that Bylaw 2680-15-075 be read a second time.

Carried

Resolution #CM20151207.1020

MOVED by P. HARRIS that Bylaw 2680-15-075 be given consent for third and final reading.

Carried

Resolution #CM20151207.1021

MOVED by R. SUTHERLAND that Bylaw 2680-15-075 to re-designate 15.44 hectares (38.15 acres) of PT. NE-26-71-7-W6 from an Agricultural (AG) District to a Country Residential (CR-2) District and 14.93 hectares (36.89 acres) of PT. NE-26-71-7-W6 from a Country Residential (CR-5) District to a Country Residential (CR-2) District be read a third time and finally passed.

Carried

Policy G1 - Client Information

(NEW BUSINESS)
(Issue #20151119001)

Kathleen Turner, FCSS Director, noted that policy G1 - Client Information is no longer necessary as it is covered under the Personnel Policy L7 - 18 and FOIP Act.

Resolution #CM20151207.1022

MOVED by B. MARSHALL to rescind Policy G1 - Client Information.

Carried

Policy G2 - Home Support Worker Confidentiality

(NEW BUSINESS)
(Issue #20151119002)

Kathleen Turner, FCSS Director, noted that Policy G2 - Home Support Worker Confidentiality is no longer required as it is covered under Personnel Policy L7 - 18.

Resolution #CM20151207.1023

MOVED by P. HARRIS to rescind Policy G2 - Home Support Worker Confidentiality.

Carried

**Policy G3 -
Circumstances
where
confidentiality
may be breached**

(NEW BUSINESS)
(Issue #20151119003)

Kathleen Turner, FCSS Director, noted that Policy G3 - Circumstances where Confidentiality may be Breached is no longer required as it is covered under Personnel Policy L7 - 18.

Resolution #CM20151207.1024

MOVED by H. BULFORD to rescind Policy G3 - Circumstances where Confidentiality may be Breached.

Carried

**Policy G5 - Home
Support Workers
Disciplining
Children**

(NEW BUSINESS)
(Issue #20151119005)

Kathleen Turner, FCSS Director, noted that Policy G5 - Home Support Workers Disciplining Children is no longer required as the information is more appropriate in job description and worker handbook.

Resolution #CM20151207.1025

MOVED by D. BEESTON to rescind Policy G5 - Home Support Workers Disciplining Children.

Carried

**Policy G7 -
Criminal Record
Check**

(NEW BUSINESS)
(Issue #20151119006)

Kathleen Turner, FCSS Director, noted that Policy G7 - Criminal Record Check is no longer required as it is covered in Personnel Policy L2 - Police Record Checks and Child Welfare Checks.

Resolution #CM20151207.1026

MOVED by B. MARSHALL to rescind Policy G7 - Criminal Record Check.

Carried

**Policy G8 -
Placement of
Home Support
Workers with
Relatives**

(NEW BUSINESS)
(Issue #20151119007)

Kathleen Turner, FCSS Director, noted that Policy G8 - Placement of Home Support Workers with Relatives is no longer necessary as the information is contained in home support worker job description and handbook.

Resolution #CM20151207.1027

MOVED by P. HARRIS to rescind Policy G8 - Placement of Home Support Workers with Relatives.

Carried

**Letter from AFPA
Re - Forestry
Mayors Meeting -
Letter of Support**
(NEW BUSINESS)
(Issue #20151126001)

CAO, Bill Rogan noted that correspondence was received from Alberta Forest Products Association thanking Councillor Harpe for participation in the Forestry Mayors Meeting and MLA reception. Alberta Forest Products Association requested a letter of support to be send to local MLA's.

Resolution #CM20151207.1028

MOVED by R. HARPE to direct Administration to write a letter of support for Alberta Forest Products Association to all the local and provincial MLA's outlining the importance of the forest industry to communities.

Carried

**Special Needs
Snowplowing
131030 TWP 750**
(NEW BUSINESS)
(Issue #20151130005)

Kathleen Turner, FCSS Director, noted that Administration received a request for special needs snow plowing from a resident in the Demmit area. The individual meets the criteria for the special needs snow plowing. Public Works has inspected the property and sees no problem with access.

Council hears request from County residents who are experiencing health issues and/or special needs and are unable to keep their driveways cleared of snow. This ensures that those residents are able to get out to access health services and in addition that emergency services can reach them if needed.

Resolution #CM20151207.1029

MOVED by B. SMITH to approve special needs snow plowing for 131030 TWP 750.

Carried

**FCSS Contract
with Village of
Hythe**
(NEW BUSINESS)
(Issue #20151203001)

Kathleen Turner, FCSS Director, noted that the Village of Hythe would like to contract the County of Grande Prairie FCSS department to deliver their FCSS program for them.

Currently the County FCSS contracts with the Village of Hythe to provide their Home Support Program to their residents. This new agreement would be inclusive of all services offered by FCSS in Hythe. A part time Program Coordinator would be hired by the County. The agreement is for cost recovery plus 11% administration fee. The contract will be for the period of three (3) years - from January 1, 2016 to December 31, 2018.

Resolution #CM20151207.1030

MOVED by B. SMITH to approve entering into a contract with the Village of Hythe to deliver their FCSS program.

Carried

**COUNCIL
MEMBER**

Councillor Marshall attended:

- Council Preliminary Budget Meeting;

REPORTS

- Wonderland of Trees 2015 - Snowflake Gala in Wembley.

Councillor Harris had nothing to report.

Councillor Bulford attended:

- Santa Clause Parade.

Councillor Beeston had nothing to report.

Councillor Smith nothing to report.

Councillor Harpe had nothing to report.

Councillor Beck nothing to report.

Councillor Sutherland had nothing to report.

Reeve Beaupre attended:

- Home Hardware Canada Cup of Curling Opening Night Banquet;
- International Volunteer of the Year Awards and Proclamation;
- Wonderland of Trees 2015 - Snowflake Gala in Wembley.

ADMINISTRATIVE REPORTS

CAO, Bill Rogan had nothing to report.

Mr. Dale Van Volkingburgh noted that Demmitt Transfer Station has a new Contract Operator.

Mr. Nick Lapp had nothing to report.

Ms. Dawn Sauvé had nothing to report.

Mr. Arlen Miller had nothing to report.

ADJOURNMENT

Resolution #CM20151207.1031
MOVED by P. HARRIS that the meeting adjourn at 11:08 a.m.

Carried

These minutes approved the _____ day of _____ 2015.

Reference # _____

These minutes approved the _____ day of _____ 2016.

Reference # _____

REEVE

COUNTY ADMINISTRATOR