



# County of Grande Prairie No. 1

## March 13, 2017 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, March 13, 2017

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
- Peter Harris
- Bob Marshall
- Brock Smith
- Karen Rosvold

#### 4. Chief Administrative Officer

- Bill Rogan

#### 5. Directors

- Arlen Miller
- Dawn Sauv 
- Nick Lapp
- Clint Diederich, Acting Director of Public Works

#### 6. Manager of Legislative Services

- Sheryle Runhart

#### 7. Recording Secretary

- Amanda Westwater

Absent:

#### 5. Directors

- Dale Van Volkingburgh

### CALL TO ORDER AND QUORUM

The meeting was called to order at 10:02 a.m. with the singing of O'Canada.

**ADOPTION OF  
AGENDA**

**Resolution #CM20170313.1001**

**MOVED by B. MARSHALL** that the agenda for the March 13, 2017 Council Meeting (2017/03/13) be approved with additions as presented:

- Councillor Harris added In Camera - Personnel - Item 20.1;
- Councillor Smith added Discussion CAPP Presentation - New Business Item 11.4;
- Councillor Smith added Discussion on Evergreen Park - New Business Item 11.5.

**Carried**

**MINUTES APPROVAL**

**Resolution #CM20170313.1002**

**MOVED by P. HARRIS** that the minutes for February 27, 2017 Council Meeting (2017/02/27) be approved as presented.

**Carried**

**BYLAW-2680-17-008/  
PT. PLAN 1423039;  
BLOCK 4; LOT 3;  
NW-10-72-5-W6/  
DESIGN WORKS  
ENGINEERING &  
INSPECTIONS LTD./  
1236939 AB LTD.**

(PUBLIC HEARINGS)  
(Issue #20170306001)

**Resolution #CM20170313.1003**

**MOVED by R. SUTHERLAND** that a Public Hearing be held to hear comments regarding the application to re-designate Pt. Plan 1423039; Block 4; Lot 3; Pt. NW-10-72-5-W6 from a Rural Medium Industrial (RM-2) District to Rural Industrial – Direct Control (RM-DC) District.

The Public Hearing commenced at 10:05 a.m.

**Carried**

Yasmin Aidun, Planner, noted that the application is to amend the County Land Use Bylaw by re-designating a 30m x 30m area (0.22 acres) of part of Plan 1423039; Block 4; Lot 3; Pt. NW-10-72-5-W6 from Rural Medium Industrial (RM-2) District to Rural Industrial – Direct Control (RM-DC) to allow for rural industrial – direct control use. The purpose of the rezoning application is to allow the applicants to submit a development permit application for a ten-man temporary work camp to be located on the 30m x 30m area indicated on the location plan. The work camp would allow Maximum Tank Truck Services to address shift changes and operational effectiveness. A Temporary Work Camp is only allowed on a discretionary and temporary basis within one Land Use District in the County, Rural Industrial – Direct Control (RM-DC).

The application is located within 2.5 miles of Clairmont and 0.5 miles of the City of Grande Prairie. The proximity of the lot to these areas provides reasonable access to the built up area and potential accommodations for employees. It is estimated that current rental vacancies in the area are between 5% and 7% and there are 440 residential properties on the market (including duplexes, triplexes, four-plexes and townhouses. Information collected March 1, 2017.) In the short term, the average hotel vacancy over the past year has been approximately 50%. Council has expressed policy in previous

decisions that industrial or commercial businesses located near the built up area, while there are rental and hotel vacancies, should not be permitted to have temporary work camps.

The land uses in the area consists of predominantly Rural Medium Industrial (RM-2) Highway Industrial (RM-4) and Agricultural (AG). The policies set forth in Section 8.0 of the Municipal Development Plan (MDP) are most applicable. The application is consistent with the MDP.

Administration recommended that the rezoning application be refused for the following reasons:

- Proximity of the application to the built up area (2.5 miles from Clairmont and 0.5 miles from the City of Grande Prairie) allows reasonable distance to housing options.
- Current availability of rental properties (estimated 5-7% vacancy in the area) provides access to alternative housing options for the 10 employees.

John Lehnars, Design Works Engineering & Inspections Ltd., and Mike Cole, General Manager Maximum Tank and Truck Ltd., were in attendance to speak to the application.

There was discussion on the following:

- cost of hotels and rental properties;
- which workers would be staying at the camp and for how long: would be only drivers staying for short periods of time (overnight, or a couple days);
- plans for water and sewer to the temporary camp: it was noted that they would hook into Aquatera when/if a line is put in;
- using other temporary camps in the area and whether they have the capacity to accommodate;
- camp is already existing on the property, applicant is working with the Planning Compliance Officer to come into compliance;
- concern with setting precedence by approving the temporary camp;
- whether the current camp site is up to Building and Fire Code Standards;
- problems with theft and security in the area: they have hired a third-party security company to be on the property 24/7. It was noted that if workers are staying on the property overnight the gate is not locked because of the additional security measures.

**Resolution #CM20170313.1004**

**MOVED by D. BEESTON** that the meeting come out of Public Hearing at 10:32 a.m.

**Carried**

**Resolution #CM20170313.1005**

**MOVED by B. SMITH** that Bylaw 2680-17-008 to re-designate Pt. Plan 1423039; Block 4; Lot 3; Pt. NW-10-72-5-W6 from a Rural Medium Industrial (RM-2) District to Rural Industrial – Direct Control (RM-DC) District to be read a first time.

**Carried**

**Resolution #CM20170313.1006**

**MOVED by H. BULFORD** that Bylaw 2680-17-008 be read a second time.

**Carried**

**Resolution #CM20170313.1007**

**MOVED by D. BEESTON** that Bylaw 2680-17-008 be given consent for third and final reading.

**Carried**

**Resolution #CM20170313.1008**

**MOVED by H. BULFORD** that Bylaw 2680-17-008 to re-designate Pt. Plan 1423039; Block 4; Lot 3; Pt. NW-10-72-5-W6 from a Rural Medium Industrial (RM-2) District to Rural Industrial – Direct Control (RM-DC) District be read a third time and finally passed.

**Carried**

**BYLAW-2680-17-007/PT.  
SE-31-70-6-W6/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD./  
TERRANCE, COLE &  
LORI-ELLEN  
CAMERON/ FILE NO.  
PLLUB20170019  
(PUBLIC HEARINGS)  
(Issue #20170301001)**

**Resolution #CM20170313.1009**

**MOVED by H. BULFORD** that a Public Hearing be held to hear comments regarding the application to re-designate PT. SE-31-70-6-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District.

The Public Hearing commenced at 10:34 a.m.

**Carried**

Jeremy Dela Cruz, Planner, noted that the application is to amend the County Land Use Bylaw by re-designating 3.81 hectares (9.41 acres) which is part of SE-31-70-6-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District to allow for subdivision of one lot for country residential use. The purpose of this application is to allow for country residential development, if rezoning was approved the application would move forward to subdivision. This would propose the subdivision of the second lot out of the quarter section. The site has been given a Farmland Assessment Rating of 41%. The applicant describes the topography of the site to be flat with the characteristic of an open field.

The parcel is located adjacent to multi-lot residential subdivision Park Meadows. Further south is the Mystic Ridge subdivision. Administration does not anticipate any land use conflict to arise from this application.

In the context of the Intermunicipal Development Plan (IDP), Map 7 indicates that there will be residential uses adjacent to the proposed rezoning application. The proposed parcel is located within the long term annexation area according to Map 4 of the Intermunicipal Development Plan. Therefore, the application was circulated to the City of Grande Prairie and we received no concerns from the City of Grande Prairie. Further, in the context of the Municipal Development

Plan (MDP), the policies set forth in section 6.0 are most applicable. The application is consistent with the MDP. It is recommended that the rezoning application be approved.

Bruce Tattrie, Beairsto & Associates Engineering Ltd., and Cody Cameron were in attendance to comment on the application. Mr. Tattrie noted the error in the applicants name and noted that the application is for a standard subdivision. The area being re-designated was moved further south from the initial application due to additional costs and the ability to retain the existing approach to the parcel.

Councillor Marshall noted that he will not be in support of the application as it is 10 acres of good agricultural land, there are no natural boundaries, and this is not a farmstead separation.

Councillor Sutherland noted that he has received no objections to this application from anyone in his Division.

**Resolution #CM20170313.1010**

**MOVED by R. SUTHERLAND** that the meeting come out of Public Hearing at 10:39 a.m.

**Carried**

**Resolution #CM20170313.1011**

**MOVED by C. BECK** that Bylaw 2680-17-007 to re-designate PT. SE-31-70-6-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District to be read a first time.

**Carried**

**Resolution #CM20170313.1012**

**MOVED by D. BEESTON** that Bylaw 2680-17-007 be read a second time.

**Carried**

**Resolution #CM20170313.1013**

**MOVED by H. BULFORD** that Bylaw 2680-17-007 be given consent for third and final reading.

**Carried**

**Resolution #CM20170313.1014**

**MOVED by P. HARRIS** that Bylaw 2680-17-007 to re-designate PT. SE-31-70-6-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District be read a third time and finally passed.

**Carried**

**BYLAW 3060 / ROAD  
CLOSURE ROAD PLAN  
5883JY - SE-26-72-6-W6  
(PUBLIC HEARINGS)  
(Issue #20170307002)**

**Resolution #CM20170313.1015**

**MOVED by D. BEESTON** that a Public Hearing be held to hear comments regarding the application to close and consolidate the portion of Road Plan 5883 JY located within SE-26-72-6-W6. The Public Hearing commenced at 10:41 a.m.

**Carried**

Jeremy Dela Cruz, Planner, noted that the purpose of Bylaw 3060 is to close and consolidate the portion of Road Plan 5883 JY located

within SE-26-72-6-W6 as per Schedule A attached. The purpose of the application for the proposed road closure is to allow for that portion of the closed road plan to be consolidated with the balance of the quarter.

There have been previous attempts in the past to close this portion of road plan. Bylaw 2574 was passed on February 4, 2002 to close a portion of Road Plan 5883 JY. The plan under which Bylaw 2574 was to be registered with Land Titles was never registered. As a result, Bylaw 2767 was then passed on October 11, 2005 to amend Bylaw 2574 with a new plan number.

A new subdivision application was received and circulated on November 23, 2007 and the proposed road closure was to be registered concurrently with the subdivision. A new bylaw, Bylaw 2831 was passed on October 7, 2007 to amend Bylaw 2767 as it had not registered with Land Titles. However, at the time, Alberta Transportation was not in support of the subdivision application therefore the landowners did not proceed with obtaining subdivision approval. Without an approved subdivision plan, road closure Bylaw 2831 could not be registered at Land Titles as the legal description referred to the proposed subdivision plan number. A recent review of the file indicated that in 2007 as part of subdivision application 07GP230, the Boulets paid the County for that portion of the road plan to be closed and consolidated into the proposed new lot.

Recently ATCO Gas contacted Mr. Boulet in an attempt to acquire a portion of land that is located on Road Plan 5883JY to expand their current location. It was then confirmed that the portion of Road Plan 5883JY that was closed by Bylaw 2831 could not be registered with Land Titles nor could it be consolidated into SE-26-72-6-W6.

County staff circulated the new road closure application to the adjacent landowners and Administration did receive a few enquiries. After discussions with these adjacent landowners and the information clarified, there were no further concerns. No concerns were received subject to standard comments from Alberta Health Services, ATCO Electric, ATCO Gas, and ATCO Pipelines. Alberta Transportation have expressed no concerns.

Should this bylaw receive First Reading, it will then be forwarded to Alberta Transportation for Ministerial approval. Upon receiving approval from the Minister, Bylaw 3060 will be brought back to Council for Second, Third and Final Readings. The passing of Bylaw 3060 will rescind the three bylaws, Bylaw 2574, Bylaw 2767 and Bylaw 2831. Administration supports the proposed road closure and consolidation.

Bruce Tattrie, Beairsto & Associates Engineering Ltd., noted that the application is a housekeeping issue. Nick Lapp, Director of Planning and Development, provided background information on the application and noted that the original Road Closure was never registered with Alberta Land Titles. It was noted that Alberta



Transportation will approve the Road Closure; but they did not approve the applicant's initial subdivision application and therefore there was some delay.

No one from audience to speak to the application.

**Resolution #CM20170313.1016**

**MOVED by H. BULFORD** that the meeting come out of Public Hearing at 10:48 a.m.

**Carried**

**Resolution #CM20170313.1017**

**MOVED by P. HARRIS** that Bylaw 3060 to close and consolidate the portion of Road Plan 5883 JY located within SE-26-72-6-W6 to be read a first time.

**Carried**

**BYLAW 3062/  
PROPOSED  
CORRECTION LINE  
WEST AREA  
STRUCTURE PLAN**

(PUBLIC HEARINGS)  
(Issue #20170307005)

**Resolution #CM20170313.1018**

**MOVED by B. MARSHALL** that a Public Hearing be held to hear comments regarding the application to adopt the Correction Line West Area Structure Plan to provide a land use framework for subdivision and development of Sections NW-33-70-6-W6, Plan 1022900; Block 1; Lot 15A, Plan 1022900; Block 1; Lot 15B, Plan 8821590; Lot A, Plan 082216; Block 1; Lot 1, Plan 0927811; Block 1; Lot 2, Plan 1222868; Block 1; Lot 3A, Plan 9021142; Lot 1, Plan 9524597; Lot 3. Proposing Rural Light (RM-1) District and Country Industrial (CM) Industrial.

The Public Hearing commenced at 10:49 a.m.

**Carried**

Jeremy Dela Cruz, Planner, noted that this application is to adopt the Correction Line West Area Structure Plan to provide a land use framework for subdivision and development of Sections NW-33-70-6-W6, Plan 1022900; Block 1; Lot 15A, Plan 1022900; Block 1; Lot 15B, Plan 8821590; Lot A, Plan 082216; Block 1; Lot 1, Plan 0927811; Block 1; Lot 2, Plan 1222868; Block 1; Lot 3A, Plan 9021142; Lot 1, Plan 9524597; Lot 3. Proposing Rural Light (RM-1) District and Country Industrial (CM) Industrial.

The purpose of an area structure plan is to provide a framework for the subsequent subdivision and development of an area. Stated in the Municipal Development Plan (MDP) Section 14.5(a) the County of Grande Prairie No. 1 requires that area structure plans be prepared for all multi-parcel industrial development. Also the above noted study area, as per the MDP identifies the site for future Industrial/ commercial development (as indicated on MAP 8 of the MDP – I.D.P Generalized Future Land Uses).

The Area Structure Plan (ASP) is located approximately 2.5 miles south-west of the City of Grande Prairie. The boundaries of the ASP are along Township Road 710 and between Range Road 64 and the east boundary of the Sunrise Estates subdivision.

Alberta Transportation future bypass is encompassed in the middle of the plan which is to connect Highway 40 and 43. In total the ASP area covers 2 and ½ quarter sections or approximately 162 hectares (400 acres) of land.

The land use concepts for the Correction Line West ASP are outlined on Map 5. The plan proposes Rural Light Industrial (RM-1) District for most of the ASP. There are existing country residential parcels and a multi-lot subdivision Sunrise Estates. The plan outlines Country Industrial (CM) District to create a buffer between existing residential and proposed industrial uses. This Country Industrial District is for small business that are outside the scope of Home Occupations, yet are not ready or large enough for Industrial Districts and allows a residential dwelling to be located on the lot with the industrial/commercial use.

The applicant is proposing a buffer using a portion of Municipal Reserve (30m wide landscape strip) to provide a visual and noise buffer between the existing residential along the east quarter of the ASP and proposed country industrial use. In the buffer area will be landscaping which will include berming, fencing. The Municipal Reserve that isn't shown on Map 5 will be provided as cash-in-lieu.

The applicant describes the plan area to consist of rolling topography with areas that are clear of natural vegetation and agricultural production. The Plan notes that this area has predominant natural features such as large wetlands throughout the area as well as south of the plan. The Applicant is proposing that Environmental Reserve be located on a south portion of the plan to ensure that the area remain undisturbed. Also some of these existing wetlands may be used for Stormwater Management.

The applicant has provided Wetland Assessment Report. This report identifies 33 total wetlands and would require 20 of these wetlands to be removed or altered to complete the build out of the proposed development. It is key for all future development to be mindful of Alberta Environment and Parks best practice approach which states; first avoidance then mitigation and if both are not obtainable they shall consider compensation. The applicant has chosen to streamline the process and only consider compensation (stated in this ASP) where remove or altering the wetlands within the study area. Council should be mindful that various wetland classes (ABWRET) within the study area ranging from Class B (second highest; there being no Class A wetland in the area) to Class D (the lowest) which are identified in the Appendix attached to the ASP. The more crucial the wetland is to the landscape, the higher the class rating will be. They base it on four Wetland Value Criteria, those being biodiversity, water quality improvement, flood reduction, and human value. Having natural diversity should be considered to preserve and mitigate these wetlands.

Road Network proposed will be a mix of paved collector roads, arterial roads and Highway. Access to the industrial subdivision will use Township Road 710 (Correction Line road). Mentioned above



Alberta Transportation has planned to have a bypass road that will look to connect Highway 43 and 40 no direct access will be provided onto this road.

The Plan refers to the draft service master plan done by Aquatera, which will look to service the area with water and sewer. The plan outlines that existing development will use their current systems but new development in the area would look to be serviced with water via tickle-feed water line (West Aqua) upgrades to the infrastructure may be required. Sanitary service will be site specific but may have mounds or holding tanks. Proposed shallow utilities will be located outside road right of ways in easements registered in the County's name. Power will be provided via overhead lines.

Minor alternations should be considered within the text and proposed maps to ensure consistency. We recommended that a couple changes be made to the Plan which are:

- Phasing Map (Map 10) be included in document
- Remove Fire Pond wording from Map 9
- Map 5 Legend reads "County Industrial" should be Country Industrial
- Page 8 under 4.5 Municipal Reserve mentions "Adjacent to Sunrise Estates to serve as a transitional buffer between residential and light industrial development." It should state buffer between existing residential and proposed Country Industrial.
- Map 8 should show that the existing and proposed water line should be Connected from Sunrise Estate to Proposed Correction Line West ASP.

The plan has been shared with various agencies and internal departments during the preparation of the plan. The plan reflects the comments made by the various agencies and internal departments.

Administration received six (6) letters from adjacent landowners when they first notified and circulated the ASP addressing their direct concerns with the proposed ASP. At the Open House in October 2016 the applicant received mixed comments; some not in support and some support but on a conditional basis. When re-circulating the Plan to notify people of the Public Hearing, Administration received one letter stating conditional approval.

Comments were received from the following agencies:

**ALBERTA ENVIRONMENT SUSTAINABLE RESOURCE DEVELOPMENT:** Identifies some wetlands within the three quarters and mentions impacts on wetland cannot be done without authorization. They also mention that compensation cost has been steadily rising over the last 10 years and recommends avoidance.

**ALBERTA TRANSPORTATION:** Wasn't able to review fully with circulation timeline but commented on the Highway 43 to Highway 40.

**HISTORIC RESOURCES MANAGEMENT BRANCH:** "Applicant must apply for Historical Resources Act review to identify possible

historic recourse concerns prior to proceeding with land disturbances. Applicant must submit a Historic Resources application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system." The applicant has provided a copy of the Historical Resource Act Approval to the County.

AQUATERA: Would like to see some revisions to map 5 and additional revisions.

David McRae, ISL Engineering Ltd., and Devon Kimble, applicant, were in attendance and commented on the background of the ASP. Mr. McRae and Mr. Kimble noted that they agree with the changes as recommended by Administration, and want to address any subsequent comments from ratepayers after the public hearing. He requested that First Reading be given, then changes will be made, and then sent to the Minister for approval.

There were comments made in regards to:

- ongoing meetings that have occurred with the Planning Department about the MDP and future bypass; as well as meetings with affected landowners;
- Transparent consultation process that has included landowners and their concerns;
- Dale Greer, adjacent landowner, noted that the land beside his property is proposed to store dirt while the Phases are occurring and he does not want massive dirt piles stored directly beside him;
- Becky McCurdy, adjacent landowner, commented on the lack of buffer on the west side of the plan, and that there will be increased traffic, lights, and noise. She inquired what systems are in place to ensure that the development in the plan abides by County industrial use. Mr. Lapp commented that the ASP is only used to set the framework for any development going forward. Anyone living in the area would have to apply for rezoning from AG to Industrial (if wanted) because their land use zoning will remain the same;
- It was noted that the different forms of development are market-driven and that they will develop as the priority is expressed.
- The recommended changes proposed by Administration.
- Councillor Sutherland expressed concerns with industrial traffic using Range Road 64 and noted he cannot support the application in it's present form;
- Reeve Beaupre also expressed concerns with the safety of the future transportation network as some roads are at less than a 90 degree angle and there will be accidents similar to ones in Bezanson because of the speed changes (increase to 100+ km/h) and transitions. Mr. Lapp noted that the future plan for the intersection is a fly over, and that Range Road 63 would be re-aligned as a T-intersection.

**Resolution #CM20170313.1019**

**MOVED by P. HARRIS** that the meeting come out of Public Hearing

at 11:43 a.m.

**Carried**

**Resolution #CM20170313.1020**

**MOVED by C. BECK** that Bylaw 3062 to adopt the Correction Line Area Structure Plan to be read a first time and be sent to the Minister of Alberta Transportation for approval with the noted amendments:

- Phasing Map (Map 10) be included in document;
- Remove Fire Pond wording from Map 9;
- Map 5 Legend reads “County Industrial” should be Country Industrial;
- Page 8 under 4.5 Municipal Reserve mentions “Adjacent to Sunrise Estates to serve as a transitional buffer between residential and light industrial development.” It should state buffer between existing residential and proposed Country Industrial;
- Map 8 should show that the existing and proposed water line should be Connected from Sunrise Estate to Proposed Correction Line West ASP.

**Carried**

**BYLAW 2680-16-041 /  
1927BQ;; A: Pt.  
SW-25-72-6-W6M and  
Pt. SW-25-72-6-W6M  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING LTD. /  
KAPTAIN & KREW.**

(PUBLIC HEARINGS)  
(Issue #20170301014)

**Resolution #CM20170313.1021**

**MOVED by B. MARSHALL** that a Public Hearing be held to hear comments regarding the application to re-designate 1927BQ;; A; SW-25-72-6-W6M and Pt. SW-25-72-6-W6M from Manufactured Home Community (MHC) District to Intensive Recreation (IR) District.

The Public Hearing commenced at 11:46 a.m.

**Carried**

Matthew Konowalchuk, Senior Planner, noted that Bylaw 2680-16-41 was brought forward at two separate Public Hearings: held on July 18 and November 7, 2016. At these pervious Public Hearings the applicant requested to recess this application and both times Council made the motion. During the Public Hearing on November 7, 2016 Council motioned to bring this application back to March 13, 2017, as such Administration has brought back Bylaw 2680-16-041 as requested.

The application is to amend the County Land Use Bylaw by re-designating approximately .39 hectares (.96 acres) of 1927BQ;; A; SW-25-72-6-W6M and Pt. SW-25-72-6-W6M from Manufactured Home Community (MHC) District to Intensive Recreation (IR) District to accommodate the existing Recreational Vehicles located within the site.

This site was rezoned to a MHC District as a prerequisite for the manufactured home community of Lakeview. The site in question is located within the adopted Clairmont ASP where it's deemed residential as the most suitable use within the area of interest. As Lakeview developed over the years, the area of interest became a

Recreational Vehicle storage site. As the years progressed more Recreational Vehicle units were parked on the site while no permits were issued for the storage of these units. Over time this site changed from a RV storage site to a site accommodating RV units as a permanent residence. It should be noted, MHC District does not recognize Recreational Vehicles for living accommodations. Specifically, controls within the Section 19 states Recreational Vehicles are prohibited as a residences (**Section 19(4)O “No recreational vehicles or holiday trailers shall be occupied as permanent residence in any manufactured home community”**).

As a result of this violation, informal requests had been made to the landowner from Senior Staff regarding the removal of these unauthorized Recreational Vehicles. Once informal guidelines were not met, the County ultimately issued a STOP ORDER to remove these RVs from the site. The applicant choose not to remove the RVs stated in the STOP ORDER: instead the landowner applied to rezone the site to IR as this zone contemplates this type of use. If this application is approved it is critical to anticipate if the surrounding districts (Manufactured Home Community [MHC] and Rural Residential [RR-4]) would be negatively affected by the array of Permitted and Discretionary Uses allowed within an IR district. It can be fairly easy to lose sight of the effect on the surrounding area when the task at hand is to accommodate these existing Recreational Vehicles, while it is imperative that an analysis of the surrounding area be considered. County staff are concern the potential uses proposed within an IR District can have a negative impact on the surrounding (MHC and RR-4) Districts thus potentially causing land use conflicts. As such, Administration is opposed to the rezoning of this site as there is an increased opportunity for land use conflicts.

Administration recommends that this rezoning be REFUSED as the potential rezoning of this site would increase the probability for land use conflicts with the surrounding land uses.

Bruce Tattrie, Beairsto & Associates Engineering Ltd. was in attendance to speak to the application. He noted that the applicant is currently not in compliance and they want to remedy the problem. There have been no complaints from adjacent landowners and everything is already in place. The applicant cannot use the parcel of land for anything but RVs as it is too small for permanent trailers. There is water being supplied to the RVs.

Clint Diederich, Acting Director of Public Works, noted that Public Works experiences an ongoing conflict with the applicant because of snow removal causing blocked culverts on this property.

Councillor Marshall inquired if the RV's are tied into municipal services. Mr. Lapp responded that he is not aware as this is an enforcement issue and they have not had a chance to review the property in its entirety. The applicant was given temporary approval for a few months in order to remove the RV's but it was never done.

Councillor Smith inquired about a land use zoning option to store the

RV's on the property. Mr. Lapp noted that there is potential for that, but the people cannot be living in the RV's on the property.

**Resolution #CM20170313.1022**

**MOVED by K. ROSVOLD** that the meeting come out of Public Hearing at 12:04 p.m.

**Carried**

**Resolution #CM20170313.1023**

**MOVED by B. SMITH** that Bylaw 2680-16-041 to re-designate 1927BQ;; A; SW-25-72-6-W6M and Pt. SW-25-72-6-W6M from Manufactured Home Community (MHC) District to Intensive Recreation (IR) District to be read a first time.

**Defeated**

**Resolution #CM20170313.1024**

**MOVED by P. HARRIS** that the meeting be recessed 12:06 p.m. until 1:15 p.m.

**Carried**

The meeting was reconvened at 1:24 p.m.

**BYLAW 3052/  
NE-33-75-9-W6/ ROAD  
CLOSURE/ COUNTY OF  
GRANDE PRAIRIE/  
PLRDC20160462**

(BYLAWS)  
(Issue #20170306007)

Yasmin Aidun, Planner, noted that Bylaw 3052 to close the statutory road allowance located adjacent to the east boundary of NE-33-75-9-W6 received First Reading on October 17, 2016 and was subsequently sent to Alberta Transportation for Ministerial approval (signed February 16, 2017).

The County received an application to close the statutory road allowance located adjacent to the east boundary of NE-33-75-9-W6 for the purpose of leasing. Gary Conrad has had a grazing lease on NE-33-75-9-W6 which he has leased for the past several years.

**Resolution #CM20170313.1025**

**MOVED by K. ROSVOLD** that Bylaw 3052 be read a second time.

**Carried**

**Resolution #CM20170313.1026**

**MOVED by P. HARRIS** that Bylaw 3052 to close the statutory road allowance located adjacent to the east boundary of NE-33-75-9-W6 be read a third time and finally passed.

**Carried**

**Bylaw 3058 - Richmond  
Ave Reconstruction  
Borrowing**

(BYLAWS)  
(Issue #20170303002)

Dan Sieben, Manager of Financial Services, noted that First reading of Bylaw 3058 was given on February 6, 2017 which was followed by the required Borrowing Bylaw advertising in accordance to the MGA. Electors had until March 2, 2017 at 4:30 p.m. to petition the County for a vote of the electors on Bylaw 3058. No petition was received by this advertised date, therefore, Administration is respectfully requesting Second and Third readings on Bylaw 3058. During the December 2015 budget deliberations, there was a resolution by Council (#BD20151201.1079) "to borrow \$7,049,000 to do grade base pave of 5.6 km of Township 714 / Richmond



Avenue (Range Road 51 west to City Limits).

**Resolution #CM20170313.1027**

**MOVED by D. BEESTON** that Bylaw 3058 be read a second time.

**Carried**

**Resolution #CM20170313.1028**

**MOVED by K. ROSVOLD** that Bylaw 3058 - Richmond Ave Reconstruction Borrowing Bylaw be read a third time and finally passed.

**Carried**

**Yasmin Aidun;  
Appointment as a  
Development Officer**

(NEW BUSINESS)  
(Issue #20170306020)

Matthew Konowalchuk, Senior Planner, noted that Yasmin Aidun, Planner, has been heavily involved in current planning work for the Planning Department since last summer. She is currently working on various short and long range projects and it is recommended that she be appointed as a Development Officer with the County of Grande Prairie. The majority of the duties associated with this position consist of issuing Development Permits while this also includes issuing Orders and Decisions allowed under the Land Use Bylaw and the Municipal Government Act. The County has several Development Officers that are involved in day to day issuing of decisions on development permit applications under the Land Use Bylaw.

**Resolution #CM20170313.1029**

**MOVED BY R. SUTHERLAND** to appoint Yasmin Aidun as a Development Officer for the County of Grande Prairie No. 1.

**Carried**

**PS-2017-0011 – “Supply  
and Install  
Micro-Surfacing on  
Local Roads – 2017  
Project”**

(NEW BUSINESS)  
(Issue #20170306012)

Shane Kessler, Construction Manager, noted that a Request for Proposal (RFP) was posted February 14, 2017 on the Alberta Purchasing Connections (APC) to meet the requirements of the New West Partnership Trade Agreement (NWPTA) and the County website for local services. As part of the 2017 budget, the County's Public Works (PW) Department requires a contractor to carry out “The supply and install of micro-surfacing on the County's local roads – 2017 Project”, the work is expected to take place June 12th to June 17th, 2017.

One submission was received from West Can Seal Coating Inc. prior to closing by 2:00 PM Mountain Time on February 28, 2017 the submission was evaluated by the County's Evaluation Team. They met all the Mandatories, Point Rated criteria and bid within budget. Councillor Marshall inquired how many roads will be done with the RFP. Mr. Kessler responded that the RFP is for three sites, totaling about 2.5-3 km.

Discussion on the cost savings and whether an additional project could be included with the savings. Mr. Kessler noted that Council could advance the Riverview Pines project (2.8 km and would be about \$70,000 over the initial budgeted amount of \$388,942.40) and



that West Can Seal has already verbally committed to the additional project if advanced to 2017. CAO, Bill Rogan commented that Council can extend the contract if more money is added to the line during final budget deliberations in April.

**Resolution #CM20170313.1030**

**MOVED BY R. SUTHERLAND** that the County enter into a Contract with West Can Seal Coating Inc. for the supply and install of micro-surfacing on County's local roads – 2017 Project at a cost of \$353,584.00 (excluding GST) and the budget including contingency for this Project from June 12th to June 17th, 2017 is \$388,942.40 (excluding GST).

**Carried**

**Resolution #CM20170313.1031**

**MOVED BY R. SUTHERLAND** that Administration bring back additional information and updated costs to extend the contract with West Can Seal to complete the Riverview Pines project to 2017 final budget deliberations, and identify potential funding sources.

**Carried**

**RFP - PS-2017-0007:  
“Purpose Specific Built:  
One (1) New Landfill  
Rubber Tire Loader  
which conforms to  
Group 4 of the Alberta  
Road Builders & Heavy  
Construction  
Association (ARBHCA)”**

(NEW BUSINESS)

(Issue #20170306017)

Clint Diederich, Acting Director of Public Works, noted that a Request for Proposal (RFP) was posted January 25, 2017 on the Alberta Purchasing Connections (APC) to meet the requirements of the New West Partnership Trade Agreement (NWPTA) and the County website for local services. As part of the 2017 budget, the County's Public Works (PW) Department requires a supplier to deliver one (1) purpose specific built: new landfill rubber tire loader which conforms to Group 4 of the Alberta Road Builders & Heavy Construction Association (ARBHCA) by May 12, 2017 to the County's Clairmont Landfill.

Eight (8) submissions were received from six (6) proponents by 2:00 PM Mountain Time on February 16, 2017 and all submissions were evaluated including one (1) from Brandt Tractor Ltd., Evolution Mechanical Ltd., Finning Canada, SMS Equipment, Strongco and three (3) from Doosan of the Peace. Submissions option #2 from Doosan of the Peace and Evolution Mechanical Ltd were evaluated as non-compliant for not meeting a mandatory requirement.

The six compliant submissions were outlined in a table attached to the agenda.

**Resolution #CM20170313.1032**

**MOVED BY B. MARSHALL** to enter into a Contract with Finning Canada to provide one (1) purpose specific built: new landfill rubber tire loader which conforms to Group 4 of the Alberta Road Builders & Heavy Construction Association (ARBHCA) at a cost of \$244,895.00 (excluding GST) for delivery by May 15, 2017 within the County 2017 budget of \$300,000.00 for this equipment.

**Carried**

**Discussion on CAPP  
Presentation**

(NEW BUSINESS)  
(Issue #20170313002)

Item added to the agenda by Councillor Smith at the Adoption of the Agenda. There was discussion on the presentation made by the Canadian Association of Petroleum Producers (CAPP) to County Council on March 10, 2017 in regards to Caribou protection and their future plans.

**Resolution #CM20170313.1033**

**MOVED BY B. SMITH** that Administration write a letter to local MP, Chris Warkentin, to ask whether the Federal Government will be doing a socio-economic impact study for the Species at Risk Legislation in Alberta, specifically Caribou, and invite him to attend an upcoming County Council meeting to comment.

**Carried**

**Resolution #CM20170313.1034**

**MOVED BY B. SMITH** that Administration write a letter to the Federal Minister of Environment and Climate Change, Catherine McKenna, and ask whether the Federal Government will be doing a socio-economic impact study for the Species at Risk Legislation in Alberta, specifically Caribou, as it will have an impact on numerous industries.

**Carried**

Comments on the Provincial Minister of Environment and Parks, Shannon Phillips, and whether a letter should be sent to her as well. Reeve Beaupre noted that if meetings cannot be arranged with the Ministers, they would accept teleconference calls. Councillor Marshall spoke against conference calls in favour of face to face meetings.

**Resolution #CM20170313.1035**

**MOVED BY B. MARSHALL** that Administration write a letter to the Provincial Minister of Environment and Parks, Shannon Phillips, in regards to the County's concerns with the Federal Species at Risk legislation, and the lack of consultation done with municipalities and industry when developing the proposed legislation.

**Carried**

**Discussion on  
Evergreen Park**

(NEW BUSINESS)  
(Issue #20170313003)

Item added to the agenda by Councillor Smith at the Adoption of the Agenda. There was considerable discussion in regards to:

- Public Works designing the second access, but not receiving any feedback or input back from Evergreen Park;
- Evergreen Park Executive Board had a Long Range Forecasting meeting last Monday and a representative from Public Works was not able to attend the meeting; and
- The "Land" action item from March 10, 2014 and what is being leased and/or sub-leased to Evergreen Park and PARDS, from the County and the Province.

**Action List up to and  
including February 6,**

The Council Action List up to and including February 6th, 2017 was attached to the agenda package for Council's review. Council

**2017**

(INFORMATION ITEMS)  
(Issue #20170303004)

reviews the Council Action list on a regular basis to keep current and up to date.

Comments on Land item from March 10, 2014 and Mr. Lapp noted that the First Nations consultations are back on track.

CAO, Bill Rogan commented on planning a Public Meeting in the fall to discuss the gravel pit options as we will not hear back anything on that before then. Public Lands has to start inspections, in May at the earliest, before any decisions can be made.

**COUNCIL MEMBER  
REPORTS**

Councillor Marshall attended and commented on:

- PAZA Meeting - conference call as Minister was unable to attend;
- conference call with Encana and Deryle Penner, Resource Specialist;
- Teachers Convention - was at the PAZA booth;
- Farm Family Banquet - very well done; and
- Saskatoon Hall Spring Fling - good turnout, raised lots of money;

Councillor Harris attended and commented on the Farm Family Awards Banquet - great job done by the Agriculture Department.

**Resolution #CM20170313.1036**

**MOVED BY P. HARRIS** to send letter of congratulations to Geoff Walker and his teammates who were successful at winning the 2017 Tim Hortons Brier.

**Carried**

Councillor Bulford attended and commented on:

- Peace Country Classic Agri-Show: Parks, Planning, Fire, and Agriculture departments all at one booth. Thanked the Planning Dept;
- Farm Family Banquet; and
- PBR Classic in Teepee Creek.

Councillor Beeston attended and commented on:

- AUMA Mayors' Caucus Meeting in Edmonton;
- Peace Country Classic Agri-Show;
- Meeting with CAPP in Chambers - commented on the Caribou and they are not the only species that will be at risk;
- NW Alberta Sports Excellence Awards; and
- PBR Classic in Teepee Creek.

Councillor Smith commented on the new rates and benefits for the AAMDC Executive Board including a RRSP, increased travel per diem, and increased accommodations per diem. Reeve Beaupre noted that the changes to the rates for travel and accommodation were made because she understood some Zone Directors were not getting compensated fairly.

Councillor Rosvold attended and commented on:

- County Library Meeting in La Glace - no County Library boards are charging fees for membership (except Hythe). More events

being hosted to draw people into the library, and there is a much higher usage of e-books;

- County Photo Contest photo judging;
- Peace Country Classic Agri-Show;
- La Glace Twilight Club AGM;
- Farm Family Awards and Banquet;
- PBR Classic in Teepee Creek; and
- vote for La Glace for the Big Valley Jamboree final session of voting for the Small Town Saturday Night contest.

Councillor Beck attended and commented on:

- County Library Board Meeting;
- Farm Family Banquet and Awards; and
- PBR Classic in Teepee Creek.

Councillor Sutherland attended and commented on:

- Dinosaur Museum Nominating Committee for Board of Directors - send info to himself or Councillor Harris;
- Long Range Forecast Planning meeting with Evergreen Park;
- Forestry at the Legislature Event - industry conference afterwards, and forestry companies were present to comment on their issues;
- PBR Classic in Teepee Creek; and
- inquired about the status of selling water to Seven Gens. Mr. Diederich responded that it is going well and they have drawn about 70,000 - 80,000 cubic meters so far.

Reeve Beaupre attended and commented on:

- phone calls with Regional Director of Alberta Transportation; various newspaper interviews; discussions about liquor and gaming license for Evergreen Park for raffles, etc. and how they could go forward if Horse Racing Alberta is not longer operating there;
- Teleconference call for Long Range Forecast Planning meeting with Evergreen Park; and
- spoke to Communications Manager about meeting with Minister of Municipal Affairs.

## **ADMINISTRATIVE REPORTS**

CAO, Bill Rogan noted that he has confirmed meetings with Minister Anderson, Minister of Municipal Affairs, and Minister Miranda, Minister of Culture and Tourism at the Legislature Building in Edmonton. Discussion topics will include: CFEP and CIP grants, other grants, and potential provincial funding for Dinosaur Museum operations. Minister Mason, Minister of Infrastructure, is not available for a meeting.

Mr. Diederich commented on:

- daily review on Road Bans - weather dependent;
- started early gravel program;
- snow crews are doing final clean-up in subdivisions;
- Councillor Beeston requested that Public Works let Councillors know when they are doing gravel work in their divisions. Mr.

Diederich responded that they are in Division 9 today, will move to Division 1 tomorrow, then to the Metcalf pit on Wednesday;

- Councillor Beeston inquired about the garbage and recycle collection for Clairmont. CAO, Bill Rogan responded that this is last year for the contract and there are two separate contracts: one for residential refuse one for the large bins;
- Councillor Rosvold commented on the road bans and that they should be put on sooner rather than later. She inquired whether there is road bonding on the Viterra Road in Sexsmith (from Emerson Trail). CAO, Bill Rogan noted that the road is paved up to their entrance; and
- Councillor Harris inquired whether there is enough in the current budget for gravel this year. Mr. Diederich responded that Public Works may be doing another ask at Final Budget for additional gravel.

Mr. Lapp had nothing additional to report.

Mrs. Sauv  commented that Finance is working on year end and that the Auditors will be in on Wednesday.

Mr. Miller commented on:

- bringing back the comprehensive County Fire Hall report to the March 27th Council meeting;
- Council thanked the Agriculture Department for their work done on the Farm Family Awards and Banquet, as well as the Peace Country Classic Agri-Show; and
- Council congratulated Teepee Creek on their first PBR Classic event.

## Personnel

(IN CAMERA)  
(Issue #20170313004)

### Resolution #CM20170313.1037

**MOVED by B. MARSHALL** that the meeting go in to In-Camera, at 2:55 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 - Personnel.

**Carried**

### Resolution #CM20170313.1038

**MOVED by P. HARRIS** that the meeting come out of In Camera at 3:09 p.m.

**Carried**

## ADJOURNMENT

### Resolution #CM20170313.1039

**MOVED by P. HARRIS** that the meeting adjourn at 3:09 p.m.

**Carried**

These minutes approved the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

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

\_\_\_\_\_  
REEVE

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