



# County of Grande Prairie No. 1

## February 12, 2018 Council Meeting

Meeting Type : Regular Council Meeting

Date : Monday, February 12, 2018

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
- Karen Rosvold
- Linda Waddy

#### 4. Chief Administrative Officer

- Bill Rogan

#### 5. Directors

- Dale Van Volkingburgh
- Dawn Sauvé
- Nick Lapp
- Kathleen Turner, Acting Director of Community Services

#### 6. Manager of Legislative Services

- Sheryle Runhart

#### 7. Recording Secretary

- Rooke Idell

### CALL TO ORDER AND QUORUM

The meeting was called to order at 10:00 a.m. with the singing of O'Canada.

### ADOPTION OF

Resolution #CM20180212.1001

**AGENDA**

**MOVED by B. MARSHALL** that the agenda for the February 12, 2018 Council Meeting (2018/02/12) be approved as presented.

**Carried**

**MINUTES  
APPROVAL**

**Resolution #CM20180212.1002**

**MOVED by P. HARRIS** that the minutes for January 29, 2018 Council Meeting (2018/01/29) be approved as presented.

**Carried**

**BYLAW  
2680-18-003/ PT.  
SE-14-71-5-W6/  
BEAIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ DAVID  
STOETZEL &  
MELISSA  
PARSONS/ PLAN  
952 4531;; LOT  
19 FILE NO.  
PLLUB20170653  
(PUBLIC HEARINGS)  
(Issue #20180202001)**

**Resolution #CM20180212.1003**

**MOVED by C. BECK** that a Public Hearing be held to hear comments regarding the application to re-designate SE-14-71-5-W6 from a Country Residential(CR-2) District to a Country Residential District (CR-4).

The Public Hearing commenced at 10:03 a.m.

**Carried**

Baily Lapp, Planner noted that this application is to amend the County Land Use Bylaw by redesignating 1.27 hectares (3.14 acres) of Plan 952 4531;; Lot 19 part of SE-14-71-5-W6 from a Country Residential (CR-2) District to a Country Residential (CR-4) District to allow for the opportunity to apply for a development permit for a Home Occupation Major – “Integrity Autobody and Collision”.

In July 2017, the landowners applied for a development permit for a Home Occupation, Minor – “Integrity Autobody and Collision” for the purpose of vehicle repair which operated out of the existing accessory building on the property. A Home Occupation Minor is defined in the County’s Land Use Bylaw as “a development where there is the commercial use of a dwelling unit, by a resident of that dwelling unit, for a business...”.The development officer denied the application as the scope of the business exceeded the intent of a Home Occupation, Minor and the activity for the business was not being conducted within the dwelling unit rather an existing accessory building.

In November 2017, Enforcement opened a compliance file to ensure the business has ceased from operating without a development permit. On November 6, 2017, there was a site inspection of the property and there appeared to be no evidence that the business was operating, the lot was very orderly and no additional vehicles were present other than what appeared to be their personal vehicles. A follow up visit was conducted on November 16, 2017, due to their online advertisements for “Integrity Autobody DJ Stoetzel” listing 21 Arthur Lane as the business address. In addition, there was an anonymous complaint regarding the belief that the business was still operating on the property.

The compliance file remains open as pending until a decision is made on the rezoning application. AMVIC has been notified that the business is operating without a development permit and has suspended their license for the automotive business.

If the rezoning application is approved, the landowner will have the opportunity to apply for a Home Occupation, Major to operate his business

on his property. However, if the rezoning application is refused, Enforcement will proceed with compliance file and the landowners will be required to remove the business from the property.

Administration recommended refusal of this application as Arthur Lane was intended and planned to be a Country Residential (CR-2) zoned multi-lot residential subdivision. Changing one lot in Arthur Lane to Country Residential (CR-4) zoning could change the character of the subdivision by allowing Home Occupation, Majors as a discretionary use within a densely populated area. Further, County Public Works department has concerns regarding increased traffic and impacts to the roads within the Arthur Lane subdivision if this proposed zoning application was approved that would allow for Home Occupation, Majors.

There were no concerns subject to standard comments from commenting agencies and no one from the audience to speak to the application. Four letters of concern from adjacent landowners were received by the Planning & Development Department.

Bruce Tattrie, Beairsto & Associates Engineering Ltd., and Mr. Stoetzel were present to speak to the application and answer any questions arising.

Mr. Stoetzel stated he does not currently possess a business license for this location, that the business was not currently running, and that the address listed on the advertisement is simply listed for mailing purposes.

Mr. Stoetzel addressed some of the adjacent landowners concerns including:

- environmental concerns such as water contamination;
- increased noise and mess;
- increased traffic; and
- rezoning in a residential area.

Councillors Marshall, Bulford, Sutherland, and Reeve Beaupre spoke against the proposed zoning application because changing one lot in Arthur Lane to Country Residential (CR-4) zoning would change the character of the subdivision which was intended and planned to be a Country Residential (CR-2) zoned multi-lot residential subdivision.

**Resolution #CM20180212.1004**

**MOVED by R. SUTHERLAND** that the meeting come out of Public Hearing at 10:19 a.m.

**Carried**

**Resolution #CM20180212.1005**

**MOVED by B. MARSHALL** that Bylaw 2680-18-003 to re-designate SE-14-71-5-W6 from a (CR-2) Country Residential District to a (CR-4) Country Residential district to be read a first time.

**Defeated**

**BYLAW**

Jeremy Dela Cruz, Planner, noted that the application is to amend the

**2680-18-004/ PT.  
SW-9-74-4-W6/  
BEIRSTO &  
ASSOCIATES  
ENGINEERING  
LTD./ ROBERT  
HANCOCK &  
LYNDA  
DRYSDALE/ FILE  
NO.  
PLLUB20180009**

(PUBLIC HEARINGS)  
(Issue #20180205001)

County Land Use Bylaw by redesignating 5.09 hectares (12.59 acres) of part of SW-9-74-4-W6 from an Agricultural (AG) District to a Country Residential (CR-5) District to allow for subdivision of one lot for country residential and would facilitate the development of 1 new lot for this use. In the Municipal Development Plan (MDP), the policies set forth in section 6.0, 6.9 and 6.15 are most applicable.

The Municipal Development Plan (MDP) was recently updated with an emphasis on preserving agricultural land in areas that are designated to be rural in the MDP. One objective of Section 6.0 (Rural Development) is to identify the areas in the County that have better agricultural land and minimize the impact of agricultural land being taken out of production for non- agricultural development.

Policy 6.9 states: "In the area identified as Rural, the maximum area available for subdivision on better agricultural land with a farmland assessment rating between 40%-59% is 4 hectares (10 acres) per quarter section." The applicant has proposed a configuration that would minimize the impact of good farmland being removed from the quarter and encompass more of the less desirable farmland, but with the current proposal, as it stands, still be taking good farmland. The quarter section already has a 10 acres lot subdivided out of the quarter section. Therefore, the applicant would not meet the requirement of Policy 6.9. The proposed application is also looking at subdividing 12.59 acres, which if rezoning and subdivision be approved would be more than double the allowable size for a quarter section with a Farmland Assessment Rating between 40%-59%. Lastly, the farmland being subdivided isn't being used for agricultural purposes, but for residential purposes. Policy 6.15 states: "that no further subdivision of bare and developed land for residential use would be permitted on quarters that have met their limit." This policy was created to ensure that even though a residence is located on a agricultural quarter this doesn't guarantee that in the future the parcel can be subdivided. Administration recommended that for the reasons listed the application be refused.

There were no concerns subject to standard comments from commenting agencies and no comments were received from adjacent landowners.

Bruce Tattrie, Beairsto & Associates Engineering Ltd., and applicant, Lynda Drysdale, were present to speak to the application and answer any questions arising. There was no one from the audience to speak to the application.

Mr. Tattrie noted that there is fair bit of slope between house and farmable land, thus making this portion of land difficult to farm.

Ms. Drysdale noted that subdivided land would allow her to reside and raise horses at her current location, while at the same time allowing for a portion of land to be used for agricultural purposes by a local farmer who has no interest in purchasing the land.

Councillors Beck and Bulford spoke in favor as the applicant made an effort to maintain they majority of good farmland. Councillor Marshall spoke against the application.

**Resolution #CM20180212.1006**

**MOVED by D. BEESTON** that a Public Hearing be held to hear comments regarding the application to re-designate SW-9-74-4-W6 from a Agricultural District (AG) to a Country Residential District (CR-5).

The Public Hearing commenced at 10:20 a.m.

**Carried**

**Resolution #CM20180212.1007**

**MOVED by C. BECK** that the meeting come out of Public Hearing at 10:35 a.m.

**Carried**

**Resolution #CM20180212.1008**

**MOVED by C. BECK** that Bylaw 2680-18-004 to re-designate SW-9-74-4-W6 from a Agricultural District (AG) to a Country Residential District (CR-5) to be read a first time.

**Carried**

**Resolution #CM20180212.1009**

**MOVED by D. BEESTON** that Bylaw 2680-18-004 be read a second time.

**Carried**

**Resolution #CM20180212.1010**

**MOVED by P. HARRIS** that Bylaw 2680-18-004 be given consent for third and final reading.

**Defeated**

**BYLAW  
2680-18-006/  
PROPOSED  
AMENDMENTS  
TO LAND USE  
BYLAW  
(PUBLIC HEARINGS)  
(Issue #20180205005)**

**Resolution #CM20180212.1011**

**MOVED by D. BEESTON** that a Public Hearing be held to hear comments regarding the application Bylaw 2680-18-006 to amend the Land Use Bylaw.

The Public Hearing commenced at 10:37 a.m.

**Carried**

Mathew Konowalchuk, Senior Planner noted that the applicant requested to recess the proposed application, until the April 16, 2018 Public Hearing so that the landowner can be present to address Council.

**Resolution #CM20180212.1012**

**MOVED by B. MARSHALL** to recess the proposed Bylaw 2680-18-006 until April 16, 2018 Public Hearing.

**Carried**

**2018 Tax Sale**

Administration requested that Council sets the 2018 Tax Sale date and

**date/appointment  
of Auctioneer**

(NEW BUSINESS)  
(Issue #20180131001)

appoints the Auctioneer

As per the MGA, the Municipality can set their annual tax sale date anytime after the expiry of one year from the date of the registration of the tax notification lien, which in 2017 the tax notification date was April 3, 2017.

**Resolution #CM20180212.1013**

**MOVED by D. BEESTON** to set the tax sale date and time for September 21, 2018 at 2:00 p.m. and to appoint the County Administrator, or an Alternate, as the auctioneer.

**Carried**

**Request to  
change ASB  
Comittee Meeting  
- September 18,  
2018**

(NEW BUSINESS)  
(Issue #20180206038)

Administration is requesting that the September 18, 2018 ASB Committee meeting be moved to August 21, 2018 due to a conflict.

**Resolution #CM20180212.1014**

**MOVED by C. BECK** to change the ASB Committee Meeting from September 18, 2018 to August 21, 2018 from 10:00 a.m. to 4:30 p.m.

**Carried**

**11:30 a.m. -  
Northern Alberta  
Development  
Council (NADC)**

(DELEGATIONS AND  
APPOINTMENTS)  
(Issue #20180202003)

Cody Bearisto, Councilor NADC, was present to speak to Council to introduce and provide an overview of the NADC including, current priorities and initiatives.

The NADC's mandate is to help the region's 150 communities realize their rich potential and strengthen their diverse economies. The Council is made up of provincial and local leaders and staff tasked with producing quality regional development information, supporting education and skills enhancement programs, and building strategic partnerships. There was general discussion around:

- the different representatives;
- the meetings they've had already; and
- their current projects.

Reeve Beaupre thanked Mr. Beairsto for his presentation to Council.

**11:00 a.m. -  
Provincial Host  
Committee -  
Beaverlodge  
Minor Hockey  
Association**

(DELEGATIONS AND  
APPOINTMENTS)  
(Issue #20180202002)

Brandi Skaksen, Beaverlodge Minor Hockey Representative, was present to speak to Council on behalf of the Beaverlodge Minor Hockey association to request sponsorship for the ATOM Provincial Championships. The event will take place March 15-18, 2018 at the Beaverlodge Arena.

**Resolution #CM20180212.1015**

**MOVED by B. MARSHALL** to approve the sponsorship request from Beaverlodge Minor Hockey for their Provincial Tournament for \$3750 with funds to come from the Community Assistance line.

**Carried**

**In Camera - Legal**

(IN CAMERA)  
(Issue #20180207008)

**Resolution #CM20180212.1016**

**MOVED by D. BEESTON** that the meeting go in to In-Camera, at 11:09 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the

Freedom of Information and Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the In Camera - Legal.

**Carried**

**Resolution #CM20180212.1017**

**MOVED by L. WADDY** that the meeting come out of In Camera at 11:12 a.m.

**Carried**

**COUNCIL  
MEMBER  
REPORTS**

Councillor Beeston attended and commented on:

- Public Works Committee Meeting;
- Zone 4 District meeting in Valleyview;
- opening of Greenview Recreation Multiplex; and
- an update on the letter the County sent to Telus Communications.

Councillor Bulford attended and commented on:

- Zone 4 District meeting in Valleyview; and
- the Emerging Trends in Municipal Law Seminar.

Councillor Harris had nothing to report.

Councillor Marshall attended and commented on:

- Water North Coalition teleconference;
- reading to children at the Wembley School; and
- Zone 4 District meeting in Valleyview.

Councillor Waddy attended and commented on:

- the Zone 4 District meeting in Valleyview.

Councillor Rosvold attended and commented on:

- the Emerging Trends in Municipal Law Seminar;
- Zone 4 District meeting in Valleyview; and
- opening of the Greenview Recreation Multiplex.

Councillor Beck had nothing to report.

Deputy Reeve Sutherland attended and commented on:

- Industry and Municipal Engagements Consultation with First Nations.

Reeve Beaupre attended and commented on:

- the Emerging Trends in Municipal Law Seminar;
- meeting with the CEO of Encana; and
- the Industrial Partnership Meeting

**Resolution #CM20180212.1018**

**MOVED by D. BEESTON** to invite Telus Communications to come to a Council meeting to discuss about cellphone service, and other programming, within the County of Grande Prairie No.1.

**Carried**

**ADMINISTRATIVE REPORTS**

Bill Rogan, CAO attended and commented on:

- AAMDC invitations;
- the upcoming Lobbying Government Effectively seminar;
- meeting requests with Ministers;
- Strategic Planning; and
- the Woodland Caribou plan.

Dale Van Volkingburgh, Director of Public Works attended and commented on:

- the snow removal;
- AAMDC; and
- the Public Works Committee Meeting.

Nick Lapp, Director of Planning and development attended and commented on:

- the Open House for the Bezanson Streetscape project.

Dawn Sauve, Director of Corporate Services had nothing to report.

Kathleen Turner, Acting Director of Community Services had nothing to report.

**ADJOURNMENT**

**Resolution #CM20180212.1019**

**MOVED by P. HARRIS** that the meeting adjourn at 11:39 a.m.

**Carried**

These minutes approved the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

\_\_\_\_\_  
REEVE

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

