

**MINUTES OF THE REGULAR COUNCIL MEETING OF THE
MUNICIPAL DISTRICT OF BRAZEAU NO. 77, HELD IN THE
M.D. ADMINISTRATION BUILDING, COUNCIL CHAMBERS, IN
DRAYTON VALLEY ON WEDNESDAY, 95 06 21.**

CALL TO ORDER Reeve W. Tweedle called the meeting to order at 8:40 am.

PRESENT W. Tweedle, Reeve
L. Coward, Councillor
B. Guyon, Councillor
J. Coombes, Councillor
E. Lambert, Councillor
L. Johnson, Municipal Manager
K. Robinson, Recording Secretary

**ADDITIONS TO
AND ADOPTION
OF THE AGENDA** Additions To and Adoption of the Agenda

295-95 Moved by B. Guyon to adopt the agenda for the 95 06 21
Regular Council Meeting with the following additions:

9(h) Appointment of Fire Guardian
8(d) Report on Paving Tender SH 621

CARRIED UNANIMOUSLY

**ADOPTION OF
MINUTES** Adoption of Minutes

296-95 Moved by J. Coombes to adopt the minutes of the 95 06 08
Regular Council Meeting as amended.

CARRIED UNANIMOUSLY

J. Starling arrived at the meeting at 8:45 am.

**EMERGENT
ITEMS** Emergent Items

There were no emergent items.

**BUSINESS
FROM
PREVIOUS
MINUTES** Business Arising From Previous Minutes

B. Guyon requested an update on the Birchwood Lagoon proposal.

L. Johnson stated that the proposal was accepted in principal by the
Board of Directors subject to final approval from the Birchwood Condo
Association Annual General Meeting on June 24, 1995.

**FINANCE
MATTERS** Finance Matters

Cash Statement and Investment Summary - May/95

297-95 Moved by B. Guyon to approve the Cash Statement and
Investment Summary of May, 1995.

CARRIED UNANIMOUSLY

Mr. and Mrs. Stables arrived at the meeting at 8:48 am.
A ratepayer arrived at the meeting at 8:49 am.

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Utility Accounts

298-95 Moved by B. Guyon to approve the addition of arrears for utility # U02140 to the tax roll # 3246 under the authority of Section 309 of the Municipal Government Act.

CARRIED UNANIMOUSLY

A ratepayer arrived at the meeting at 8:50 am.
R. Matthews and O. Lovatt arrived at the meeting at 8:51 am.
E. Peace arrived at the meeting at 8:52 am.

**GENERAL
MATTERS**

General Matters

Assessment Review Board Appointment

Council reviewed By-Law No. 241-95 being a by-law to provide for the appointment of the Assessment Review Board.

299-95 Moved by L. Coward to give first reading to By-Law 241-95.

CARRIED UNANIMOUSLY

Borrowing By-Law No. 240-95

Council reviewed By-Law No. 240-95 being a by-law to borrow certain sums of money from time to time to meet current expenditures of the Municipality.

300-95 Moved by J. Coombes to give first reading to By-law No. 240-95.

CARRIED UNANIMOUSLY

301-95 Moved by B. Guyon to give second reading to By-Law No. 240-95.

CARRIED UNANIMOUSLY

302-95 Moved by E. Lambert that Council give unanimous consent to hold three readings of By-Law No. 240-95.

CARRIED UNANIMOUSLY

303-95 Moved by L. Coward to give third and final reading to By-Law No. 240-95.

CARRIED UNANIMOUSLY

T. McCracken arrived at the meeting at 8:55 am.

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COUNCIL MEETING MINUTES -3- 95 06 21

Cost Sharing By-Law No. 244-95

S. Malcolm arrived at 8:58 am.

Council reviewed By-Law No. 244-95 to provide for entering into an agreement with the Town of Drayton Valley for the purpose of sharing costs on facilities provided to service the needs of the community. Amendments were made to sections 1, 5 and 8.

A ratepayer arrived at 9:00 am.

304-95 Moved by L. Coward to give first reading to By-Law 244-95 as amended.

IN FAVOR: W. Tweedle
L. Coward
E. Lambert
B. Guyon

OPPOSED: J. Coombes

CARRIED

L. Johnson, T. McCracken and S. Malcolm left the meeting at 9:04 am to conduct the 1995 tax recovery sale.

Mr. and Mrs. Sommers arrived at the meeting at 9:08 am.

Omniplex Advisory Board - By-Law No. 233-95

Council reviewed By-Law No. 233-95 to provide for the establishment of an Omniplex Advisory Board and to set forth the duties and responsibilities of that Board, and to provide for the appointment of a member to that Board.

305-95 Moved by B. Guyon to give first reading to By-Law No. 233-95.

IN FAVOR: W. Tweedle
E. Lambert
B. Guyon
L. Coward

OPPOSED: J. Coombes

CARRIED

306-95 Moved by L. Coward to give second reading to By-Law No. 233-95.

IN FAVOR: W. Tweedle
E. Lambert
B. Guyon
L. Coward

OPPOSED: J. Coombes

CARRIED

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COUNCIL MEETING MINUTES -4- 95 06 21

Municipal District Fire Guardian - Area I (Violet Grove)

Council reviewed the report submitted by S. Murray, Sr. Public Safety Officer regarding the appointment of a Fire Guardian for Area I (Violet Grove).

307-95 Moved by B. Guyon to approve the appointment of Doug Bolianatz as Fire Guardian for Area I.

CARRIED UNANIMOUSLY

L. Johnson arrived at the meeting at 9:10 am.

**PLANNING,
DEVELOPMENT
AND LANDS**

Planning, Development and Lands Matters

Application for Subdivision

Pt of SW 1-48-4-W5M

Applicants/Registered Owners: Sommer, Otto & Elaine

Council reviewed the report and recommendation presented by R. Matthews, Planning, Development and Lands Officer and the subdivision report submitted by Lovatt Planning Consultants.

This application is to create one 29.54 ha (73 ac) residential/agricultural parcel from an existing 1/4 section.

Council reviewed the report and recommendations as presented by R. Matthews, Planning, Development and Lands Officer.

308-95 Moved by J. Coombes to approve the application for subdivision subject to the following conditions:

1. Pursuant to Section 92(1)(b) of the Planning Act, that the owner/developer enter into a Development Agreement with the Municipal District of Brazeau No. 77 which is to include, but not be limited to:
 - a) Provision of legal and physical access to the Parcel being created and to the remnant to the standards and specifications of the Municipal District of Brazeau No. 77.
2. Pursuant to Section 91(1)(d) of the Planning Act, that all outstanding property taxes be paid.
3. That the east property line of the proposed parcel be Located such that a minimum of 66 feet is allowed to the boundary of the quarter section line.

CARRIED UNANIMOUSLY

Mr. & Mrs. Sommers left the meeting at 9:13 am.

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COUNCIL MEETING MINUTES -5- 95 06 21

Application for Subdivision

Pt of SE 36-49-8-W5M

Lot 1, Plan 942 3407

Applicant/Registered Owner: Shewfelt, Elwood & Cecile

An application to create one lot @ 2.02 ha (5 ac) for residential/ agricultural small holding use, from an existing 7.43 ha (18.36 ac) parcel.

Council reviewed the report and recommendation as presented by R. Matthews, Planning, Development and Lands Officer.

R. Hogan arrived at the meeting at 9:15 am.

R. Hogan stated his concern with the subdivision of this parcel in that the subject lands were subdivided about 6 months ago for a hobby farm. The parcel was subdivided as a first parcel out of the original 1/4 section. The concern is with the break up of agricultural land into small parcels.

309-95 Moved by E. Lambert to approve the application for subdivision subject to the following conditions:

1. That the owner/developer pay to the Municipal District of Brazeau No. 77, cash-in-lieu of municipal reserve for 10% of the residential/small holding parcel created and the balance of the reserve owing be deferred to the remnant parcel.
2. Pursuant to Section 92(1)(b) of the Planning Act, that the owner/developer enter into a Development Agreement with the Municipal District of Brazeau No. 77 which is to include, but not be limited to:
 - a) Provision of legal and physical access to the Parcel being created and to the remnant to the standards and specifications of the Municipal District of Brazeau No. 77.
3. Pursuant to Section 91(1)(d) of the Planning Act, that all outstanding property taxes be paid.

CARRIED UNANIMOUSLY

Vacancy in the Membership of the Municipal Planning Commission

R. Matthews, Planning, Development and Lands Officer reported that Natalie Gibson has submitted her resignation as member of the MPC.

Council reviewed the vacancy issue and agreed that the position should be filled.

310-95 Moved by B. Guyon to advertise the vacancy on the MPC for two weeks in the local newspaper, stating that the candidate must reside in the M.D. of Brazeau.

CARRIED UNANIMOUSLY

A ratepayer arrived at the meeting at 9:22 am.

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COUNCIL MEETING MINUTES -6- 95 06 21

Application for Amendment to By-Law No. 104-90

River Ridge Area Structure Plan

Pt of W 1/2 10-49-7-W5M

Proposed By-Law No. 242-95

T. Trudeau arrived at the meeting at 9:32 am

Council reviewed the proposed by-law 242-95 to amend the River Ridge Area Structure Plan and the report presented by R. Matthews, Planning, Development and Lands Officer.

Mrs. Matthews reported that the residents of the area held an informal meeting on Tuesday, June 13, 1995 at which L. Johnson, Municipal Manager and herself were invited to attend. Concerns were raised by residents at the said meeting in reference to the collector road extending to the south of River Ridge Subdivision, as set out in the River Ridge Area Structure Plan adopted by By-Law in July of 1990. There were concerns expressed that if a collector road were to extend to the south residents within the River Ridge Subdivision would be subjected to additional dust, traffic, etc. In this proposed amendment to the Area Structure Plan changes include the deletion of the collector road to the south and a revision to the roadway system on the Lockhart property.

O. Lovatt of Lovatt Planning Consulting reviewed with Council the pro's and con's of collector roadways.

L. Coward pointed out that the collector road as proposed in the Area Structure Plan adopted in 1990 is a good concept. If further re-subdivision occurs in the ring road area, the collector road will take the pressure off of the main arterial road. There is a need for long range planning in this area.

J. Coombes stated that he was real upset about this whole issue. He agreed with the residents that the dedication for a collector roadway should not be taken.

E. Lambert also expressed his concern. When this area becomes densely populated, which is not an unreasonable assumption, future planning should now be done to ensure the dedication is in place for a collector road instead of later having to expropriate lands for this purpose.

311-95 Moved by J. Coombes to give first reading to By-Law 242-95.

IN FAVOR: W. Tweedle
J. Coombes

OPPOSED: B. Guyon
E. Lambert
L. Coward

DEFEATED

The ratepayers left at 10:45 am.

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COUNCIL MEETING MINUTES -7- 95 06 21

Application for Subdivision

Pt. Of SW 10-49-7-W5M

Lot A, Plan 5847 RS

Applicants/Registered Owners: Stables, Ernest & Patricia

Council reviewed the report and recommendation as presented by R. Matthews, Planning, Development and Land Officer.

312-95 Moved by E. Lambert to approve the application for subdivision subject to the following conditions:

1. Pursuant to Section 92(1)(b) of the Planning Act, that the owner/developer enter into a Development Agreement with the Municipal District of Brazeau No. 77 which is to include, but not be limited to:
 - a) Provision of legal and physical access to the Parcel being created and to the remnant to the standards and specifications of the Municipal District of Brazeau No. 77. Further, no direct access shall be allowed onto 35th Street from any parcel being created herein.
 - b) the provision of water and sewer services to the satisfaction of the Municipal District of Brazeau No. 77 and in accordance with the Infrastructure Study recommendations.
2. Pursuant to Section 91(1)(d) of the Planning Act, that all outstanding property taxes be paid.
3. That the proposed collector road right-of-way of 20 meters extending to the South of Lot A be dedicated to the Municipal District of Brazeau No. 77 in accordance with the Area Structure Plan adopted by Council of the Municipal District of Brazeau No. 77 by By-Law No. 104-90 on July 12, 1990.

IN FAVOR: W. Tweedle
L. Coward
B. Guyon
E. Lambert

OPPOSED: J. Coombes

CARRIED

Mr. & Mrs. Stables, O. Lovatt, R. Matthews and E. Peace left the meeting at 11:05 am.

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COUNCIL MEETING MINUTES -8- 95 06 21

DELEGATIONS

Delegations/Appointments

Arnold Rasmussen - Re: Ditching Machine

T. Fleming arrived at the meeting at 11:18 am.

A. Rasmussen attended the Council meeting to promote a ditching machine which he sells and also can be employed on a contract basis. He reported that good drainage can make a road last longer and that his contract cost is \$.75 per linear meter, and the purchase price is \$115,000.00 per unit.

E. Lambert thanked Mr. Rasmussen for his presentation and accepted it for information.

Mr. Rasmussen left the meeting at 11:30 am.

RATEPAYER
CONCERNS

Ratepayer Concerns

There were no ratepayer concerns.

PUBLIC
WORKS
MATTERS

Public Works Matters

Stop and Yield Sign By-Law No. 238-95

Council reviewed By-Law No. 238-95 to regulate and control vehicle traffic with respect to Highways under the direction, control and Management of the Municipal District of Brazeau No. 77, and to authorize the placing, erecting and marking of traffic control devices.

313-95 Moved by B. Guyon to give second reading to By-Law No. 238-95.

CARRIED UNANIMOUSLY

314-95 Moved by L. Coward to give third and final reading to By-Law No. 238-95.

CARRIED UNANIMOUSLY

Road Standard Policies

Council reviewed the Road Standard Policies as submitted by T. Fleming, Superintendent of Public Works.

315-95 Moved by E. Lambert to approve the Road Standard Policies as presented.

CARRIED UNANIMOUSLY

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COUNCIL MEETING MINUTES -9- 95 06 21

Request for Road Extension

Council reviewed a request for the township road 500 to be extended west to highway 759, the Tomahawk road. The extension would require a bridge to cross the Modeste Creek.

316-95 Moved by B. Guyon to accept the correspondence for information.

CARRIED UNANIMOUSLY

R. Matthews arrived at the meeting at 11:45 am.
J. Coombes left the meeting at 11:46 am.

Paving Tender SH 621

Council reviewed the report and recommendations as submitted by G. Thomson, Project Manager for the Paving of SH 621:02.

317-95 Moved by B. Guyon to award the contract to Ledcor Industries Ltd. For \$1,179,956.60.

IN FAVOR: W. Tweedle
B. Guyon
E. Lambert
L. Coward

ABSENT: J. Coombes

CARRIED

J. Coombes arrived at the meeting at 11:48 am.

Canada/Alberta Infrastructure Works

Council reviewed the correspondence received from the Infrastructure Program office.

318-95 Moved by E. Lambert to withdraw the municipalities Infrastructure application on the paving for the Birchwood Road.

CARRIED UNANIMOUSLY

SH 620 Tenders

Discussion took place regarding the need to schedule a special Council meeting for the purpose of tender approval for the grading, granular base course, Asphalt concrete pavement EPS and other work on SH 620. A meeting date was set for Thursday, June 29 at 3:00 p.m. at the M. D. office.

**RECESS FOR
LUNCH**

Recess for Lunch

319-95 Moved by E. Lambert to recess the regular Council meeting of 95 06 21 for lunch at 11:53 am.

CARRIED UNANIMOUSLY

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COUNCIL MEETING MINUTES -10- 95 06 21

CALL TO ORDER Reeve W. Tweedle called the meeting to order at 1:03 pm.

PRESENT

Present

W. Tweedle, Reeve
B. Guyon, Councillor
L. Coward, Councillor
E. Lambert, Councillor
J. Coombes, Councillor
L. Johnson, Municipal Manager
K. Robinson, Recording Secretary
R. Matthews, Planning, Development and Lands Officer
T. Fleming, Supt. Of Public Works

Others

T. Trudeau, Western Review
J. Starling, Ratepayer

**PLANNING
DEVELOPMENT
AND LANDS
MATTERS**

Planning, Development and Lands Matters

**Application for Amendment to Land Use By-Law
No. 109-90 Proposed By-Law No. 243-95**

Pt. Of Lot 2, Plan 762 2449

Pt. Of SW 1/4 4-49-7-W5M

From Rural Mobile Home Park to Commercial

Applicant: Pleasantview Mobile Home Park

Registered Owner: Dr. & Mrs. Lookmanjee

Council reviewed the report and recommendation as presented by
R. Matthews, Planning, Development and Lands Officer.

An application had previously been received from Dr. & Mrs.
Lookmanjee for re-designation of the above noted lands in November of
1994. At the time of application, the Municipal District of Brazeau No. 77
was amending its Land Use By-Law for creation of a Commercial
District. Thus being the case, this application was tabled until such time
as that district was in place. It was then suggested to the registered owners
that their application for re-designation be made in conjunction with a
subdivision application. The subdivision application was received and
submitted to the contract planner for processing. The proposed re-
designation now complies with the proposed land use in that district.

Mrs. Matthews reports that the Joint Municipal Planning Commission
recommended to Council of the M. D. Of Brazeau that first reading be
given to proposed By-Law No. 243-95 and a public hearing be scheduled
to amend the land use designation of Pt. Of Lot 2, Plan 762 2449 from
Rural Mobile Home Park to Commercial.

320-95 Moved by B. Guyon to give first reading to By-Law
No. 243-95.

CARRIED UNANIMOUSLY

321-95 Moved by L. Coward to schedule a Public Hearing
regarding By-Law 243-95 on July 11th at 9:00 am.

CARRIED UNANIMOUSLY

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Application for Subdivision

Pt of SW 18-49-7-W5M

(Lot 3, Block 5, Plan 902 1730

Applicant: Ron Robinson

(Challenger Surveys)

Registered Owner: Alpine Environmental

L. Johnson reviewed the new requirements for conflict of interest as set out in the new Municipal Government Act, which included the fact that elected officials do have a right to be heard by Council as a taxpayer or landowner on a matter related to land.

E. Lambert declared a conflict of interest anyway and left the meeting at 1:20 pm.

Council reviewed the report and recommendation as presented by R. Matthews, Planning, Development and Lands Officer.

This is an application to create 4 rural industrial lots from an existing 5.33 ha (13.17 ac) lot. The subject lands are located within the Joint General Municipal Plan area and within the Hamlet of Poplar Ridge.

Lovatt Planning Consultants recommended that the application for subdivision be approved subject to the following conditions:

1. That a development permit be granted, for the setback relaxation
With reference to the quonset located in the southeast corner of proposed Lot 7.
2. Pursuant to Section 92(1)(b) of the Planning Act, that the owner/developer enter into a development agreement with the Municipal District of Brazeau No. 77 which is to include, but not be limited to:
 - the provision of legal and physical access to all parcels being created, to the standards and specifications of the Municipal District of Brazeau No. 77.
 - the provision of water and sewer services to the satisfaction of the M. D. of Brazeau No. 77.
3. Pursuant to Section 91(1)(d) of the Planning Act, that all outstanding property taxes be paid.
4. Dedication of land for future service road to extend as required by the Public Works Department of the Municipal District of Brazeau No. 77.

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COUNCIL MEETING MINUTES -12- 95 06 21

Mrs. Matthews reported that the Joint Municipal Planning Commission suggested to Council of the Municipal District of Brazeau No. 77 that approval be granted subject to the recommendations from Lovatt Planning Consultants.

322-95 Moved by B. Guyon to approve the subdivision application subject to the condition recommended.

IN FAVOR: W. Tweedle
 L. Coward
 B. Guyon .

OPPOSED: J. Coombes

CARRIED

Proposed Subdivision and Development Regulation

Council reviewed the correspondence from Tom Thurber, Minister of Municipal Affairs regarding the discussion paper on the Proposed Subdivision and Development Regulation.

323-95 Moved by J. Coombes to table this issue until the next Council meeting of July 11th to give each councillor the time to review the document.

CARRIED UNANIMOUSLY

Evaluation of Lands Adjacent to the Town of Drayton Valley

Council reviewed correspondence received from ISL regarding the evaluation of lands adjacent to the Town of Drayton Valley.

324-95 Moved by L. Coward to authorize Administration to contract the evaluation of the lands to a maximum cost of \$10,000.

IN FAVOR: E. Lambert
 L. Coward

OPPOSED: W. Tweedle
 B. Guyon
 J. Coombes

DEFEATED

325-95 Moved by B. Guyon to proceed with items 1,3, and 5 as follows:

- 1) produce a concept plan for a future walkway system.
- 3) prepare a right-of-way plan for the proposed arterial road showing widening requirements

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- 5) establish a preliminary plan for routine of a sanitary sewer system connecting onto the existing trunk main.

J. Coombes stated his opposition to proceeding with the evaluation by ISL.

IN FAVOR: W. Tweedle
B. Guyon
E. Lambert

OPPOSED: J. Coombes
L. Coward

CARRIED

R. Matthews and T. Fleming left the meeting at 2:08 pm.

**GENERAL
MATTERS**

General Matters

Agreement on Internal Trade

Council reviewed the correspondence from the A.A.M.D. & C.

326-95 Moved by E. Lambert to support the A.A.M.D. & C.'s position on internal trade.

CARRIED UNANIMOUSLY

**ITEMS FOR
INFORMATION**

Correspondence/Items for Information

- A) Correspondence dated June 7/95 from Alberta Transportation and Utilities regarding the 1995/96 Construction Report.
- B) Correspondence dated June 2/95 from Alberta Transportation and Utilities regarding a proposal for de-designating several sections of primary highways and approach roads.
- C) Correspondence dated June 5/95 from Alberta Economic Development and Tourism regarding changes in the Tourism Industry.
- D) Correspondence dated June 6/95 from Alberta Municipal Affairs regarding an amendment to the MGA regarding non-profit organizations.
- E) Correspondence dated May 30/95 from Alberta Economic Development and Tourism regarding the proposed Tourism Destination Regions.

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COUNCIL MEETING MINUTES -14- 95 06 21

- F) Correspondence dated June 5/95 from the West Central Airshed Society regarding the Annual General Meeting.

327-95 Moved by L. Coward that B. Guyon represent the M.D. on the West Central Airshed Society.

CARRIED UNANIMOUSLY

- G) A.A.M.D. & C. Municipal News Highlights dated May 7/95.

- H) A.A.M.D. & C. Municipal News Highlights dated May 31/95.

328-95 Moved by J. Coombes that a letter be sent to Alberta Environmental Protection stating Councils concerns and requesting information regarding the results of the testing.

CARRIED UNANIMOUSLY

329-95 Moved by E. Lambert to receive the correspondence items for information.

CARRIED UNANIMOUSLY

**COUNCILLOR'S
REPORTS**

Councillor's Reports

E. Lambert gave an overview of the Landfill Authority meeting.

B. Guyon stated that he had attended the Elected Officials Symposium in Red Deer with W. Tweedle and L. Coward and found it to be very informative.

**QUESTION
PERIOD**

Question Period

T. Trudeau requested the date of the next Council meeting.

330-95 Moved by L. Coward to change the July 13 Council meeting to July 11, 1995 at 8:30 am.

CARRIED UNANIMOUSLY

331-95 Moved by J. Coombes to rescind resolution # 246-95 previously scheduling the Court of Revision for July 13th, and that it be rescheduled for July 11th.

CARRIED UNANIMOUSLY

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COUNCIL MEETING MINUTES -15- 95 06 21

ADJOURNMENT Adjournment

331-95 Moved by E. Lambert to adjourn the Regular Council Meeting of 95 06 21 at 2:35 pm.

Reeve

Municipal Manager

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