

MINUTES OF THE REGULAR COUNCIL MEETING OF BRAZEAU COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING, COUNCIL CHAMBERS IN BRAZEAU COUNTY ON TUESDAY, 2013 08 06

CALL TO ORDER

Reeve W. Tweedle called the meeting to order at 9:00 am.

PRESENT

W. Tweedle, Reeve
R. Kitching, Councillor
P. Monteith, Councillor
D. Konelsky, Councillor
A. Heinrich, Councillor
S. Mahan, Councillor
K. Westerlund, Councillor
B. Christie, Director of Corporate Services, Acting CAO
K. Robinson, Executive Assistant
R. Ennis, Director of Community Services
J. Evasiuk, Director of Public Works and Infrastructure

OTHERS

L. Allan, Western Review

ADDITION TO AND ADOPTION OF AGENDA

Addition to and Adoption of Agenda

572/13 Moved by D. Konelsky to approve the agenda with the following additions:

- 6. Delegations
-Brazeau Tourism cancelled
- 9. Community Services
 - d) Town of Drayton Valley Tourism Report by EPBR
- 43. Meeting Dates
 - e) Alberta Agriculture Leduc Food Processing Tour

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Adoption of Minutes

573/13 Moved by R. Kitching to approve the minutes of the July 16, 2013 Council meeting amended as follows:

Page 11 – Motion 546/13 should read 818-13.

CARRIED UNANIMOUSLY

WT

**BUSINESS
ARISING**

Business Arising

None

**URGENT
ITEMS**

Urgent Items

None

**CORPORATE
SERVICES**

Corporate Services

Investment Summary

Council reviewed the report presented.

574/13 Moved by P. Monteith to receive the Investment Summary as at June 30, 2013 as presented.

CARRIED UNANIMOUSLY

Statement of Financial Position

Council reviewed the report presented.

575/13 Moved by S. Mahan to receive the Statement of Financial Position as at June 30, 2013 as presented.

CARRIED UNANIMOUSLY

2013 Municipal Election – Advance Vote

Council reviewed the report presented.

576/13 Moved by P. Monteith that an advance vote and an incapacitated vote for the Brazeau County 2013 Municipal Election be held at locations, dates and times to be determined by the returning officer.

CARRIED UNANIMOUSLY

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FIRE SERVICES

Fire Services

Birchwood Village Greens Fire Hazard Assessment

Council reviewed the report presented.

577/13 Moved by K. Westerlund that Administration respond to the Birchwood Condo residents with an update on the unsightly premise of the golf course and include a copy of the Fire Hazard Assessment Report.

CARRIED UNANIMOUSLY

COMMUNITY SERVICES

Community Services

Clock for Council Chambers

Council reviewed the report presented.

578/13 Moved by S. Mahan to approve the purchase of the Carolina Wall Clock for \$276.21 for the County Council Chamber.

IN FAVOUR: S. Mahan
A. Heinrich
D. Konelsky

OPPOSED: W. Tweedle
K. Westerlund
P. Monteith
R. Kitching

DEFEATED

579/13 Moved by P. Monteith that Council does not need a clock for Council Chamber.

IN FAVOUR: W. Tweedle
K. Westerlund
P. Monteith
R. Kitching

OPPOSED: S. Mahan
A. Heinrich
D. Konelsky

CARRIED

WT

Community Investment Plan – Wine and Cheese Event

Verbal report given by R. Ennis, Director of Community Services.

580/13 Moved by S. Mahan to receive for information.

CARRIED UNANIMOUSLY

Request for Funding – Mason Kuhn

Council reviewed the request for funding.

581/13 Moved by R. Kitching that Administration draft a policy to consider requests for funding by individuals for sports and cultural events.

CARRIED UNANIMOUSLY

582/13 Moved by D. Konelsky to contribute \$500.00 to Mason Kuhn to assist with the cost associated with his trip to Australia to compete in the Royal Lifesaving Society Commonwealth Championships.

IN FAVOUR: S. Mahan
D. Konelsky
A. Heinrich
K. Westerlund
R. Kitching

OPPOSED: W. Tweedle
P. Monteith

CARRIED

Town of Drayton Valley Tourism Report by EPBR

Verbal report given by Councillor S. Mahan.

583/13 Moved by P. Monteith to request a copy of the document prepared by the Eagle Point Park for the Town of Drayton Valley regarding the Town's tourism strategy.

CARRIED UNANIMOUSLY

584/13 Moved by P. Monteith that Reeve W. Tweedle schedule a meeting with Mayor Moe Hamdon to discuss the Marketing Strategy Report prepared by VIBE.

CARRIED UNANIMOUSLY

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PUBLIC WORKS

Public Works and Infrastructure

Contract for Grading Project – Range Road 53 and Bridge Files

Council reviewed the report presented.

585/13 Moved by P. Monteith to accept the lowest tender for the grading project on Range Road 53 and Bridge Files and direct Administration to proceed with awarding the project to Prairie Erectors Int'l Inc. for \$3,647,428.24 (plus G.S.T.) with an upset project value of \$4,397,711.06 (plus G.S.T.).

CARRIED UNANIMOUSLY

Reeve W. Tweedle called for a break at 9:59 am and the meeting resumed at 10:10 am.

**DELEGATIONS/
APPOINTMENTS**

Delegations/Appointments

Public Hearing Re: Bylaw 815-13

586/13 Moved by P. Monteith that the regular Council meeting of August 6, 2013 proceed into 'public hearing' at 10:10 am for the purpose of receiving public input regarding Bylaw 815-13.

CARRIED UNANIMOUSLY

The owners of Lindale Truck Service Ltd. were in attendance and requested clarification regarding what affect Direct Control would have on any future changes for the Area Structure Plan. They also asked when a Traffic Impact Study would be required.

587/13 Moved by P. Monteith that the regular Council meeting of August 6, 2013 come out of 'public hearing' at 10:24 am.

CARRIED UNANIMOUSLY

**PLANNING AND
DEVELOPMENT**

Planning and Development

Statutory Amendment 13P-003
Bylaw 815-13: Amend the Alsike Area Structure Plan
Applicant: Lindale Truck Service Ltd.

Council reviewed the report presented.

588/13 Moved by A. Heinrich to give 2nd reading to Bylaw 815-13.

CARRIED UNANIMOUSLY

WT

589/13 Moved by R. Kitching to give 3rd and final reading to Bylaw 815-13.

CARRIED UNANIMOUSLY

DELEGATIONS/
APPOINTMENTS

Delegations/Appointments

Public Hearing Re: Bylaw 816-13

590/13 Moved by K. Westerlund that the regular Council meeting of August 6, 2013 proceed into 'public hearing' at 10:26 am for the purpose of receiving public input regarding Bylaw 816-13.

CARRIED UNANIMOUSLY

There were no residents in attendance to speak for or against the application.

591/13 Moved by P. Monteith that the regular Council meeting of August 6, 2013 come out of 'public hearing' at 10:30 am.

CARRIED UNANIMOUSLY

PLANNING AND
DEVELOPMENT

Planning and Development

Land Use Bylaw Amendment 13A-006
Bylaw 816-13: Redistrict Lot 3, Block 2, Plan 032 1351 within NE 35-48-4-W5M
From Highway Commercial (HWY C) to Direct Control (DC)
Applicant: Lindale Truck Service Ltd.

Council reviewed the report presented.

592/13 Moved by P. Monteith to give 2nd reading to Bylaw 816-13.

CARRIED UNANIMOUSLY

593/13 Moved by A. Heinrich to give 3rd and final reading to Bylaw 816-13.

CARRIED UNANIMOUSLY

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DELEGATIONS/
APPOINTMENTSDelegations/Appointments

Don Reggenwetter attended the meeting to request that Council amend the policy that regulates the width of driveways with regard to the River Ravine Estates subdivision.

Les Huber stated that when he bought his home in the subdivision the garage was at one end of house and driveway at the other and County staff gave verbal permission for him to extend the width of his driveway by 5 feet in order to line up the driveway with the garage.

Brian Thronson indicated that he built a shop next to his home for a motorhome and other equipment and was given permission from the County through Mr. Reggenwetter for two driveways.

Reeve W. Tweedle thanked Mr. Reggenwetter, Mr. Huber and Mr. Thronson for their comments.

594/13 Moved by D. Konelsky that Administration research the concerns and bring a report back to Council.

CARRIED UNANIMOUSLYPLANNING AND
DEVELOPMENTPlanning and DevelopmentRoad Access Policies

Council reviewed the report presented.

A resident in attendance indicated that he purchased property (NE-13-49-9-W5M) with no access and wants to build a cabin – but can't get a permit from the County.

Another resident in attendance indicated that he and his wife and four children moved into the county from Alder Flats. They bought ½ section and moved into an old house that's been there since 1960's. They are using an oil lease road and a neighbours quarter section for access. He stated they would like to build a new home but can't get a permit because of the lack of access.

595/13 Moved by D. Konelsky to approve staff recommendation to reaffirm the application of current policies.

DEFEATED UNANIMOUSLY

596/13 Moved by P. Monteith that Administration draft a policy to allow flexibility for access through easement agreements.

CARRIED UNANIMOUSLY

WT

**DELEGATIONS/
APPOINTMENTS**

Delegations/Appointments

Ratepayer Concerns

None

**PLANNING AND
DEVELOPMENT**

Planning and Development

Land Use Bylaw Amendment 13A-008

Bylaw 819-13: Redistrict Pt. of NE 30-49-7-W5M from Agriculture (AG)
To Rural Industrial (RI)

Applicant: DV Oilfield Services/Darren & Sandra Urkevich

Council reviewed the report presented.

597/13 Moved by D. Konelsky to give first reading to Bylaw 819-13 and schedule a public hearing for September 17, 2013 at 10:00 am.

CARRIED UNANIMOUSLY

Land Use Bylaw 782-12 Issue Review – Agricultural Industry Use

Council reviewed the report presented.

598/13 Moved by A. Heinrich to table further discussion regarding the Agricultural Industry Use to the Major Home Occupation discussion.

CARRIED UNANIMOUSLY

**RECESS FOR
LUNCH**

Recess for Lunch

599/13 Moved by K. Westerlund that the regular Council meeting of August 6, 2013 recess for lunch at 12:10 pm.

CARRIED UNANIMOUSLY

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**CALL TO
ORDER**

Reeve W. Tweedle called the meeting to order at 1:07 pm.

PRESENT

W. Tweedle, Reeve
R. Kitching, Councillor
P. Monteith, Councillor
D. Konelsky, Councillor
A. Heinrich, Councillor
S. Mahan, Councillor
K. Westerlund, Councillor
B. Christie, Director of Corporate Services, Acting CAO
K. Robinson, Executive Assistant
R. Ennis, Director of Community Services
J. Evasiuk, Director of Public Works and Infrastructure

OTHERS

L. Allan, Western Review

**PLANNING AND
DEVELOPMENT****Planning and Development****Major Home Occupations – Stakeholder Consultation Summary and Recommendations**

Council reviewed the report presented. Council requested the report be amended as follows:

“Home Occupation Major” definition – consensus of Council was to increase the number of employees to twelve (12) in total. An employee being someone who normally attends the site as part of daily operations.

- 5(a) Hours of operation for Major Home Occupations may be regulated to ensure that nearby residences are not negatively impacted. **Council consensus was to accept the staff recommended change.**
- 5(b) Outside storage of equipment, goods, materials, commodities or finished products shall be at the discretion of the Development Authority and should take place in a location on the property behind the principal residence in order to maintain a residential character. **Council consensus was that Administration reword the section to allow the Development Authority to use their discretion with regard to placement of outside storage, i.e. the location may be behind, beside or several yards off to the side of the principal residence.**
- 5(c) The home based business use shall preserve the privacy of adjacent residential dwellings to the satisfaction of the Development Authority. **Council consensus was to accept the staff recommended change.**

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- 5(d)(i) Major Home Occupations shall not: involve the use or storage of hazardous and/or combustible substances. **Council consensus was that Administration reword the section as follows: Major Home Occupations shall inform the Development Authority of the use or storage of hazardous and/or combustible substances.**
- 5(d)(ii) Create health and safety or environmental risks. **Council consensus was that Administration reword the section as follows: Not create health and safety or environmental risks.**
- 5(d)(iii) Create a nuisance that impact on neighbouring properties (such as noise, dust, light, smoke, heat or similar emissions) considered offensive by the Development Authority. **Council consensus was that Administration reword the section as follows: Not create a nuisance that impact on neighbouring properties (such as noise, dust, light, smoke, heat or similar emissions) considered offensive by the Development Authority.**
- 5(e) The parking of any commercial vehicles shall not exceed a maximum of 6 in total:
- (i) Four (4) of the six (6) permitted vehicles may be up to a maximum of six and one half (6.5) metric tons GVW, excluding trailers. This includes a maximum size truck similar to a Ford F-350, Dodge RAM 3500, GMC Sierra, panel vans, small delivery vehicles and similar vehicles. This is not intended to accommodate dump trucks or welding trucks.
 - (ii) Two (2) of the six permitted vehicles may be over six and one half (6.5) metric tons GVW, excluding trailers. Dump trucks and welding trucks shall count towards this limit under this category regardless of GVW.
 - (iii) Vehicles shall not exceed their axle weights as per the Traffic Safety Act and associated regulations.

Council consensus was that Administration reword the section as follows and delete sections (i), (ii) and (iii): The parking of any commercial vehicles shall not exceed a maximum of six (6) in total.

Reeve W. Tweedle called for a break at 3:23 pm and the meeting resumed at 3:31 pm.

- 5(iv) Outdoor parking of vehicles, trailers and related equipment as well as outdoor storage areas shall be screened from view of adjacent private and public properties, including roads, to the satisfaction of the Development Authority. **Council consensus was to amend the section by removing "shall" and replacing it with "may".**

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- 5(f) Up to eight (8) employees in total, including the business owner/resident and other residents of the property, may be permitted as part of the approval and operation of a major home occupation if deemed appropriate by the Development Authority. **Council consensus was to amend the section by changing the number of employees to twelve (12) as previously agreed to in the Home Occupation Major definition.**
- 5(i) Home Occupation "Major" development permits shall be subject to review by the Development Authority on a regular three year basis to ascertain compliance with the conditions of approval. Business operations that have outgrown the definition of Home Occupation "Major" should seek to relocate to a suitable industrial/business park. **Council consensus was to accept the staff recommended change.**

Definition of nuisance: "Nuisance" means anything that is obnoxious, offensive or interferes with the use or enjoyment of property. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building. **Council consensus was to accept the staff recommended change.**

Definition of screening: "Screening" means a fence, earth berm, or trees and hedges or combination thereof used to visually and/or physically separate areas. **Council consensus was to accept the staff recommended change.**

4.12 Landscaping

- (12) Requirements for screening shall be designed to the approval of the Development Authority to mitigate offsite visual impacts.
- (a) A landscape plan shall be required along with development applications that require screening.

Council consensus was to accept the staff recommended change.

Council consensus was that Administration amend the report and bring back to the September 17th or October 2, 2013 Council meeting.

600/13 Moved by D. Konelsky to give first reading to Bylaw 782-12 as amended and proceed with public consultation.

CARRIED UNANIMOUSLY

WT

Agricultural Industry Use

Council reviewed the report presented.

Councillor P. Monteith left the meeting at 4:28 pm and returned at 4:33 pm.

601/13 Moved by K. Westerlund to follow the staff recommendation to reject the adoption of the Agricultural Industry Use into the Land Use Bylaw.

IN FAVOUR: K. Westerlund
S. Mahan
D. Konelsky
P. Monteith
R. Kitching
W. Tweedle

OPPOSED: A. Heinrich

CARRIED

602/13 Moved by P. Monteith that Administration research how other municipalities deal with agricultural operations with an industrial component.

CARRIED UNANIMOUSLY

GENERAL MATTERS

General Matters

Notice of Public Hearing Pt. of SE ¼ 5-49-7-W5M

Council reviewed the correspondence received.

603/13 Moved by R. Kitching to refer the notice to Public Works Administration for review and a response accordingly.

CARRIED UNANIMOUSLY

Wild Rose Public Schools – June 20, 2013 Joint Meeting

Council reviewed the correspondence received.

604/13 Moved by P. Monteith that Reeve W. Tweedle contact the Wild Rose Public Schools Chairperson to discuss.

CARRIED UNANIMOUSLY

WT

Motion M-441 – Motion to carry out a review of the Vessel Operation Restriction Regulations

Council reviewed the correspondence received.

605/13 Moved by K. Westerlund to receive for information.

CARRIED UNANIMOUSLY

Economic Action Plan 2013

Council reviewed the correspondence received.

606/13 Moved by P. Monteith to receive for information.

CARRIED UNANIMOUSLY

Request from the Rotary Club of Drayton Valley

Council reviewed the correspondence received.

607/13 Moved by P. Monteith to invite the Rotary Club of Drayton Valley to attend a Council meeting to make a presentation outlining the details of the Rotary House project.

CARRIED UNANIMOUSLY

QUESTIONS FROM THE MEDIA

Questions from the Media

None

CORRESPONDENCE ITEMS

Correspondence/Items for Information

- a) Thank you letter from the Village of Breton
- b) Thank you letter from Birchwood Country Condo
- c) Correspondence from Atco Gas titled: Importance of Contacting Alberta One-Call Before you Dig

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- d) Yellowhead Regional Library (YRL) 2012 Annual Report and 2013-2015 Plan of Service (Available from Administration)
- e) Copy of correspondence from Alberta Transportation to Kerry Doran, Recreation Activity Coordinator for the Town of Drayton Valley regarding the Drayton Valley 100 Bike Tour September 14, 2013
- f) Correspondence from the Clean Air Strategic Alliance (CASA) regarding their 2012 Annual Report (Available from Administration)
- g) Correspondence from Alberta Municipal Affairs regarding the Municipal Sustainability Initiative (MSI) – 2012 Capital Statement of Funding and Expenditures (SFE)
- h) Alberta Transportation Tender Schedule – for information only

608/13 Moved by P. Monteith to receive the correspondence items for information.

CARRIED UNANIMOUSLY

**COUNCILLOR
REPORTS**

Councillor Reports – June 16 – July 15, 2013

Reeve W. Tweedle reported that he attended:

- Regular Council Meetings X 2
- Frank Maddock Grad
- Breton Parade – no charge
- Subdivision and Development Appeal
- ASB Tour in Bonnyville

Councillor P. Monteith reported that she attended:

- Regular Council Meetings X 2
- Joint Meeting with Town and Wildrose School Division
- Breton Chamber of Commerce – no charge
- Breton Library Board Meeting
- Breton High School Grad – represented County – no charge
- Breton Parade – represented County – no charge
- Pembina District Meeting in Edmonton

WT

Councillor S. Mahan reported that she attended:

- Brazeau County Library Board Meeting
- EPBR
- Regular Council Meetings X 2
- Presentation to D.V. Library Board
- Presentation to Breton Library Board
- Meeting with Wildrose School Board and Town Council
- First Nations Metis Inuit National Day Celebrations
- Brazeau County Library Board Meeting
- RPAP
- Property thefts Violet Grove
- MPC
- Pembina Zone Meeting
- OChiese Truck Stop Opening (missed from previous report)

Councillor D. Konelsky reported that she attended:

- Regular Council Meetings X 2
- ASB
- Meeting with Wildrose School Division
- EARN Meeting
- Women in Business Meeting
- DV Canada Day Parade and Greetings
- Seniors Foundation
- ASB Summer Tour in Bonnyville
- Community Investment

Councillor R. Kitching reported that he attended:

- Aquatic Funding Committee Meeting
- Regular Council Meetings X 2
- Wildrose School Division Meeting
- NSWA Sturgeon River Meeting in St. Albert
- NSWA Exec Meeting
- Rural Crime Watch meeting in Violet Grove
- NSWA AGM – St. Albert
- MPC
- Community Investment Committee

wt

Councillor A. Heinrich reported that he attended:

- Library Board Meeting
- Regular Council Meetings X 2
- Library Board Meeting with DV Library Board
- Library Board Meeting with Breton Library Board
- Meeting with WRSD & DV
- PAS Meeting
- Housing Committee Meeting
- SDAB
- Community Investment Meeting

Councillor K. Westerlund reported that she attended:

- Aquatic Feasibility Committee
- Regular Council Meetings X 2
- DV Library Board Meeting
- Joint Meeting with Wildrose School Division
- National Aboriginal Day celebration – no charge
- Violet Grove Crime Watch – no charge
- Family Wellness Meeting
- Women in the Workplace Seminar
- MPC
- Joint Housing Meeting
- AAMDC Zone Meeting - Edmonton

609/13 Moved by R. Kitching to receive the Councillor Reports as submitted.

CARRIED UNANIMOUSLY

REEVE’S REPORT

Reeve’s Report

Reeve W. Tweedle reported that he attended: SDAB; ASB Tour; presentation to Mrs. Hanson for her 100th birthday and Leduc County’s 50th Anniversary Celebration.

610/13 Moved by P. Monteith to receive the Reeve’s report for information.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Committee Reports

MPC Chairman’s Report

Councillor R. Kitching provided a report regarding the Municipal Planning Commission.

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Drayton Valley Library Board

Councillor K. Westerlund provided a report regarding the Drayton Valley Library Board.

Eagle Point/Blue Rapids Parks Council

Councillor S. Mahan provided a report regarding the Parks Council.

611/13 Moved by A. Heinrich that Administration request regular reports from the Breton FCSS.

CARRIED UNANIMOUSLY

Ad-hoc Housing Condition Index Committee

Councillor A. Heinrich/Councillor K. Westerlund provided a report regarding the Ad-hoc Housing Condition Index Committee

612/13 Moved by K. Westerlund to receive the Councillor Committee Reports for information.

CARRIED UNANIMOUSLY

**MEETING
DATES**

Meeting Dates

Rotary House Groundbreaking Ceremony August 14, 2013 – 4:00-6:00 pm

613/13 Moved by R. Kitching to approve Council's attendance at the Rotary House Groundbreaking Ceremony on August 14, 2013.

CARRIED UNANIMOUSLY

Budget Meeting Dates for Review of 2014 Annual Budget

614/13 Moved by S. Mahan to schedule November 26th afternoon, 27 and 28, 2013 for the 2014 Annual Budget review.

CARRIED UNANIMOUSLY

WT

Quarterly Reporting – set September Review Date

615/13 Moved by A. Heinrich to schedule September 25, 2013 from 9:00 am to 3:00 pm for a Quarterly Reporting Meeting.

CARRIED UNANIMOUSLY

Ratify any meetings attended since July 16, 2013

616/13 Moved by D. Konelsky to approve Council's attendance at the Alberta Agriculture Leduc Food Processing Tour.

CARRIED UNANIMOUSLY

ADJOURNMENT **617/13** Moved by K. Westerlund that the regular Council Meeting of August 6, 2013 adjourn at 5:49 pm.

CARRIED UNANIMOUSLY



Reeve



Chief Administrative Officer