

## MINUTES

Yellowhead County Council held a meeting on April 8, 2008 at 9:30 a.m. in the Council Chambers, at the Yellowhead County Administration Building in Edson, Alberta.

### COUNCILLORS

#### PRESENT:

Gerald Soroka, Mayor  
Larry Richter, Deputy Mayor & Councillor, Division No. 4  
George Webster, Councillor, Division No. 1  
Ewald Kwirant, Councillor, Division No. 2  
Jay Lowe, Councillor, Division No. 3  
Cheryl Bissell, Councillor, Division No. 5  
William Velichko, Councillor, Division No. 6  
Roxanne Scherger, Councillor, Division No. 7  
Lavone Olson, Councillor, Division No. 8

### COUNCILLORS

#### ABSENT:

None

### ADMINISTRATION

#### PRESENT:

Barb Lyons, Director of Corporate Services/ Acting Chief Administrative Officer  
Linde Proskow, Council Secretary/ Recording Secretary  
Catherine Adair, Communications Coordinator  
Don O'Quinn, Director of Infrastructure Services  
Debbie Charest, Director of Community Services

### STAFF

#### PRESENTATIONS:

Brent Shepherd, Planning Supervisor  
Kelly Jensen, Planning and Subdivision Officer  
Jan Karasek, Planning & Development/ Subdivision Officer

Mayor Soroka called the council meeting to order at 9:30 a.m.

#### **1.1 ADOPTION OF THE APRIL 8, 2008 REGULAR COUNCIL MEETING AGENDA**

RES 105-04-08-08

MOVED BY Councillor Scherger that Council adopts the April 8, 2008 regular council meeting agenda as presented.

CARRIED UNANIMOUSLY

#### **2.1 ADOPTION OF THE MARCH 10, 2008 COMMITTEE OF THE WHOLE MEETING MINUTES**

RES 106-04-08-08

MOVED BY Councillor Lowe that Council adopts the March 10, 2008 Committee of the Whole meeting minutes as presented.

CARRIED UNANIMOUSLY

#### **2.2 ADOPTION OF THE MARCH 11, 2008 REGULAR COUNCIL MINUTES**

RES 107-04-08-08

MOVED BY Councillor Kwirant that Council adopts the March 11, 2008 regular Council meeting minutes as presented.

CARRIED UNANIMOUSLY

Mayor Soroka recessed the council meeting at 9:35 a.m. in order to conduct a Public Hearing for Bylaw No. 5.08, being a bylaw to redistrict part of the N½ 15 and S½ of 22-53-29-W5M from FD – Forestry District to RI – Rural Industrial District and for Bylaw No. 18.07, being a bylaw to redistrict LSD 15 and LSD 16 of NE 28-53-24-W5M and LSD 1 and LSD 2 of SE 33-53-24-W5M from FD – Forestry District to RI – Rural Industrial District.

Yellowhead County Council toured the bus presented by the Wildwood Legion and Seniors the bus has been partially funded by Yellowhead County.

Mayor Soroka reconvened the council meeting at 10:21 a.m.

Lori Rehn representing the Wildwood Legion informed Council that they were invited to the ribbon cutting ceremony with MLA George VanderBurg on May 9, 2008 commencing at 11:30 a.m. with a barbeque to follow. Ms. Rehn thanked Council for Yellowhead County's support in funding the new bus and stated that it was "a dream come true" for many.

#### **4.1 COLIN WILLIAMS ROAD REQUEST**

Administration advised that at the March 10, 2008 Committee of the Whole meeting Council had reviewed a road upgrade request from Mr. Collin Williams with respect to the access road to his property.

The road in question was a former railway grade that was utilized to access potentially six parcels of land. At present, the road provided access to four parcels as the other two parcels were accessed by the north/south roadway.

The Committee of the Whole reviewed the correspondence from Mr. Williams in which he advised that:

- The roadway was the width of the original rail right-of-way with steep side slopes.
- Yellowhead County continued to approve development permits along the roadway which caused increased traffic.
- Lack of ditching on portions of the roadway caused flooding issues in the spring.

Mr. Williams requested that Yellowhead County include widening and ditching of the road to new County standards.

The Committee of the Whole was advised that staff had reviewed the issue and that the current roadway had a 6-metre top which met previous Council policy (Yellowhead County had many roads with a 6-metre top). Administration did not disagree that some of the side slopes were steep, but from an overall traffic volume and safety perspective, this road would rate very low on a priority basis. The Planning department advised that in the last five years only two development permits were issued that had access from this road.

Infrastructure Services advised that to upgrade this road to an 8-metre standard, additional right-of-way would be required, and the cost of the upgrade would be in the magnitude of \$500,000.00.

RES 108-04-08-08

MOVED BY Councillor Bissell that Council denies Mr. Williams road development request;

AND THAT Administration develops a policy outlining priority criteria relative to how Yellowhead County might upgrade existing 6-metre roadways to the new, higher standard.

CARRIED UNANIMOUSLY

#### **4.2 LETTER OF SUPPORT FOR GRANDE ALBERTA ECONOMIC REGION (GAER) FUNDING REQUEST**

Administration advised that the Grande Alberta Economic Region (GAER) sought funding from Alberta's Rural Development Fund to implement the Regional Tourism Development Strategy Pilot Project. This strategy was developed in 2006 and identified seven priority objectives and six broad recommendations relative to initiatives to support tourism development in the region.

A feasibility study for the Development Strategy was conducted in 2007. The feasibility study concluded that the goals in the Development Strategy were feasible contingent on securing additional staff or contract resources to pursue the work effort identified in the action plan prepared for the Development Strategy. The Grande Alberta Economic Region hoped to fund these resources through the Province's Rural Development Fund.

The Grande Alberta Economic Region had stated that an integral part of the application process was support from partners. Yellowhead County was both a member of the Grande Alberta Economic Region as well as a tourism operator within the GAER region. The Grande Alberta Economic Region requested that Yellowhead County write a Letter of Support regarding the funding request. No financial support was required from Yellowhead County for this funding application.

RES 109-04-08-08

MOVED BY Councillor Kwirant that Council provides Grande Alberta Economic Region (GAER) with a Letter of Support for their funding request from the Alberta Rural Development Fund to implement the Regional Tourism Development Strategy.

CARRIED UNANIMOUSLY

### 4.3 HINTON AND DISTRICT SPCA

Administration advised that the Hinton & District SPCA “Hearts for Paws” capital campaign was presented to Council in November of 2007. The Hinton and District SPCA requested a donation between \$50,000 to \$250,000 payable either in a lump sum or over a three year period.

Council heard that the purpose of the fund raising was to build a new SPCA animal shelter in Hinton. The new \$1.4 million centre would be located on land donated by the Town of Hinton and would accommodate 23 SPCA dog kennels, 17 boarding kennels, and kennels for approximately 40 cats all within a building footprint of 8000 square feet. The current facility was 1,500 square feet housed in an industrial bay. It housed 6 large SPCA kennels, 3 small SPCA kennels, 6 boarding kennels and room for 25 cats.

Council was advised that Yellowhead County had no agreement with the Hinton SPCA for the care or sheltering of animals and use of the shelter by County Enforcement had been limited. Council was advised that Yellowhead County contributed capital funds to the Edson Pound as it was the County’s holding facility for stray and unwanted animals. This facility was central for Yellowhead County and as most of the population of the County was in the Edson and East areas, this facility in partnership with Edson worked well for the County’s animal control mandate.

Yellowhead County’s practice with animal complaints was that Enforcement services would respond to animal pick up complaints within one business day and transport the animal to the Edson Pound.

At the November Council meeting, Council had been provided with options and a subsequent recommendation to contribute 10% of the value of the Town of Hinton’s in-kind contribution of land, valued at \$250,000, therefore Yellowhead County’s contribution would be \$25,000. Council discussed the various options and a motion was made (RES 591-11-27-07) to donate \$15,000 to the Hinton and District SPCA capital campaign for a new facility provided that the project received construction tender approval to proceed. The motion was defeated on a tie vote. At the March 11, 2008 Council meeting, a representative of the SPCA again made a presentation to Council and provided an overview of the new facility and answered questions of Council.

Council advised that the SPCA had no accurate statistics with respect to where stray animals originated and that the SPCA estimated that 25% were from Yellowhead County, Council did not concur with that percentage.

Subsequent to the delegation, Administration had contacted the SPCA for a more detailed operating budget for the proposed new facility as there were concerns with respect to the lack of detail to utility expenses of the proposed facility and revenue streams. The proposed operating budget showed 37% of the revenue generated by the actual operation and the balance of 63% from anticipated donations, grants, and other fundraising. There was no evidence that supported that this type of local fundraising capability/capacity existed in the area and that it was sustainable for perpetuity. Should the SPCA not be viable, the operation would be sold and the Town of Hinton would recuperate the market value of the land they donated, but all other assets would be turned over to one of the veterinarian’s in the Town of Hinton to continue with a spay/neuter program and all other donors would not see a return of their contributions.

Council and Administration were concerned with respect to ongoing operating costs/ viability and were therefore hesitant relative to offer support for a capital donation.

RES 110-04-08-08

MOVED BY Councillor Lowe that Council requests that the SPCA provides a breakdown of previous annual donations;

AND THAT the SPCA provides rationalization on how they planned to secure, on a perpetual basis, an even greater annual donation amount from the community prior to any consideration being given to a capital contribution by Yellowhead County.

CARRIED

### 4.4 MERCOAL LEASE ISSUE

Administration advised that at the March 10, 2008 Committee of the Whole meeting, Mr. Gary Conger provided a presentation with respect to the history and current status of Mercoal. Mercoal was one of the last remaining historic coal town sites in the Province from the coal mining era of the local coal branch. The Province owned the land and gave the lease holders until 2012 to remove their buildings from the land. Many of the leases within Mercoal were with people who had roots to the coal branch and this area held special memories for them.

Since the Committee of the Whole meeting of March 10, 2008, Mr. Conger received additional correspondence from Minister Morton of Sustainable Resource Development, in which the Minister reiterated that the Province was not prepared to extend the current leases beyond 2012, but might consider alternative strategies in this matter if Yellowhead County determined these lands were suitable for long-term residency.

The letter further stated that should Yellowhead County get involved, several conditions would need to be met, these conditions were not articulated in the letter, and that the affected coal companies had to extinguish their coal rights.

RES 111-04-08-08

MOVED BY Councillor Olson that Council advises the Province that Yellowhead County was interested in acquiring the Mercoal lease land base to preserve the historical significance of the area;

AND THAT Yellowhead County provide a form of land tenure for the existing Mercoal lease holders.

CARRIED UNANIMOUSLY

**7.1 DISPOSITION OF PUBLIC HEARING AND SECOND AND THIRD READING OF BYLAW NO. 5.08, BEING A BYLAW TO REDISTRIBUTE PART OF THE N½ 15-53-25-W5M AND PART OF THE S½ 22-53-25-W5M FROM FD – FORESTRY DISTRICT TO RI – RURAL INDUSTRIAL DISTRICT**

Administration advised that CCS Landfill Services applied to Yellowhead County to change the land use district in order to accommodate the development of a Class II Industrial Landfill. The proposed site was located on Crown Land approximately 20 kilometres north of Hinton, in the Willow Creek Area.

The proposed landfill would service the oil and gas fields in the area and accept predominantly salty and slightly oily soils. The facility would not accept any hazardous or dangerous materials.

On March 24, 2008 Yellowhead County Council gave first reading to Bylaw No. 18.07 and forwarded the bylaw to a public hearing on April 08, 2008. The bylaw amendment was advertised in the Town and Country section of the Edson Leader on March 24, 2008 and March 31, 2008. To date Administration had not received any objections to the amendment.

Yellowhead County Infrastructure Department and Alberta Transportation and Infrastructure were asked for comments and had no concerns regarding this amendment. The Town of Hinton also received a referral and they were in agreement with the proposal. The Town of Hinton was concerned with the impacts on the Athabasca River Watershed and the Willow Creek Road and spoke to Alberta Environment and Sustainable Resource Development as those issues were under Provincial jurisdiction.

CCS applied for a Miscellaneous Lease from Sustainable Resource Development (SRD) and approvals from Alberta Environment. Administration had recommended that the process be initiated but that third reading of Bylaw No. 5.08 not be given until the Miscellaneous Lease and the Alberta Environment approvals were completed. Yellowhead County was advised that Alberta Sustainable Resource Development and Alberta Environment Departments would not issue their approvals until Yellowhead County completed the Land Use Bylaw Amendment process and issued Development Permits.

When the Land Use Bylaw Amendment was completed, CCS had to apply for a Development Permit. More detailed information regarding the design and operation of the landfill would be forthcoming at that time.

**SECOND READING**

RES 112-04-08-08

MOVED BY Councillor Richter that Council gives Bylaw No. 5.08 second reading.

CARRIED UNANIMOUSLY

**THIRD READING**

RES 113-04-08-08

MOVED BY Councillor Webster that Council gives Bylaw No. 5.08 third and final reading.

CARRIED UNANIMOUSLY

**7.2 DISPOSITION OF PUBLIC HEARING AND SECOND AND THIRD READING OF BYLAW NO. 18.07, BEING A BYLAW TO REDISTRIBUTE LSD 15 AND LSD 16 OF NE 28-53-24-W5M AND LSD 1 AND LSD 2 OF SE 33-53-24-W5M FROM FD – FORESTRY DISTRICT TO RI – RURAL INDUSTRIAL DISTRICT**

Administration advised that Newalta applied to Yellowhead County to change the land use district in order to accommodate development of a Class II industrial landfill.

The proposed landfill would primarily accept contaminated soil from oil and gas activities and was not intended for the disposal of garbage or refuse. It would serve to provide capacity to meet waste disposal market needs in the Obed area, particularly in the area north of the Athabasca River.

On March 24, 2008 Yellowhead County Council gave first reading to Bylaw No. 18.07 and forwarded the bylaw amendments to public hearing for April 08, 2008. The amendment was advertised in the Town and Country section of the Edson Leader on March 24, 2008 and March 31, 2008. A Public Hearing Notice Letter was sent to Obed Mountain Mine on March 25, 2008. To date, Administration had not received any objections to the amendment.

Yellowhead County Infrastructure Department and Alberta Transportation and Infrastructure were asked for comments and had no concerns regarding this amendment. The Town of Hinton received a referral and was in agreement with the proposal. The Town of Hinton was concerned with the impacts on the Athabasca River Watershed and the Willow Creek Road and spoke to Alberta Environment and Sustainable Resource Development because those issues were under Provincial jurisdiction.

NewAlta applied for a Miscellaneous Lease from Sustainable Resource Development (SRD) and approvals from Alberta Environment. Administration had recommended that the process be initiated but that third reading not be given until the Miscellaneous Lease and the Alberta Environment approvals were completed. Alberta Sustainable Resource Development and Alberta Environment Departments would not issue their approvals until Yellowhead County completed the Land Use Bylaw Amendment process and issued their Development Permits.

When the Land Use Bylaw Amendment was completed, NewAlta had to apply for a Development Permit. More detailed information regarding the design and operation of the landfill would be forthcoming at that time.

**SECOND READING**

RES 114-04-08-08

MOVED BY Councillor Kwirant that Council gives Bylaw No. 18.07 second reading.

CARRIED UNANIMOUSLY

**THIRD READING**

RES 115-04-08-08

MOVED BY Councillor Lowe that Council gives Bylaw No. 18.07 third and final reading.

CARRIED UNANIMOUSLY

Mayor Soroka recessed the regular Council meeting at 10:50 a.m.

Mayor Soroka reconvened the regular Council meeting at 10:57 a.m.

**7.3 FIRST READING OF BYLAW NO. 4.08, BEING A BYLAW TO REDISTRIBUTE PART SE 26-54-10-W5M FROM RD – RURAL DISTRICT TO CR(L) – COUNTRY RESIDENTIAL LIMITED DISTRICT**

Administration advised that Callioux Enterprises Ltd. submitted an application to subdivide a portion of SE 26-54-10-W5M to create one two-hectare rural residential parcel. The subject land was within the Agricultural Policy Area of the Municipal Development Plan Bylaw No. 1.06 and the quarter section had previously been subdivided once. Subdivision of one lot from an unsubdivided quarter section was allowed on lands within the RD – Rural District in the Agricultural Policy Area. The applicant requested that the land use district be amended from RD – Rural District to CR(L) – Country Residential Limited. This district allowed the subdivision of two parcels that had a maximum area of two-hectares per lot, unless in the opinion of the Subdivision Authority a larger parcel size was required to follow natural or man made boundaries.

The intent of this district allowed for one residential parcel to be located in a fashion that preserved the remaining agricultural land for agricultural use. The proposal submitted by Callioux Enterprises Ltd. complied with these policies.

**FIRST READING**

RES 116-04-08-08

MOVED BY Councillor Bissell that Council gives Bylaw No. 4.08, being a bylaw to redistribute part SE 26-54-10-W5M from RD – Rural District to CR(L) – Country Residential Limited District, first reading;

AND THAT Council forwards Bylaw No. 4.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.4 FIRST READING OF BYLAW NO. 6.08, BEING A BYLAW TO REDISTRIC PART SW 01-55-10-W5M FROM RD – RURAL DISTRICT TO CR(L) –COUNTRY RESIDENTIAL LIMITED DISTRICT**

Administration advised that Hildegard Grueger-Wahnschaft and Barbara Schadow submitted an application to subdivide a portion of the SW 01-55-10-W5M to create one four-hectare rural residential parcel. The subject land was within the Agricultural Policy Area of the Municipal Development Plan Bylaw No. 1.06 and the quarter section had previously been subdivided once. Subdivision of one lot from an unsubdivided quarter section was allowed on lands within the RD – Rural District in the Agricultural Policy Area. The applicant requested that the land use district be amended to CR(L) – Country Residential Limited. This district allowed the subdivision of two parcels that had a maximum area of two hectares per lot, unless in the opinion of the Subdivision Authority a larger parcel size was required to follow natural or man made boundaries.

It was reasonable to align the west boundary of the new parcel with the existing north to south portion of the boundary of the previous subdivision of this quarter. The additional area included the location of the existing water well and accessory buildings.

The intent of this district allowed for one residential parcel to be located in a fashion that preserved the remaining agricultural land for agricultural use. The proposal submitted by Hildegard Grueber-Wahnschaft and Barbara Schadow complied with these policies.

**FIRST READING**  
RES 117-04-08-08

MOVED BY Councillor Velichko that Council gives Bylaw No. 6.08, being a bylaw to redistrict part SW 01-55-10-W5M from RD – Rural District to CR(L) – Country Residential Limited District, first reading;

AND THAT Council forwards Bylaw No. 6.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.5 FIRST READING OF BYLAW NO. 8.08, BEING A BYLAW TO REDISTRIC PLAN 842-0326, BLOCK 1, LOT 1 IN SE 16-53-18-W5M FROM RD – RURAL DISTRICT TO RI – RURAL INDUSTRIAL DISTRICT AND FIRST READING OF BYLAW NO. 9.08, BEING A BYLAW TO AMEND THE BRANCH CORNER AREA STRUCTURE PLAN BYLAW NO. 5.98**

Administration advised that Trevor Emde of Steel Works Manufacturing Ltd. submitted an application to redistrict the subject land (26 acres) from RD – Rural District to RI - Rural Industrial District to accommodate the future growth of the business. Administration prepared Bylaw No. 8.08 which would amend Land Use Bylaw No. 2.06 to change the land use district from RD – Rural District to RI – Rural Industrial District for Plan 842-0326, Block 1, Lot 1 in SE 16-53-18-W5M.

The land was within the planning area of the “Branch Corner Area Structure Plan, Bylaw No. 5.98, Municipal District of Yellowhead No 94” where current use of the land as Agricultural (Small Holding)/Country Residential was indicated to be appropriate. Along with the change in the proposed use of the subject land an amendment to the Area Structure Plan was required to ensure that planning documents which affected the land were consistent.

Administration prepared Bylaw No. 9.08 for first reading, to provide for an amendment to the “Branch Corner Area Structure Plan” to change section 3.1, “Land Use Concept” and “Future Land Use Concept” map, Figure 6 from Agricultural (Small Holding)/Country Residential to Industrial for Plan 842-0326, Block 1, Lot 1 in SE 16-53-18-W5M.

The landowner received approval for one 32 foot x 80 foot shop on the subject property in January 2008 and planned to expand to another larger shop and to hire additional employees. The 26 acre parcel was heavily disturbed by previous sawmill operations and would be best utilized for light industrial use. A recent subdivision along a diagonal pipeline right-of-way resulted in the creation of a 10 acre parcel in the same quarter; it was treed and suitable for residential purposes. A significant buffer would be retained between the 28 acre parcel and the adjacent manufactured home community to the east.

Administration would review the Branch Corner Area Structure Plan in its entirety, to ensure that the plan was current, as there was concern with the number of amendments to the Branch Corner Area Structure. Currently the Town of Edson and Yellowhead County were in the process to develop an Area Structure Plan within the west end of the Town and further west of the Town limits. As the Branch Corner Plan was directly adjacent to this proposed plan, it would be appropriate to tie these two plans together. Administration requested that Lovatt Planning Consultants provide a cost estimate for this update.

**FIRST READING**

RES 118-04-08-08

MOVED BY Councillor Richter that Council gives Bylaw No. 8.08, being a bylaw to redistrict Plan 842-0326, Block 1, Lot 1 in SE 16-53-18-W5M from RD – Rural District to RI – Rural Industrial District, first reading;

AND THAT Council forwards Bylaw No. 8.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**FIRST READING**

RES 119-04-08-08

MOVED BY Councillor Webster that Council gives Bylaw No. 9.08, being a bylaw to amend the Branch Corner Area Structure Plan Bylaw No. 5.98, first reading;

AND THAT Council forwards Bylaw No. 9.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.6 FIRST READING OF BYLAW NO. 11.08, BEING A BYLAW TO REDISTRIBUTE PART OF THE NW 31-53-12-W5M FROM HR – HAMLET RESIDENTIAL DISTRICT TO HG – HAMLET GENERAL DISTRICT**

Administration advised that Mill's Motor's Inc. submitted an application to redistrict part of the NW 31-53-12-W5M from HR – Hamlet Residential to HG – Hamlet General. The application was concurrent with an application to subdivide the lands into three parcels. The developer intended to develop the lands to accommodate a manufactured home park, campground and single detached residential development. Each proposal would be contained within one of the three proposed lots. In order for these uses to occur, the most suitable land use district would be HG – Hamlet General.

The applicant provided a hydrologist report that indicated that there was sufficient water to service fourteen residential lots. When the applicant applied for the manufactured home park development permit, Administration would review the requirement for potable water and request that a hydrologist report be provided prior to issuance of an approved permit. Sewage disposal would be provided through the existing Hamlet sewage collection system.

**FIRST READING**

RES 120-04-08-08

MOVED BY Councillor Bissell that Council gives Bylaw No. 11.08, being a bylaw to redistrict Part of the NW 31-53-12-W5M from HR – Hamlet Residential District to HG – Hamlet General District, first reading;

AND THAT Council forwards Bylaw No. 11.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.7 FIRST READING OF BYLAW NO. 14.08, BEING A BYLAW TO REDISTRIBUTE PLAN 802-1052, LOT 1 AND PLAN 032-4300, BLOCK 1, LOT 6 FROM HC – HAMLET COMMERCIAL DISTRICT TO HI – HAMLET INDUSTRIAL DISTRICT**

**AND**

**FIRST READING OF BYLAW NO. 15.08, BEING A BYLAW TO AMEND THE PEERS AREA STRUCTURE PLAN BYLAW NO. 2.02**

Administration advised that on March 18, 2008, Yellowhead County received an application to amend the land use district for Plan 802-1052, Lot 1, and Plan 032-4300, Block 1, Lot 6 from HC – Hamlet Commercial to HI – Hamlet Industrial and an application to amend the Peers Area Structure Plan which supported the land use bylaw application.

Part of the Area Structure Plan process in 2002, was that public input was taken and incorporated into the Area Structure Plan. At that time the public wished to see an enhancement of the existing Hamlet Commercial base west of Highway 32 and into the Hamlet along Gilfoile Avenue, the area of subject lands. The plan also identified an area for a Transportation Commercial node along the east side of Highway 32. The uses identified for that area included business such as hotels, motels, gas stations, etc. Two areas were identified in the approved Area Structure Plan as Hamlet Industrial, on the west and south side of the Hamlet. A portion of the lands on the west were currently utilized by Brisco Wood Preservers Ltd. and the lands to the south were owned by Canadian National Railways and were currently leased by LaPrairie Group for a highway maintenance site.

The applicant requested to rezone Plan 802-1052, Lot 1 and Plan 032-4300, Block 1, Lot 6 from HC – Hamlet Commercial to HI – Hamlet Industrial to accommodate a Highway Maintenance Yard and development of a 6000 square foot shop/ office and a 20,000 square foot fabric building for sand/ salt storage.

Administration reviewed the policies within the Area Structure Plan and the uses allowed in the Hamlet Industrial District and were concerned with a development/ use of this type allowed in the Hamlet of Peers. One of the fundamental objectives of the Area Structure Plan was to ensure that the use, subdivision and development of land in Peers was governed by sound planning and this was accomplished as part of the planning process of the Area Structure Plan. During that process Hamlet Commercial was identified as the most appropriate use of the subject lands and Industrial sites were identified that would not cause a major land use conflict with adjacent uses.

**FIRST READING**  
RES 121-04-08-08

MOVED BY Councillor Kwirant that Council gives Bylaw No. 14.08, being a bylaw to redistrict Plan 802-1052, Lot 1 and Plan 032-4300, Block 1, Lot 6 from HC – Hamlet Commercial District to HI – Hamlet Industrial District, first reading;

AND THAT Council forwards Bylaw No. 14.08 to a Public Hearing on May 13, 2008.

CARRIED

**FIRST READING**  
RES 122-04-08-08

MOVED BY Councillor Richter that Council gives Bylaw No. 15.08, being a bylaw to amend the Peers Area Structure Plan Bylaw No. 2.02, first reading;

AND THAT Council forwards Bylaw No. 15.08 to a Public Hearing on May 13, 2008.

CARRIED

**7.8 FIRST READING OF BYLAW NO. 13.08, BEING A BYLAW TO CLOSE AN UNDEVELOPED LANE WITHIN PLAN 545KS**

Administration advised that a request to purchase an undeveloped laneway in the Hamlet of Evansburg was received. A review of the lands by the Infrastructure Services Department indicated that the laneway was currently not used for access nor was it used for any underground utilities.

The consolidation of the lane would increase the parcel size and provided greater setbacks from existing buildings to property lines and would result in a more developable lot if the lands were re-developed in the future.

Referrals were sent to Yellowhead County Infrastructure and Planning Departments and to Alberta Transportation, all stated that they had no concerns with the closure of the laneway located within Plan 545KS.

**FIRST READING**  
RES 123-04-08-08

MOVED BY Councillor Webster that Council gives Bylaw No. 13.08, being a bylaw to close an undeveloped lane within Plan 545KS, first reading;

AND THAT Council forwards Bylaw No. 13.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.9 FIRST READING OF BYLAW NO. 10.08, BEING A BYLAW WHICH PROVIDES FOR THE CLOSURE OF A MUNICIPAL RESERVE LOCATED ON PLAN 042-3884, BLOCK 2, LOT 16MR IN THE HAMLET OF BRULE**

Administration advised that in 2000, Yellowhead County Council approved the Brule Area Structure Plan. Policy 4.2.7 of this plan provided for increased opportunities to improve on-site services that allowed a number of landowners the opportunity to purchase additional Yellowhead County land adjacent to their property. In 2003, the landowners approached the County to purchase these lands; two landowners did not proceed with the purchase, but the other landowners did purchase and consolidate the County land with their properties.

To protect the lands that were not purchased as well as the former railway right-of-way, Yellowhead County designated these lands as Municipal Reserve which allowed for the creation of separate parcels without providing legal access. Administration felt that if the landowners wished to proceed with the consolidation in the future, separating these parcels from the railway parcel would be the best solution. This allowed Yellowhead County to close the specific municipal reserve.

**FIRST READING**  
RES 124-04-08-08

MOVED BY Councillor Kwirant that Council gives Bylaw No. 10.08, being a Bylaw which provides for the closure of a Municipal Reserve located on Plan 042-3884, Block 2, Lot 16MR in the Hamlet of Brule, first reading;

AND THAT Council forwards Bylaw No. 10.08 to a Public Hearing on May 13, 2008.

CARRIED UNANIMOUSLY

**7.10 FIRST READING OF BYLAW NO. 7.08, BEING A BYLAW TO REDISTRIBUTE PART NE 6-53-17-W5M FROM RD – RURAL DISTRICT TO CR – COUNTRY RESIDENTIAL DISTRICT AND FIRST READING OF BYLAW NO. 12.08, BEING A BYLAW TO ADOPT THE TOLLERTON HILL ESTATES AREA STRUCTURE PLAN**

Administration advised that on February 5, 2008, Yellowhead County received an application to prepare an Area Structure Plan for lands within the NE 6-53-17-W5M which would create fourteen country residential parcels.

An Area Structure Plan was a land use planning document that described how an area would be subdivided and developed. It laid out the type of land uses proposed for the area and addressed water supply, sewage disposal, storm water drainage, environmental issues, fire suppression, an internal road system and its connection with Yellowhead County's road network were also included in the plan.

Area Structure Plans were adopted by bylaw as policies of Yellowhead County. The policies contained in the plan outlined the developer's responsibilities and provided guidance for Land Use Bylaw redistricting and subdivision decisions.

A draft Tollerton Hill Estates Area Structure Plan was submitted by I.S.L. Engineering and Land Services. Administration had worked closely on the preparation of the draft plan with the landowner and consultant to ensure that the needs of all affected parties were met. Internal referrals had occurred and their comments were incorporated into the draft plan.

**FIRST READING**  
RES 125-04-08-08

MOVED BY Councillor Velichko that Council gives Bylaw No. 7.08, being a bylaw to redistrict part NE 6-53-17-W5M from RD – Rural District to CR – Country Residential District, first reading;

AND THAT Council forwards Bylaw No. 7.08 to a Public Hearing on May 13, 2008.  
CARRIED UNANIMOUSLY

**FIRST READING**  
RES 126-04-08-08

MOVED BY Councillor Richter that Council gives Bylaw No. 12.08, being a bylaw to Adopt the Tollerton Hill Estates Area Structure Plan, first reading;

AND THAT Council forwards Bylaw No. 12.08 to a Public Hearing on May 13, 2008.  
CARRIED UNANIMOUSLY

**7.11 FINANCIAL REPORTS – FEBRUARY 2008**

Administration presented the following financial reports for review by Council:

- Short Term and Long Term Investment Report to March 25, 2008.
- Financial Summary for February 2008.
- Payroll report for Salary, Council and Wage Staff for February 2008 in the amount of \$220,275.59.
- Salary and Benefit Disclosure to February 29, 2008.
- Listing of paid accounts for February 2008 (Cheques No. 59618-59979) in the amount of \$2,827,785.94.

RES 127-04-08-08

MOVED BY Councillor Scherger that Council accepts the financial information as presented, being the Short Term and Long Term Investment report to March 25, 2008, the Financial Summary for February 2008, the Payroll report for Salary, Council and Wage Staff for February 2008 in the amount of \$220,275.59, and a listing of paid accounts for February 2008 (Cheque No's. 59618-59979) in the amount of \$2,827,785.94.  
CARRIED UNANIMOUSLY

**8.1 COUNCIL AND COUNCIL COMMITTEES SCHEDULE**

Council reviewed the Council and Council Committees Schedule.

RES 128-04-08-08

MOVED BY Councillor Richter that Council accepts for information the Council and Council Committees Schedule as presented.  
CARRIED UNANIMOUSLY

**8.2 COUNCIL INFORMATION PACKAGE DATED MARCH 26, 2008**

Council reviewed the Council Information Package dated March 26, 2008.

RES 129-04-08-08

MOVED BY Councillor Webster that Council accepts for information the Council Information Package dated March 26, 2008 as previously circulated.  
CARRIED UNANIMOUSLY

**8.3 ORGANIZATIONAL ISSUES UPDATE - MARCH 2008**

Council reviewed the March 2008 Organizational Issues update.

RES 130-04-08-08 MOVED BY Councillor Kwirant that Council accepts for information the March 2008 Organizational Issues update from the Chief Administrative Officer.  
CARRIED UNANIMOUSLY

**9.1 FAMILY AND COMMUNITY SUPPORT SERVICES (FCSS) BOARD MINUTES DATED JANUARY 15, 2008 AND FEBRUARY 19, 2008**

RES 131-04-08-08 MOVED BY Councillor Velichko that Council accepts for information the Family and Community Support Services (FCSS) Board minutes dated January 15, 2008 and February 19, 2008.  
CARRIED UNANIMOUSLY

**10.0 MAYOR AND COUNCILLOR REPORTS**

RES 132-04-08-08 MOVED BY Councillor Kwirant that Council accepts for information the reports submitted by Councillors Bissell, Lowe, Olson, Velichko and Mayor Soroka.  
CARRIED UNANIMOUSLY

**11.0 MEDIA ENQUIRIES**

The media had the following questions:

- 1) Was the Rosevear Ferry considered an essential service?  
*Administration and Council advised that the Rosevear ferry provided a very important service to Yellowhead County but that it was not an essential service as it was closed during the winter months and there were alternate access routes.*

Mayor Soroka recessed the regular Council meeting at 12:00 p.m.  
Mayor Soroka reconvened the regular Council meeting at 12:42 p.m.

**12.0 IN-CAMERA SESSION**

RES 133-04-08-08 MOVED BY Councillor Velichko that Council enters into an In-Camera Session at 12:42 p.m. to discuss legal and personnel issues.  
CARRIED UNANIMOUSLY

RES 134-04-08-08 MOVED BY Councillor Lowe that Council ends the In-Camera Session at 1:08 p.m.  
CARRIED UNANIMOUSLY

RES 135-04-08-08 MOVED BY Councillor Richter that Council directs Administration to sell Plan 5838RS, Block 1, N ½ of Lot 17, part of NE 15-49-21-W5M, at a minimum of the assessed value plus GST.  
CARRIED UNANIMOUSLY

RES 136-04-08-08 MOVED BY Councillor Lowe that Council adjourns the regular council meeting at 1:11 p.m.  
CARRIED UNANIMOUSLY

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER