

## MINUTES

Yellowhead County Council held a meeting on May 26, 2009 at 9:30 a.m. in the Council Chambers, at the Yellowhead County Administration Building in Edson, Alberta.

### **COUNCILLORS PRESENT:**

Larry Richter, Deputy Mayor & Councillor, Division No. 4  
George Webster, Councillor, Division No. 1  
Ewald Kwirant, Councillor, Division No. 2  
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:**

Gerald Soroka, Mayor  
Jay Lowe, Councillor, Division No. 3

### **ADMINISTRATION PRESENT:**

Jack Ramme, Chief Administrative Officer  
Linde Proskow, Council/ Recording Secretary  
Catherine Adair, Communications Coordinator  
Barb Lyons, Director of Corporate and Planning Services  
Brent Shepherd, Planning Supervisor  
Charles Wells, Development Officer  
Don O'Quinn, Director of Infrastructure Services

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

#### **1.1 ADOPTION OF THE MAY 26, 2009 REGULAR COUNCIL MEETING AGENDA**

RES 170-05-26-09 MOVED BY Councillor Kwirant that Council adopts the May 26, 2009 regular council meeting agenda as presented.  
CARRIED UNANIMOUSLY

#### **2.1 ADOPTION OF THE MAY 12, 2009 REGULAR COUNCIL MEETING MINUTES**

RES 171-05-26-09 MOVED BY Councillor Webster that Council adopts the May 12, 2009 regular council meeting minutes as presented.  
CARRIED UNANIMOUSLY

#### **2.2 ADOPTION OF THE MAY 12, 2009 PUBLIC HEARING MINUTES FOR BYLAW NO. 9.09**

RES 172-05-26-09 MOVED BY Councillor Scherger that Council adopts the May 12, 2009 Public Hearing minutes for Bylaw No. 9.09 as presented.  
CARRIED UNANIMOUSLY

#### **2.3 ADOPTION OF THE MAY 19, 2009 COMMITTEE OF THE WHOLE MEETING MINUTES**

RES 173-05-26-09 MOVED BY Councillor Kwirant that Council adopts the May 19, 2009 Committee of the Whole meeting minutes as presented.  
CARRIED UNANIMOUSLY

Deputy Mayor Richter recessed the regular council meeting at 9:32 a.m. in order to conduct a Public Hearing for Bylaw No. 11.09, being a Bylaw to amend Land Use Bylaw No. 2.06 Section 102 from RMHP – Rural Manufactured Home Park District to MHP – Manufactured Home Park District;  
AND  
Bylaw No. 12.09, being a Bylaw to redistrict a part of Plan 922-1966, Block 8, Lot 1 in part of the NE 16-54-14-W5M from HR – Hamlet Residential District to MHP – Manufactured Home Park District.  
Deputy Mayor Richter reconvened the regular council meeting at 9:49 a.m.

#### **3.1 IN-CAMERA - SCHEDULED PUBLIC PRESENTATION**

RES 174-05-26-09 MOVED BY Councillor Scherger that Council enters into an In-Camera Session at 9:50 a.m. to discuss a land issue.  
CARRIED UNANIMOUSLY

RES 175-05-26-09 MOVED BY Councillor Bissell that Council ends the In-Camera Session at 10:35 a.m.  
CARRIED UNANIMOUSLY

Deputy Mayor Richter recessed the regular council meeting at 10:35 a.m.  
Deputy Mayor Richter reconvened the regular council meeting at 10:41 a.m.

#### **5.1 SEABOLT ESTATES 50% ROAD BAN WEIGHT RESTRICTION**

Administration advised that roads within Seabolt Estates normally had a 75% road ban placed on them. During the 2009 spring breakup the road suffered some major damage and Yellowhead County had placed a 50% road ban on the road. A 75% road ban allowed approximately half the normal payload while a 50% road ban allowed very little or no payload.

The roads in Seabolt Estates were not designed to carry heavy loads and the oiled mixed surface was intended for dust control purposes. To protect the road surface a 75% road ban had been in place year round with permits being issued when the road was frozen.

As the road suffered some major damage while at 75% road ban it indicated that the road was not capable of carrying loads that heavy or the loads being hauled were heavier than legally allowed.

RES 176-05-26-09 MOVED BY Councillor Olson that Council implements a 50% year round road ban on the Seabolt Estates road in order to protect the surface of the road;

AND THAT once a permit had been issued, heavier loads would be permitted during the winter months when the road was frozen;

AND THAT Yellowhead County repairs the damage that occurred during the spring of 2009 to the Seabolt Estates road.

CARRIED UNANIMOUSLY

#### **7.1 SECOND AND THIRD READING OF BYLAW NO. 11.09, BEING A BYLAW TO AMEND LAND USE BYLAW NO. 2.06 SECTION 102 FROM RMHP – RURAL MANUFACTURED HOME PARK DISTRICT TO MHP – MANUFACTURED HOME PARK DISTRICT**

Administration advised that after a review of the current Yellowhead County Land Use Bylaw 2.06, it became clear that no land use district was available for a manufactured home park in a Hamlet. Yellowhead County currently had two manufactured home parks and both were in rural areas. A Rural Manufactured Home Park District had been developed by Yellowhead County but this district could not be used for a Manufactured Home Park in a Hamlet. To allow for a district that would suffice in both hamlets and the rural area, Administration had developed a new district MHP – Manufactured Home Park District.

The Manufactured Home Park District was structured on the current Rural Manufactured Home District with some revisions and or additions. The changes were mainly policies that related to servicing and road standards which were not included in the existing district. Schedule "A" was attached to the agenda package in order to provide a clear understanding of the changes.

Administration had notified the general public by advertisement through the Town and Country section of the Edson Leader on May 11, 2009 and May 18, 2009. At the date of this report, Administration had received no objections to the amendment.

As the MHP – Manufactured Home Park District was approved the RMHP - Rural Manufactured Home Park District was no longer required and would be replaced with the Manufactured Home Park District (MHP).

#### **SECOND READING**

RES 177-05-26-09

MOVED BY Councillor Webster that Council gives Bylaw No. 11.09 second reading.

CARRIED UNANIMOUSLY

#### **THIRD READING**

RES 178-05-26-09

MOVED BY Councillor Velichko that Council gives Bylaw No. 11.09 third and final reading.

CARRIED UNANIMOUSLY

**7.2 SECOND AND THIRD READING OF BYLAW NO. 12.09, BEING A BYLAW TO REDISTRIBUTE A PART OF PLAN 922-1966, BLOCK 8, LOT 1 IN PART OF THE NE 16-54-14-W5M FROM HR – HAMLET RESIDENTIAL DISTRICT TO MHP – MANUFACTURED HOME PARK DISTRICT**

On May 8, 2007, Yellowhead County Council approved a redistricting of a parcel of land in the Hamlet of Peers from DC - Direct Control District to HR - Hamlet Residential District in support of a residential subdivision of approximately nineteen residential lots. Since that time, Administration had worked with the landowner in developing a subdivision that complied with the development standards of both Yellowhead County and the Province. After a review of the costs associated with developing the lots to these standards, the Developer was unable to develop the site at a cost recovery basis. The Developer had discussed other options with Administration and one option was to develop a Manufactured Home Park. All infrastructures within this development would be privately owned and maintained. This reduced the construction costs but still provided affordable housing opportunities for the community.

In order for a Manufactured Home Park to be developed within the subject lands, the lands had to be redistricted from HR - Hamlet Residential District to MHP - Manufactured Home Park District.

Administration had notified the general public by advertisement through the Town and Country section of the Edson Leader on May 11, 2009 and May 18, 2009. At the date of this report, Administration had received no objections to the amendment.

This application was consistent with the intent of the Peers Area Structure Plan and the Yellowhead County Municipal Development Plan.

**SECOND READING**  
RES 179-05-26-09

MOVED BY Councillor Kwirant that Council gives Bylaw No. 12.09 second reading.  
CARRIED UNANIMOUSLY

**THIRD READING**  
RES 180-05-26-09

MOVED BY Councillor Webster that Council gives Bylaw No. 12.09 third and final reading.  
CARRIED UNANIMOUSLY

**7.3 FIRST READING OF BYLAW NO. 7.09, BEING A BYLAW TO REDISTRIBUTE FROM HC – HAMLET COMMERCIAL DISTRICT TO HG – HAMLET GENERAL DISTRICT FOR PLAN 749CL, BLOCK 3, LOT 1 AND 2 IN A PORTION OF NE 16-54-14-W5M**

On February 17, 2009 an application was submitted to amend Plan 749LC; Block 3; Lots 1 and 2 within the Hamlet of Peers from HC – Hamlet Commercial District to HG – Hamlet General District. The amendment was in support of a proposed change of use from an existing commercial development (i.e. grocery store) to the construction of two residential ground floor apartments and a hair salon within the existing building footprint.

On January 22, 2002, Yellowhead County adopted Bylaw No. 2.02 being the Hamlet of Peers Area Structure Plan. The Peers Areas Structure Plan provided the Hamlet with a framework for the long-term growth and development of lands located within the Hamlet of Peers. The Area Structure Plan did not include HG – Hamlet General District at the time it was adopted, however; the addition of HG – Hamlet General District to this parcel did not conflict with the Generalized Land Use Concept noted as commercial in the Peers Area Structure Plan for this parcel. The Hamlets of Evansburg and Wildwood had HG – Hamlet General as development districts.

Administration had referred the application internally and no concerns were provided by any of the departments. As Council approved first reading of Bylaw No. 7.09, Administration would complete formal circulation to the relevant internal and external agencies for comments prior to the Public Hearing on June 23, 2009.

**FIRST READING**  
RES 181-05-26-09

MOVED BY Councillor Kwirant that Council gives Bylaw No. 7.09, being a bylaw to redistrict from HC – Hamlet Commercial District to HG – Hamlet General District for Plan 749CL, Block 3, Lot 1 and 2 in a portion of NE 16-54-14-W5M, first reading;

AND THAT Council forwards Bylaw No. 7.09 to a Public Hearing on June 23, 2009.  
CARRIED UNANIMOUSLY

#### 7.4 FINANCIAL REPORTS – APRIL 2009

Administration advised that the following financial reports had been reviewed by Council:

- Short Term and Long Term Investment Report to May 15, 2009.
- Financial Summary for April 2009.
- Payroll report for Salary, Council and Wage Staff for April 2009 in the amount of \$256,714.50.
- Salary and Benefit Disclosure to April 30, 2009.
- Listing of paid accounts for April 2009 (Cheques No. 62495, 64610 - 64998) in the amount of \$2,905,018.98.

RES 182-05-26-09      MOVED BY Councillor Scherger that Council accepts the financial information as presented, being the Short Term and Long Term Investment report to May 15, 2009, the Financial Summary for April 2009, the Payroll report for Salary, Council and Wage Staff for April 2009 in the amount of \$256,714.50, Salary and Benefit Disclosure to April 30, 2009 and a listing of paid accounts for April 2009 (Cheque No's. 62495, 64610-64998) in the amount of \$2,905,018.98.  
CARRIED UNANIMOUSLY

#### 8.1 COUNCIL AND COUNCIL COMMITTEES SCHEDULE

Council reviewed the Council and Council Committees Schedule.

RES 183-05-26-09      MOVED BY Councillor Kwirant that Council accepts for information the Council and Council Committees Schedule with the following amendment:  
- Add "June 22, 2009 Hinton Inter-Municipal Meeting".  
CARRIED UNANIMOUSLY

#### 8.2 COUNCIL INFORMATION PACKAGE DATED MAY 15, 2009

Council reviewed the Council Information Package dated May 15, 2009.

RES 184-05-26-09      MOVED BY Councillor Olson that Council accepts for information the Council Information Package dated May 15, 2009 as previously circulated.  
CARRIED UNANIMOUSLY

#### 9.1 YELLOWHEAD COUNTY FAMILY AND COMMUNITY SUPPORT SERVICES (FCSS) BOARD MINUTES DATED FEBRUARY 26, 2009 AND APRIL 21, 2009

RES 185-05-26-09      MOVED BY Councillor Kwirant that Council accepts for information the Yellowhead County Family and Community Support Services (FCSS) board minutes dated February 26, 2009 and April 21, 2009.  
CARRIED UNANIMOUSLY

#### 10.0 MAYOR AND COUNCILLOR REPORTS

RES 186-05-26-09      MOVED BY Councillor Webster that Council accepts for information the reports submitted by Councillor Lowe.  
CARRIED UNANIMOUSLY

#### 11.0 MEDIA ENQUIRIES

The media had the following question:

- 1) Could Administration clarify the motion regarding item 5.1 Seabolt Estates Road ban at 50%?  
*Administration advised that a 50% road ban had been placed on the Seabolt Estates Road and that once a permit had been obtained, heavier loads would be permitted on the Seabolt Estates road only in the winter when the road was frozen. The 50% road ban was implemented in order to protect the road surface.*

RES 187-05-26-09      MOVED BY Councillor Scherger that Council adjourns the regular council meeting at 11:12 a.m.  
CARRIED UNANIMOUSLY

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DEPUTY MAYOR Larry Richter

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CHIEF ADMINISTRATIVE OFFICER, Jack Ramme