

July 13, 2023

AGENDA OF A MEETING OF THE COUNCIL OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, TO BE HELD IN THE COUNCIL CHAMBERS, THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136 MUNICIPAL OFFICE, FAIRVIEW, ALBERTA, AT 9:00 A.M. ON JULY 13, 2023.

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- 9:00 a.m. 1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ADOPTION OF MINUTES
- * A. Council Meeting Minutes – June 27, 2023
4. FINANCE
- 9:15 a.m. PUBLIC HEARING – BYLAW NO. 1003/DEV/2023
5. STAFF REPORTS
- * A. Director of Agriculture & Parks/Agriculture Fieldman Report
- * B. Director of Public Works Report
- * C. Chief Administrative Officer Report
6. COUNCILLOR CONCERNS
7. DELEGATIONS
- 10:00 a.m. * A. Bluesky Community Group
- 10:15 a.m. * B. Dennis Paul – Proposed Multi-Lot Agricultural Subdivision at SW-09-80-02-W6
- 10:30 a.m. * C. Ryan Dennis – Proposed Amendment to Hamlet Commercial Land Use District
- 10:45 a.m. * D. Dan McLachlan – Dunvegan Summer Village
8. DEVELOPMENT & SUBDIVISIONS
- * A. Bylaw No. 1003 – Land Use Bylaw No. 876 Amendment
- * B. Partial Subdivision Cancellation Bylaw No.1004/DEV/2023
- * C. Partial Subdivision Cancellation Bylaw No.1005/DEV/2023
9. COMMITTEE/BOARD REPORTS
- * A. Reports
10. OLD BUSINESS
- * A. Pending Report – June 27, 2023
- * B. RMA Economic Development Capacity-Building Microgrant
- C. Office and Shop Fascia and Eavestrough
11. NEW BUSINESS
- * A. Fairview Daycare and Playschool Society – Request to Amend Loan Schedule
- * B. Delegation Discussion – Bluesky Community Group
- * C. Delegation Discussion – Proposed Multi-Lot Agricultural Subdivision at SW-09-80-02-W6
- * D. Proclamation – Alberta Development Officers Week
- * E. Delegation Discussion - Proposed Amendment to Hamlet Commercial Land Use District
- * F. Northern Alberta Economic Development (NRED) Program
- * G. Delegation Discussion – Dan McLachlan
12. INFORMATION ITEMS
- * A. Fairview Public Library Board – June 15, 2023
- * B. Alberta Centre for Sustainable Rural Communities Conference
- * C. Correspondence from Jason Martin, Outsmartin Technology Ltd.
13. NEXT MEETING
- A. August 16, 2023 at 9:00 a.m.
14. CLOSED SESSION
- A. Closed per Section 29(1)(a) of the *Freedom of Information and Protection of Privacy Act*, R.S.A. 2000, C. F-25.
15. Adjournment

Attend Electronically: <https://us06web.zoom.us/j/9132361715?pwd=ajU4aHY5QzN0N3JTZnAyl2tBVDVmQT09>
Attend by Phone (long distance charges may apply): 1-587-328-1099



Meeting ID: 913 236 1715

PIN: 123456

July 13, 2023

MINUTES OF A COUNCIL MEETING OF THE COUNCIL OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, HELD IN COUNCIL CHAMBERS, THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136 MUNICIPAL OFFICE, FAIRVIEW, ALBERTA, ON JULY 13, 2023 COMMENCING AT 9:00 A.M.

PRESENT AT THE MEETING:

COUNCIL MEMBERS PRESENT:

John Przybylski	Councillor
Joshua Hostetler	Councillor
Nolan Robertson	Councillor
Phil Kolodychuk	Reeve
Dalen Richardson	Councillor

REGRETS:

OTHERS IN ATTENDANCE:

Robert Jorgensen	Chief Administrative Officer
Lyndsey Lawrence	Director, Legislative Services/Development Officer
Komiete Tetteh	Mackenzie Municipal Services Agency

CALL TO ORDER

Reeve Kolodychuk called the meeting to order at 9:03 a.m.

Director of Agriculture and Parks, Kaitlin McLachlan, joined the meeting at 9:03 a.m.

AGENDA

AGENDA

Addition:
Item 10C: Office and Shop Fascia and Eavestrough

MOTION #23-301 **Moved that Council adopt the agenda for the**
Councillor Przybylski **July 13, 2023 Council Meeting, as amended.**
CARRIED.

ADOPTION OF MINUTES

MINUTES

Revision:
Add "Robertson" to Motion #23-294 such that it indicates the Councillor Robertson made the motion.

MOTION #23-302 **Moved that Council approve the June 27, 2023,**
Councillor Robertson **Council Meeting Minutes, as amended.**
CARRIED.

FINANCE

There were no Finance Items.

**DIRECTOR,
AGRICULTURE &
PARKS REPORT**

Director of Agriculture and Parks, Kaitlin McLachlan, presented her report to Council.

MOTION #23-303 **Moved that Council receive the Director of**
Councillor Robertson **Agriculture and Parks' report as presented.**

CARRIED.

Kaitlin McLachlan left the meeting at 9:17 a.m.

PUBLIC HEARING

**PUBLIC HEARING
– BYLAW NO.
1003/DEV/2023**

MOTION #23-304

**Moved that Council open the Public Hearing for
Bylaw. 1003/DEV/2023 at 9:17 a.m.**

Councillor Przybylski

CARRIED.

**PURPOSE OF THE
HEARING**

Reeve's Statement:

The Council of the Municipal District of Fairview No. 136, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Fairview No. 136 Land Use Bylaw, to accommodate larger size fully serviced lots within the Hamlet of Whitelaw.

Pursuant to Sections 230, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Municipal District of Fairview No. 136 Council, duly assembled, hereby enacts as follows:

TITLE

This Bylaw may be referred to as "Land Use Amendment Bylaw No. 1003/DEV/2023"

AMENDMENTS

1. Revise Section 9.12 3(a) under HAMLET RESIDENTIAL DISTRICT (H-R), as follows:

- a) Lot Size (minimum):
 - i. Un-serviced Lot: 1,858 square metres (20,000 square feet)
 - ii. Lots served by piped waterworks system but lacking piped sewerage system: 1,394 square metres (15,000 square feet)
 - iii. Lots served by piped sewerage system but lacking piped waterworks system: 929 square metres (10,000 square feet)
 - iv. Fully serviced lot:
 - 1. All residential uses: 465 square metres (5,000 square feet) or at the discretion of the Development Authority.
 - 2. Other Uses: At the Discretion of the Development Authority.

SEVERABILITY

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed;

ENACTMENT

The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this bylaw.

**SUBMISSIONS
FOR**

Written Submissions – NIL

Oral Submissions – NIL

**SUBMISSIONS
AGAINST**

Written Submissions – NIL

Oral Submissions – NIL

**CHAIRMAN
CLOSING
REMARKS**

Reeve Kolodychuk asked Council if they had any further concerns or questions regarding Bylaw No. 1003/DEV/2023. As there were none, Reeve Kolodychuk closed the Public Hearing at 9:20 a.m.

2nd and 3rd Readings of Bylaw No. 1003/DEV/2023 will be addressed later in the meeting.

STAFF REPORTS

CAO REPORT

The Chief Administrative Officer, Robert Jorgensen, presented his report to Council.

MOTION #23-305 **Moved that Council receive the Chief
Councillor Hostetler** **Administrative Officer's report as presented.
CARRIED.**

**DIRECTOR,
PUBLIC WORKS
REPORT**

Director of Public Works, Kevin Morrison and Public Works Foreman, Darren Gnam, joined the meeting at 9:40 a.m.

Director of Public Works, Kevin Morrison, presented his report to Council.

MOTION #23-306 **Moved that Council receive the Director of
Councillor Robertson** **Public Works' report as presented.
CARRIED.**

Kevin Morrison and Darren Gnam left the meeting at 9:55 a.m.

COUNCILLOR CONCERNS

Councillor Robertson inquired about the status of the ANI Insurance for the Fairview Ski Club; Administration confirmed that the renewal application has been received and will be submitted as soon as possible. No invoice or quote on potential costs has been received. Administration will request this information to aid the Fairview Ski Club with planning for the next season.

Council discussed the removal of signage; Administration advised that Councillors can direct ratepayers to report missing signage to both the Municipality and the RCMP.

Councillor Hostetler has been contacted by a concerned ratepayer regarding the increased rural criminal activity. According to the RCMP, the local detachment will be fully staffed in the near future and there will be a public information session (hosted by the RCMP) on August 15th, 2023 at 6:00 p.m. at the Friedenstal Hall.

Council discussed the subdivision and sale of the parcel of land upon which the building known as the "New Horizons Crafts and Games/Whitelaw Drop-In Centre" is situate.

Reeve Kolodychuk has received an inquiring regarding disaster assistance relating to wildfires; Administration advised Council to direct all such inquiries to CAO Jorgensen.

Reeve Kolodychuk expressed concern relating to the lack of prior notice the Municipality is providing to the public for road closures. Further, that north of TWP RD 822 on Range Road 23, requires grading. Lastly, he received a complaint that the culvert replacement at TWP RD 822 and RGE RD 32 remains unsightly.



Administration requested that Councillors encourage ratepayers to submit service requests (online, in-person at the municipal office, or via telephone) directly to Administration to ensure timely resolution and adequate monitoring of the same.

MOTION #23-307

Councillor Richardson **Moved that Council direct Administration to proceed with an application for subdivision of the parcel of land upon which the building known as the "New Horizons Crafts and Games/Whitelaw Drop-In Centre" is situate.**
CARRIED.

DELEGATIONS

**DELEGATION –
BLUESKY
COMMUNITY
GROUP**

The delegation, Charity Croker, Terry Cameron, and Bill Madden of the Bluesky Community Group, joined the meeting at 9:55 a.m.

The delegation requested that:

- Agreement between the Municipal District of Fairview No. 136 and the Bluesky Community Group regarding the land legally described as Block X, Plan 599EO in the Hamlet of Bluesky be developed;
- That the RMA ANI Insurance for the Bluesky Community Group be re-instated.

The Bluesky Community group advised that they will be removing the playground equipment and are considering how to proceed with the ball diamond and the stage on the parcel.

The delegation left the meeting at 10:14 a.m.

Council recessed at 10:14 a.m.

**DELEGATION –
DENNIS PAUL –
PROPOSED
MULTI-LOT
AGRICULTURAL
SUBDIVISION AT
SW-09-80-02-W6**

Council resumed at 10:20 a.m.

The delegation, Dennis Paul, Marion Taylor and Stan Paul, joined the meeting at 10:20 a.m.

The delegation provided further information regarding the multi-lot agricultural subdivision at SW-09-80-02-W6. The subject parcel is flats adjacent to the Peace River, with ample opportunity for small-scale intensive agricultural diversification (together with easily accessible potential for irrigation). The delegation advised that the primary purpose of the proposed multi-lot agricultural subdivision is to maintain the agricultural use of the property and to succession plan for their family – there is no intention for year-round residential development.

The delegation left the meeting at 10:38 p.m.

**DELEGATION –
RYAN DENNIS –
PROPOSED
AMENDMENT TO
HAMLET
COMMERCIAL**



**LAND USE
DISTRICT**

The delegation, Ryan Dennis, joined the meeting at 10:39 a.m.

The delegation proposed adding an agricultural use to Hamlet Commercial (H-C) Land Use District to enable him to develop a greenhouse on lots he is considering purchasing in the Hamlet of Bluesky. The greenhouse would produce items that would be commercially sold at surrounding retailers (no commercial retail operation at that location).

The delegation left the meeting at 10:51 a.m.

**DELEGATION –
DAN MCLACHLAN
– DUNVEGAN
SUMMER VILLAGE**

The delegation, Dan McLachlan and Murray Watchorn, joined the meeting at 10:51 a.m.

The delegation provided additional written information to Council, which will be retained with the Delegation Request Form.

The delegation left the meeting at 11:28 a.m.

Council recessed at 11:40 a.m.

Council resumed at 11:43 a.m.

**DELEGATION
DISCUSSION –
PROPOSED
MULTI-LOT
AGRICULTURAL
SUBDIVISION AT
SW 09-80-02-W6**

MOTION #23-308
Councillor Robertson

Moved that Council direct MMSA to investigate:

- **Potential creation of some other Land Use District that would restrict residential development in the event of a subdivision; and,**
- **Options available in terms of meeting the requirements of legal and physical access.**

CARRIED.

**DELEGATION
DISCUSSION –
PROPOSED
AMENDMENT TO
HAMLET
COMMERCIAL
LAND USE
DISTRICT**

MOTION #23-309
Councillor Przybylski

Moved that Council support, in principle, the potential amendment of Land Use Bylaw No. 876 for the addition of a use to Hamlet Commercial (H-C) Land Use District to enable the development proposed by the delegation.

CARRIED.

**DELEGATION
DISCUSSION –
DUNVEGAN
SUMMER VILLAGE**



MOTION #23-310
Councillor Richardson

Moved that Council accept the Delegation's concerns and requests as information. Further, that Council will make a decision regarding further Development Permit Applications on riverfront lots at Dunvegan Summer Village, pending receipt and review of a legal opinion and direction from MMSA.

Further, if the Delegation submits a Development Permit Application for the same development previously proposed, Council may consider waiving the non-refundable Development Permit Application fee upon receipt of the Application.

CARRIED.

Council recessed at 1:16 p.m.

Council resumed at 1:46 p.m.

DEVELOPMENT & SUBDIVISIONS

**BYLAW NO.
1003/DEV/2023 –
LAND USE BYLAW
AMENDMENT**

MOTION #23-311
Councillor Robertson

Moved that Council give second reading to Bylaw No. 1003/DEV/2023 – being a bylaw to amend the Municipal District of Fairview No. 136 Land Use Bylaw, to accommodate larger size fully serviced lots within the Hamlet of Whitelaw;
CARRIED.

MOTION #23-312
Councillor Przybylski

Moved that Council give third and final reading to Bylaw No. 1003/DEV/2023 – being a bylaw to amend the Municipal District of Fairview No. 136 Land Use Bylaw, to accommodate larger size fully serviced lots within the Hamlet of Whitelaw;
CARRIED.

**BYLAW NO.
1004/DEV/2023 –
PARTIAL
SUBDIVISION
PLAN
CANCELLATION**

MOTION #23-313
Councillor Hostetler

Moved that Council give first reading to Bylaw No. 1004/DEV/2023 – being a bylaw to cancel a portion of plan of subdivision for the purpose of consolidating lots in the Hamlet of Whitelaw.
CARRIED.

MOTION #23-314
Councillor Hostetler

Moved that Council give second reading to Bylaw No. 1004/DEV/2023 – being a bylaw to cancel a portion of plan of subdivision for the purpose of consolidating lots in the Hamlet of Whitelaw.

CARRIED.

**BYLAW NO.
1005/DEV/2023 –
PARTIAL
SUBDIVISION
PLAN
CANCELLATION**



MOTION #23-315
Councillor Richardson

Moved that Council give first reading to Bylaw No. 1005/DEV/2023 – being a bylaw to cancel a portion of plan of subdivision for the purpose of consolidating lots in the Hamlet of Whitelaw.
CARRIED.

MOTION #23-316
Councillor Przybylski

Moved that Council give second reading to Bylaw No. 1005/DEV/2023 – being a bylaw to cancel a portion of plan of subdivision for the purpose of consolidating lots in the Hamlet of Whitelaw.
CARRIED.

COMMITTEE/BOARD REPORTS

Councillors reported on the following Board/Committee meetings they attended from June 27, 2023 to July 12, 2023:

Councillor Przybylski: June 28, 2023 – Fort Dunvegan Historical Society (written report provided)
July 12, 2023 – Elk Island Recreation Group
July 12, 2023 – Information Session at Northwestern Polytechnic

MOTION #23-317
Councillor Przybylski

Moved that Council send correspondence to the Fort Dunvegan Historical Society requesting a proposal for frisbee golf, to be located at the Maples Day Use Area (or the municipally owned lands located adjacent thereto).
CARRIED.

MOTION #23-318
Councillor Richardson

Moved that Council draft correspondence to the Board of Governors of Northwestern Polytechnic that discusses, at a minimum, the following:

- Failure to adequately acknowledge or express any concerns of the Municipal district of Fairview No. 136 and those of neighbouring municipalities;
- Intent of the Municipality to pursue alternative means of action to advocate for the future viability and success of NWP, Fairview Campus;
- Advocating for the public release of the Fairview Campus Master Plan and a public information session regarding the same.

CARRIED.

MOTION #23-319
Councillor Przybylski

Moved that Council direct Administration to draft correspondence to the Minister of Advanced Education and to MLA Todd Loewen, requesting an urgent meeting. Further, that Reeve Kolodychuk contact said Ministers by telephone to confirm receipt of request and reiterate the need for urgency.
CARRIED.

Reeve Kolodychuk: June 29, 2023 – HPEC Luncheon with Medical Student
June 29, 2023 – Retirement Supper for Exiting Manager of North Peace Regional Landfill
July 2, 2023 – Meeting with Susan Hansen and Dr. Majasic
July 5, 2023 – Fairview Rural Water Co-Op



July 12, 2023 – Information Session at Northwestern Polytechnic

Councillor Richardson: June 30, 2023 – PREDA (written report provided)
July 12, 2023 – Information Session at Northwestern Polytechnic

Councillor Hostetler: July 5, 2023 – North Peace Housing Foundation
July 12, 2023 – Information Session at Northwestern Polytechnic

Councillor Robertson: No meetings to report.

MOTION #23-320 Moved that Council accept the Committee/Board
Councillor Przybylski Reports as presented.

CARRIED.

OLD BUSINESS

PENDING REPORT

MOTION #23-321 Moved that Council accept the June 27, 2023
Councillor Robertson Pending Report as presented.

CARRIED.

RMA ECONOMIC
DEVELOPMENT
CAPACITY-
BUILDING
MICROGRANT

MOTION #23-322 Moved that Council direct Administration to
Councillor Richardson submit an application for the RMA Economic
Development Capacity Building Microgrant to
investigate the feasibility of an Agricultural
Worker program at NWP, Fairview Campus.
CARRIED.

OFFICE AND
SHOP FASCIA
AND
EAVESTROUGH

MOTION #23-323 Moved that Council direct Administration to
Councillor Robertson proceed with the replacement of the
eavestrough in the amount of \$9,156.00. Further,
that the project be funded from 2-32-252-00.
CARRIED.

NEW BUSINESS

FAIRVIEW
DAYCARE AND
PLAYSCHOOL
SOCIETY –
REQUEST TO
AMEND LOAN
SCHEDULE

MOTION #23-324 Moved that Council table the discussion
Reeve Kolodychuk regarding the request of the Fairview Daycare
and Playschool Society to the next Council
meeting, pending discussion of the request at
the upcoming meeting of the ICF Committee with
the Town of Fairview.

CARRIED.

DELEGATION
DISCUSSION –



**BLUESKY
COMMUNITY
GROUP**

MOTION #23-325
Councillor Robertson **Moved that Council direct Administration to investigate the cost associated with reinstating ANI Insurance to the Bluesky Community Club.**
CARRIED.

MOTION #23-326
Councillor Hostetler **Moved that Council direct Administration to prepare a draft Agreement relating to the property owned by the Bluesky Community Group, legally described as Block X, Plan 599EO.**
CARRIED.

**PROCLAMATION –
ALBERTA
DEVELOPMENT
OFFICERS' WEEK**

MOTION #23-327
Reeve Kolodychuk **Moved that Council proclaim September 19th to 22nd, 2023 as Development Officers Week within the Municipal District of Fairview No. 136.**
CARRIED.

**NORTHERN
ALBERTA
ECONOMIC
DEVELOPMENT
(NRED) PROGRAM**

MOTION #23-328
Councillor Robertson **Moved that Council accept the Northern Alberta Economic Development (NRED) Program as information.**
CARRIED.

INFORMATION ITEMS

Council was presented with the following information for review:

- a. Fairview Public Library Board – June 15, 2023
- b. Alberta Centre for Sustainable Rural Communities Conference
- c. Correspondence from Jason Martin, Outsmartin Technology Ltd.

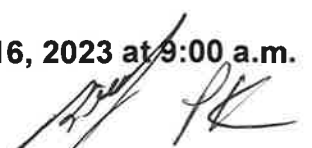
MOTION #23-329
Councillor Richardson **Moved that Council direct Administration to send correspondence to the Fairview Public Library Board indicating that the Municipal District of Fairview No. 136 is not supportive of relocating the Fairview Public Library to the Northwestern Polytechnic Fairview Campus.**
CARRIED.

MOTION #23-330
Councillor Robertson **Moved that Council permit any Councillor or municipal employee wishing to attend the Alberta Centre for Sustainable Rural Communities Conference, to so attend.**
CARRIED.

MOTION #23-331
Councillor Przybylski **Moved that Council accept the information items as presented.**
CARRIED.

**NEXT COUNCIL
MEETING**

Next Council Meeting is scheduled for August 16, 2023 at 9:00 a.m.



CLOSED SESSION

Council recessed at 3:53 p.m.

Council resumed at 3:58 p.m.

Council invited Lyndsey Lawrence and CAO Jorgensen to remain in the closed session for Agenda Item 14A.

MOTION #23-332
Councillor Hostetler

Moved that Council close the meeting at to the public for:

- **Agenda Item 14A – Closed per Section 29(1)(a) of the FOIP Act, R.S.A. 2000, c. F-25.**

CARRIED.

MOTION #23-333
Councillor Przybylski

Moved that Council open the meeting to the public at 4:15 p.m.

CARRIED.

Council recessed at 4:15 p.m. to allow for the return of the public.

Council resumed at 4:20 p.m.

MOTION #23-334
Councillor Robertson

Moved that Council award the contract for supply of 150,000 tonnes of 4:20 (3/4 inch crush) road gravel over three years, at a loaded cost of \$10.50 per tonne to Tri-S Concrete (Ltd.), with payment of 50,000 tonne (\$525,000.00) per year for 2023, 2024 and 2025.

CARRIED.

MOTION #23-335
Councillor Richardson

Moved that Council direct Administration to not proceed with preparation of the Plan for the Border Pit, pending budget deliberations.

CARRIED.

ADJOURNMENT

Reeve Kolodychuk adjourned the meeting at 4:21 p.m.



Reeve Kolodychuk



Chief Administrative Officer