



**TOWN OF HIGH LEVEL
REGULAR COUNCIL MEETING MINUTES
Live Stream through Town of High Level Facebook
February 8, 2021 at 7:00 p.m.**

APPROVED MINUTES

IN ATTENDANCE:

<u>COUNCIL</u>	Crystal McAteer Boyd Langford Brent Anderson Ellis Forest Terry Jessiman Mike Morgan Jan Welke	Mayor Deputy Mayor Councillor Councillor Councillor Councillor Councillor
<u>STAFF</u>	Clark McAskile Jeri Phillips Ruth Rolfe Keith Straub Rodney Schmidt Hayley Gavin Bill Schnarr Mark MacLean Mark Rushton Charles Carstens Sandra Beaton	Chief Administrative Officer Director of Finance and Administration Director of Community Services Director of Operations Director of Protective Services Land Use and Planning Manager Communications Coordinator Health and Safety Coordinator Community Peace Officer/Supervisor HR/Payroll and IT Municipal Clerk/Recording Secretary

1. CALL TO ORDER

Mayor McAteer called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

2.1 Regular Meeting Agenda,
February 8, 2021

Additions or amendments to the agenda.
- Move New Business Item from 13.3 to Admin Reports, Item 10.7.

Resolution# 044-21

Moved by Councillor Forest
THAT Council adopt the February 8, 2021 Regular Meeting Agenda
as amended.

CARRIED

3. PUBLIC HEARING

3.1 Bylaw 1017-20, being an
Amendment to Land Use Bylaw 944-13,
Schedule "A" to rezone Plan 4507NY,
Block 22, Lots 3, 4, 5, 6 and 7 from Low
Density Residential (R-1) to Medium
Density Residential (R-2).
(Physical address: 10107, 10109,
10111, 10113 and 10115, 103 Street)

Pursuant to the MGA, Section 606 and 606.1, the public hearing notice
for proposed Bylaw 1017-20 appeared in the ECHO-Pioneer
Newspaper issues the weeks of January 13, January 20, and January
27, 2021, as well as, on the Town's website and on social media.

Mayor McAteer opened the public hearing at 7:01 p.m., for proposed
Bylaw 1017-20, Amendment to Land Use Bylaw 944-13.

Clark McAskile, Chief Administrative Officer, introduced Ms. Hayley Gavin, Land Use and Planning Manager.

Ms. Gavin presented proposed Bylaw 1017-20, amendment to Land Use Bylaw 944-13.

At this time, Council had no questions for Ms. Gavin.

Mayor McAteer asked for anyone in support of proposed Bylaw 1017-20, to come forward and asked if Administration received any written submissions.

In Support:

Green Space Alliance (GSA) representatives, Marcelo Figueira and Dnyanesh Desh, delivered their presentation.

The presentation included:

- Reasons for choosing this site
- Public engagement activities
- R2 District Design Regulation
- Concept Options

Mayor McAteer made a request for anyone opposed to Bylaw 1017-20 to come forward and asked if Administration received any written submissions. CAO McAskile deferred to Ms. Gavin.

Opposed:

Barb Miller, resident of 103 Street, High Level.

Does not want the housing complex in this area of the community.
Also, submitted a letter stating concerns.

Kurt Bishop, resident of 103 Street, High Level.

Concerns re safety, traffic, maintenance, congestion
High use area for RCMP, Fire Department and Town vehicles.
Have existing issues on the street.
Increased RCMP presence.
Feel there is better places in the Town to build.
Should stay R1 re density.

Joyce Davis, resident of 104 Street, High Level.

Does not want the development in this area.
Concerns re property value, safety, vandalism
Putting multiple duplexes in, with the history of the area as such,
will cause vandalism, noise, and other issues.
The proximity to first responders [alleyways behind 103 Street] and
RCMP and Fire Hall] is not a good location.
Multiple issues addressed in letter submitted to the Town.
There are other locations in Town that can be rezoned.
Everything in High Level is walking distance.
First Responders are more important, find a more suitable location
that will not impede first responders.

Des Smith, resident of 102 Street, High Level.

Agrees with others who are opposed.

Lived in the community since 1996.

With the existing housing there now, there are disturbances in the summer, often at 3:00am and 4:00am. If more housing is added to that, the situation will be worse.

Mayor McAteer asked if any written submissions were received by Administration. CAO McAskile deferred to Hayley Gavin, Land Use and Planning Manager.

Hayley Gavin:

Administration received approximately 20 letters opposing the rezoning of 103 Street – Bylaw 1017-20.

Darren Arbeau and Christine Petersen

RCMP S/Sgt Denis Delaronde

Sue Leonard

Michael Watson

Deborah Warman and Don Warman

Larry Warman and Jodi Asels

Ana Rosa Perrault

Rosalie Pasaje

Monico and Yasmin DeMesa

Janine George

Kendall Friesen and Michelle Alfonso

Raye Smith-Knox

Sherry Filliol

Stuart Watson

Jack and Barb Miller (presented at the Public Hearing)

Jody and Kurt Bishop (presented at the Public Hearing)

Joyce Davis (presented at the Public Hearing)

Des Smith (presented at the Public Hearing)

Mayor McAteer requested any final comments from Administration.
- Administration had no final comments.

Mayor McAteer announced the conclusion of the public hearing for proposed Bylaw 1017-20, at 7:33 p.m. and requested a motion from Council.

Resolution# 045-21

Moved by Council Morgan

THAT Council close the public hearing for Bylaw 1017-20.

CARRIED

4. PRESENTATIONS

None.

5. DELEGATIONS

5.1 Corporal Daniel MILLS, RCMP High Level Detachment Report for January 2021.

Corporal Danny MILLS presented the RCMP High Level Detachment Report for January 2021.

6. APPROVAL OF THE MINUTES

6.1 January 25, 2021 Regular Council Meeting unapproved minutes.

Resolution# 046-21

Moved by Deputy Mayor Langford
THAT Council approve the Regular Council meeting minutes of January 25, 2021 as circulated.

CARRIED

7. DELEGATION BUSINESS

7.1 RCMP High Level Detachment Report, January 2021

Resolution# 047-21

Moved by Councillor Morgan
THAT Council accept the RCMP High Level Detachment Report, January 2021 for information.

CARRIED

8. MAYOR'S REPORT

8.1 Mayor's report for January 26 – February 8, 2021.

Jan 27 – Dene Tha' First Nation/High Level Friendship Agreement (CEDI)

Jan 27 – Regional Economic Development Initiative (REDI)

Jan 28 – Boreal Housing Foundation Meeting

Feb 01 – Meeting with MLA Dan Williams. MLA Williams agreed to write a support letter for the multi-purpose centre at the government level

Feb 04 – AUMA Policing Models

Feb 05 – Northern Alberta Elected Leaders virtual meeting (NAEL)
One highlight of the NAEL meeting was a presentation of a 'flood mitigation trailer'.

Resolution# 048-21

Moved by Councillor Welke
THAT Council accept the Mayor's report for information.

CARRIED

9. COUNCIL COMMITTEE REPORTS

9.1 Committee reports on which Councillor are appointed:

- Deputy Mayor Langford
- Councillor Anderson
- Councillor Forest
- Councillor Jessiman
- Councillor Morgan
- Councillor Welke

Deputy Mayor Langford:

Jan 27 – REDI

Feb 03 – CEDI Working Group

Feb 05 – NAEL meeting

Councillor Anderson:

Jan 27 – Library Board meeting

Feb 01 – Meeting with MLA Dan Williams

Councillor Forest:

Feb 01 – Meeting with MLA Dan Williams

Feb 02 – Mackenzie Regional Waste Management Commission

Councillor Jessiman:

Feb 01 – Meeting with MLA Dan Williams

Councillor Morgan:

Jan 27 – Library Board Meeting

Feb 02 – Mackenzie Regional Waste Management Commission

Feb 04 – Council of Community Education Committee Meeting

Councillor Welke:

Jan 26 & 27 – NWFASD Meeting, employment position selection

Jan 27 – Dene Tha' First Nation/High Level Friendship Agreement (CEDI)

Feb 01 – Meeting with MLA Dan Williams

Feb 04 – Community Futures Board meeting

Feb 04 – Attended teleconference, Premier Kenney/Dr. Hinshaw

Resolution# 049-21

Moved by Councillor Anderson

THAT Council accept the Councillor Committee reports for information.

CARRIED

10. ADMINISTRATIVE REPORTS10.1 Council/Committee Meeting
Action List**Resolution# 050-21**

Moved by Councillor Morgan

THAT Council accept the Action List for information.

CARRIED

10.2 Capital Project Status Report

Resolution# 051-21

Moved by Councillor Forest

THAT Council accept the Capital Project Status Report for information.

CARRIED

10.3 Financial Report –
December 2020 - including Year End
Variance Report Actual vs Budget**Resolution# 052-21**

Moved by Councillor Welke

THAT Council accept the December 2020 Financial Report for information.

CARRIED

10.4 Monthly Report to Council – Jan
2021**Resolution# 053-21**

Moved by Councillor Jessiman

THAT Council accept the Monthly Report to Council – Jan 2021 for information.

CARRIED

10.5 RFD: Community Peace Officer -
2020 Enforcement Services Annual
Report**Resolution# 054-21**

Moved by Deputy Mayor Langford

THAT Council accept the Community Peace Officer - 2020

Enforcement Services Annual Report for information; and

FURTHER, that Administration write a letter to RCMP 'K' Division to request the Town of High Level be included in Phase 2 Radio program.

CARRIED

10.6 ToHL - Health and Safety
Management System Compliance 2020

Resolution# 055-21

Moved by Councillor Morgan
THAT Council accept the Health and Safety Management System
Compliance 2020 report for information.

CARRIED

10.7 Arena Plant shut down

Resolution# 056-21

Moved by Councillor Morgan
THAT Council accept the arena update from Director Ruth Rolfe for
information.

CARRIED

11. ADMINISTRATIVE INQUIRIES

None.

12. OLD BUSINESS

Clark McAskile, CAO, made note to Council stating that final comments from the applicant, Green Space Alliance, should have been heard before closing the public hearing,

Mayor McAteer requested final comments from Green Space Alliance.

Marcelo Figueira, GSA

In general: Focus on three (3) comments heard from the public and that came out of the public engagement - traffic, property value and safety. Those are valid concerns, but these need to be carefully analyzed before considered as fact.

Problems related to operations of a high-density development site should not be connected to a rezoning process. Rezoning is about the land use and the build form.

Dnyanesh Desh, GSA

In general: Zoning is used to control the final use and not the final user. Any concerns/issues with the final user associated with the site, can be addressed through enforcement and other measures that the Town may have. That fact should be considered in the decision on this application.

Clark McAskile, CAO, called upon Ms. Hayley Gavin.

12.1 RFD: Bylaw 1017-20, Amendment to Land Use Bylaw 944-13 Schedule "A" to rezone Plan 4507NY, Block 22, Lots 3, 4, 5, 6 and 7 from Low Density Residential (R-1) to Medium Density Residential (R-2).
(Physical address: 10107, 10109, 10111, 10113 and 10115, 103 Street)

Ms. Gavin introduced and reviewed with Council, the Request for Decision (RFD) regarding Bylaw 1017-20, an amendment to Land Use Bylaw 944-13, a rezoning application from R1 to R2.

Resolution# 057-21

Moved by Deputy Mayor Langford
THAT Council table Bylaw 1017-20, Amendment to Land Use Bylaw 944-13 to the May 24, 2021 Regular Council meeting.

CARRIED

13. NEW BUSINESS

13.1 Growing the North virtual conference, February 15, 16 & 17, 2021.

Resolution# 058-21

Moved by Councillor Anderson
THAT Councillors contact Administration if they wish to attend the Growing the North virtual conference.

CARRIED

13.2 RFD: First reading of proposed Bylaw 1019-21

Resolution# 059-21

Moved by Councillor Jessiman
THAT Council provide First Reading to proposed Building Permit and Standards Bylaw 1019-21, and set a Public Hearing date for the March 8, 2021 Regular Council meeting.

CARRIED

14. CORRESPONDENCE FOR ACTION

14.1 Invitation, 2021 Minister's Awards of Municipal Excellence

Resolution# 060-21

Moved by Councillor Welke
THAT Council submit an application to the 2021 Minister's Awards of Municipal Excellence promoting the partnership between the Dene Tha' First Nation and the Town of High Level through the Community Economic Development Initiative.

CARRIED

15. CORRESPONDENCE FOR INFORMATION

15.1 Response from Premier Kenny re rural bus service providers.

15.2 Copied – MD. Spirit River No. 133, letter to Premier Kenney re Covid-19 restrictions.

15.3 Regional Economic Development Initiative, Dec 9, 2020 approved meeting minutes.

15.4 Copied – Mackenzie County, letter to Premier Kenney re Covid-19 restrictions.

15.5 Town of High River – Request re Reinstatement of the 1976 Coal Development Policy (update: Gov't Alberta reinstated the 1976 Coal Development Policy on Feb 8, 2021)

Resolution# 061-21

Moved by Councillor Forest
THAT Council accept items 15.1 and 15.5 for information.

CARRIED

16. NOTICE OF MOTIONS

None.

17. QUESTION PERIOD

None.

18. CLOSED SESSION

Mayor McAteer thanked those who attended and social media viewers.

Resolution# 062-21

Moved by Councillor Anderson

THAT Council move into closed session at 9:16 p.m., pursuant to FOIP Part 1, Division 2, Business interests of a third party and Advice from officials, Division 2, section 16 and 24(1)(a), respectively.

CARRIED

Mayor McAteer called a brief recess at 9:16 p.m.

All attending Councillors and staff members C. McAskile, J. Phillips, R. Rolfe, B. Schnarr, C. Carstens and S. Beaton remained in the meeting

Mayor McAteer reconvened the meeting at 9:28 p.m.

Resolution# 063-21

Moved by Councillor Welke

THAT Council move out of closed session at 10:00 p.m.

CARRIED

18.1 Universal broadband – Telus
- Business interests of a third party and Advice from officials, pursuant to FOIP Part 1, Division 2, Exceptions to Disclosure, section 16 and 24(1)(a), respectively.

Resolution# 064-21

Moved by Councillor Morgan

THAT Administration request further information from Telus and provide their plan to Council.

CARRIED

18.2 Mackenzie County and Town of High Level Regional Service Sharing Agreement - pursuant to FOIP Part 1, Division 2, Disclosure harmful to intergovernmental relations and Advice from officials, sections 21(1)(ii), and 24(1)(a), respectively.

Resolution# 065-21

Moved by Councillor Anderson

THAT Council reply to the February 2, 2021 letter from Mackenzie County regarding the Regional Service Sharing Agreement / Intermunicipal Collaborative Framework.

CARRIED

18.3 Covid-19 Vaccination for first responders

Resolution# 066-21

Moved by Councillor Morgan

THAT Council instruct Administration to write a letter to Premier Jason Kenney and the Chief Medical Health Officer requesting vaccinations for medical first responders.

CARRIED

19. ADJOURNMENT**Resolution# 067-21**

Moved by Councillor Morgan

THAT Council adjourn the February 8, 2021 Regular meeting at 10:01 pm.

CARRIED

Mayor

Municipal Clerk