

**MINUTES OF THE REGULAR MEETING
OF THE COUNCIL OF THE VILLAGE OF BRETON
IN THE PROVINCE OF ALBERTA, HELD ON WEDNESDAY, AUGUST 8th, 2018
IN THE COUNCIL CHAMBERS OF THE CAROLYN STRAND CIVIC CENTER**

PRESENT

Mayor Anne Power
Deputy Mayor Janet Young
Councillor Lynn Pritchard
Councillor Kimberly Plaquin

EXCUSED ABSENCE

Councillor Ivan Bohning

ALSO PRESENT

Terry Molenkamp, CAO
Gail Postnikoff, Administrative Assistant
Members of the Public

CALL TO ORDER

Mayor Power called the meeting to order at 6:59 p.m.

ADOPTION OF THE AGENDA

104-18	MOVED by Deputy Mayor Young to accept the agenda as presented. CARRIED
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DELEGATION

Lee Hanson was asked by Administration to attend the Council meeting to discuss the condition of his property. He has been asked several times over the past few years to clean it up with nothing being done. He says he requires help as he is not capable of doing it. Council says his mobile home and property are a fire hazard and must be dealt with. He says his mobile was broken into several years ago and cannot be touched until the Red Deer RCMP have finished with the case. Mr. Hanson says the RCMP have lost his case file and gave the name and number of the RCMP officer to the CAO. He told Council he would hire a lawyer if they pushed him to clean up the property. Administration is to send Mr. Hanson a letter indicating cleanup must be completed by September 15th, 2018 or they may contact legal advice on how to move forward with this.

QUESTION PERIOD

None

MINUTES

105-18	MOVED by Councillor Pritchard to accept the Minutes of the July 11 th , 2018 Regular Meeting of Council.	CARRIED
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BUSINESS ARISING FROM MINUTES

None

COMMITTEE REPORTS/MEETINGS

106-18	MOVED by Councillor Plaquin to accept the verbal reports from Council.	CARRIED
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OLD BUSINESS

None

NEW BUSINESS

Municipal Office

It was noted in the Municipal Accountability Program review conducted in July that administration was unable to locate a resolution that council has named a place as a municipal office and a financial institution were banking will be conducted.

107-18	MOVED by Councillor Pritchard to name 4916 – 50 th Avenue as its Municipal Office.	CARRIED
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108-18	MOVED by Deputy Mayor Young to name ATB Financial Breton Branch at 4923 – 50 th Avenue as the financial institution for the Village of Breton.	CARRIED
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Breton Word of Faith

Pastor Steve Green of the Breton Word of Faith Church is interested in partnering with the Village to rehabilitate the Maple Ridge Park Ball Diamond. The proposal presented by the Breton Word of Faith Church is that they will provide the labour and the village will provide weed mitigation this year and 30 yards of red shale in 2019. Some other material such as black dirt will be needed while remediation is underway. It was also noted that the fence requires repair, the village can obtain pricing for the repair and bring this forward as a budget item in 2019. Pastor Green gave an approximate cost of the shale and trucking charges. Council said they would discuss this for the 2019 budget.

Development Permit 0005-18

Cathy Hatt, a registered owner of Lot 20, Block 2, Plan 4716CL, 5016 – 50 Avenue applied to remove the existing mobile office and replace it with a new modular office and storage shed. The site plan indicating the placement of the modular building and the storage shed meets the C1 Commercial regulations. The proposed use of the property is Business Office/Real Estate Brokerage and is not specifically listed as a permitted or discretionary use of the C1 Commercial – Central Business District. This business may be considered as a professional, financial and office and business support services use. The number of off street parking spaces required in the case of a use not specifically mentioned in the regulations shall be the same as for a similar use. The proposed office module is 1,120 sq ft requiring 2.61 off street parking spaces. This parking could be provided at the rear of the property, however council does have the discretion to waive in whole or in part the off street parking requirement in the C1 Commercial District.

109-18	MOVED by Deputy Mayor Young to approve Development Permit No. 0005-18 as proposed and waive the off street parking requirement.	CARRIED
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Development Permit 0004-18

On July 13, 2018 Bill Campbell of WCG Services applied to establish a martial arts gym and fitness business at 5027 – 50 Avenue. The building located on the property has been vacant for a number of years and is zoned C-1 Commercial, Central Business District (Retail and Service). A martial arts gym and fitness service is not listed as a permitted or discretionary use in the C-1 regulations, however this business may be considered as a private club because members must join to participant in the activities being offered. Off street parking is limited and the fitness activities will take place between 4:30 pm to 10:00 pm on Tuesday and Thursday evenings. The regulations state that in the case of a use not specifically mentioned the required number of off street parking spaces shall be the same as for a similar use as determined by the Development Authority. It is estimated that the floor being used is 50% of the 2,310 sq ft floor area. Based on that estimate off street parking spaces would be 15.40. A copy of the off street parking table is provided. The bylaw also provides for discretion, that the required off street parking requirement may be waived in whole or in part in the C-1 Commercial District.

110-18	MOVED by Councillor Pritchard to approve Development Permit 0004-18 as proposed and waive the off street parking requirement.	CARRIED
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Breton Faith Covenant Church Food Bank

Breton Faith Covenant Church Food Bank have requested permission to permanently display a banner on village property. The two areas identified in their letter will require a sign permit from Alberta Transportation. Administration has checked the area under the notice board on 50 Avenue. The area is 8 feet wide by 2.5 feet high which could accommodate the banner and remove the requirement for Alberta Transportation approval should council wish to display the banner. A picture of the proposed banner has been requested to assist council in making an informed decision. Should council decline the request to place the banner on public property the proponents have suggested a number of private locations. Land Use Bylaw No. 13-02 regulates signage and the property owner would be responsible for the placement of the banner.

111-18	MOVED by Deputy Mayor Young to allow the Breton Faith Covenant Church Food Bank to place their banner under the Village of Breton sign located on Main Street.	CARRIED
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Updated Joint Municipality Fire Quality Management Plan (QMP)

In 2010 Breton, Drayton Valley and Brazeau County entered into a Quality Management Plan as it relates to fire. This agreement is included in the review with respect to the Intermunicipal Collaboration Framework (ICF). Administration for Brazeau County requested the fire department review, update and or suggest changes to the existing QMP.

112-18	MOVED by Councillor Pritchard to accept the Joint Municipality Fire Quality Management Plan (QMP) with the Village of Breton, Town of Drayton Valley and Brazeau County as presented.	CARRIED
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Request to remove Poplar Trees on Willow Drive

In June the village received a complaint regarding the fuzz created by the Poplar (Bam) trees located in the area of 147 & 149 Willow Drive and a fire incident with the cause being attributed to the fuzz generated by the poplar trees. The village also received a neighbour survey conducted by the complainant regarding the proposed removal of the trees in the green space behind the property from 133 Willow Drive to 151 Willow Drive.

Administration has researched online what other municipalities have in place respecting the removal of trees on public and private land. Generally communities recognize the advantage of having and keeping trees. Some have made processes and attached conditions regarding the removal of trees on both public and private land.

Council may wish to consider adopting a bylaw and/or policy respecting tree management and how to aid property owners who are interested in the removal of trees prior to taking any action with respect to the request to remove the poplar trees in the green space behind 133 Willow Drive to 151 Willow Drive.

113-18	MOVED by Councillor Pritchard to deny the request to remove poplar trees in the green space behind the property from 133 Willow Drive to 151 Willow Drive, and that the reasons for refusal are trees are a community resource, an integral part of our natural environment and that management methods need to be established to effectively deal with those who wish to preserve trees and those who wish to remove trees, and that a letter be sent to inform the residents of the decision and that administration prepare a draft tree removal policy for council's consideration.	CARRIED
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BYLAWS

None

FINANCIAL

114-18	MOVED by Deputy Mayor Young to accept the July cheque listing and May and June Bank Reconciliations.	CARRIED
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INFORMATION ITEMS

115-18	MOVED by Councillor Plaquin to accept the information items as Brazeau County - Bylaw 993-18 Brazeau County and Parkland County Intermunicipal Development Plan approval Breton and District Fish and Game – Donation of \$10,000.00 to the Breton Community Building Fund Alberta Municipal Affairs - Changes to the Municipal Government Act Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans extension to April 1, 2021 Office of the Premier – letter thanking AUMA’s support of the Trans Mountain Pipeline Expansion Alberta Justice - June Disbursements Alberta Culture and Tourism – Stars of Alberta Volunteer Awards nomination form	
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<p>Golden Spur Gymkhana Club – Thank you card for July 1st donation Brazeau Seniors Foundation - May 25th and June 22nd Minutes of the Board Alberta Recycling – Electronics, Paint and Tire Recycling Programs 2017 Progress Reports Brazeau County - Road Ban updates.</p>	<p>CARRIED</p>
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ADMINISTRATIVE REPORT/COUNCIL DISCUSSION

- Council will not be attending the RCMP session at the AUMA Convention
- Jordan Gooderham, Golf Course Maintenance Supervisor is looking to purchase a 2008 electric cart for \$3000 and sell one of the older carts. Administration is to inform him that any further equipment purchases will be addressed on the 2019 budget plan

IN CAMERA

None

ADJOURNMENT

116-18	MOVED by Mayor Power to adjourn the Council meeting at 8:15 p.m. CARRIED
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Mayor Power

Terry Molenkamp, CAO