



MUNICIPAL DISTRICT OF GREENVIEW NO. 16

REGULAR COUNCIL MEETING

MINUTES

March 11, 2025, 9:00 a.m.
Greenview Administration Building
Valleyview, AB

Present:

Ward 9, Reeve Tyler Olsen
Ward 8, Deputy Reeve Bill Smith
Ward 1, Councillor Winston Delorme
Ward 2, Councillor Ryan Ratzlaff
Ward 3, Councillor Sally Rosson
Ward 5, Councillor Dale Smith
Ward 6, Councillor Tom Burton
Ward 7, Councillor Jennifer Scott
Ward 9, Councillor Marko Hackenberg
Ward 4, Councillor Dave Berry
Ward 8, Councillor Christine Schlieff

Staff:

Chief Administrative Officer, Stacey Wabick
Director, Planning and Economic Development Martino Verhaeghe
Director, Community Services Michelle Honeyman
Director, Corporate Services Ed Kaemingh
Acting Director Infrastructure & Engineering Josh Friesen
Manager, Communications and Marketing Stacey Sevilla
Manager, Legislative and Administrative Services Sarah Sebo
Recording Secretary, Wendy Unger

2. ADOPTION OF AGENDA

MOTION: 25.115

Moved by: Councillor Tom Burton

That Council adopt the Agenda of the March 11, 2025, Regular Council Meeting as amended.

- **Move 9.2 between 7.7 & 7.8**

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

3. ADOPTION OF MINUTES

MOTION: 25.116

Moved by: Councillor Jennifer Scott

That Council adopt the minutes of the February 25, 2025, Regular Council Meeting as amended.

- **Add "Municipal District" of Greenview Library Board to Bylaw 25-987**

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

3.1 BUSINESS ARISING FROM MINUTES

4. PUBLIC HEARING

6. BYLAWS

6.1 Bylaw 25-985 LUB Amendment (Boyd's Lakeshore Properties)

MOTION: 25.117

Moved by: Councillor Jennifer Scott

That Council give second reading to Bylaw 25-985 for the creation of a Direct Control Two (DC-2) District and to redistrict the parcel legally described as NE-27-70-24-W5M from Agricultural One (A-1) District to Direct Control Two (DC-2) District as amended.

- 10.1.4.b - Exemptions to section (a)

- **10.1.4.a - Add "historical" high water mark**

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Marko Hackenberg

CARRIED (10 to 0)

MOTION: 25.118

Moved by: Councillor Jennifer Scott

That Council give third reading to Bylaw 25-985 for the creation of a Direct Control Two (DC-2) District and to redistrict the parcel legally described as NE-27-70-24-W5M from Agricultural One (A-1) District to Direct Control Two (DC-2) District.

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Marko Hackenberg

CARRIED (10 to 0)

6.2 Bylaw 24-962 Hamlet of DeBolt Area Structure Plan (3rd Reading)

Chair Tyler Olsen recessed the meeting at 9:47 a.m.

Chair Tyler Olsen reconvened the meeting at 9:52 a.m.

Reeve Olsen and Councillor Marko Hackenberg abstain from voting as per section 184 of the MGA

MOTION: 25.119

Moved by: Councillor Ryan Ratzlaff

That Council give third reading to Bylaw 24-962 Hamlet of DeBolt Area Structure Plan, as presented.

For (9): Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Dave Berry, and Councillor Christine Schlieff

Abstain (2): Reeve Tyler Olsen, and Councillor Marko Hackenberg

CARRIED (9 to 0)

6.3 Bylaw 24-963 Hamlet of Ridgevalley and Crooked Creek Area Structure Plan

MOTION: 25.120

Moved by: Councillor Jennifer Scott

That Council give third reading to Bylaw 24-963 Hamlet of Ridgevalley and Crooked Creek Area Structure Plan, as amended.

- Page 2 - Removal of “18-800” in in reference to the Land Use Bylaw;
- Page 6 - Removal of “(MGA Regulation)” acronym in second paragraph of Section and replace 2.3.2 18-800” in in reference to the Land Use Bylaw;
- Page 6 – Replace the acronym “MGA Regulation” in fourth paragraph with “Matters Related to Subdivision and Development Regulation”;
- Page(s) 17-18 – Replace 4.3.1 (h) and (i) with “h) Applications for subdivision and development shall adhere to the Matters Related to Subdivision and Development Regulation” and re-label subsequent clauses.

For (9): Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Dave Berry, and Councillor Christine Schlieff

Abstain (2): Reeve Tyler Olsen, and Councillor Marko Hackenberg

CARRIED (9 to 0)

7. BUSINESS

7.1 Asset Disposal 2025 – Phase 1 &2 Procedure Asset Disposal

MOTION: 25.121

Moved by: Councillor Sally Rosson

That Council authorizes Administration to list and sell the items as identified in the Schedule of 2025 Surplus Assets to be disposed of attachment on Greenview’s website, for Non-profit Organizations (NPO) for a period of six (6) weeks.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.122

Moved by: Councillor Ryan Ratzlaff

That Council authorizes Administration to list the remaining items as identified in the Schedule of 2025 Surplus Assets to be disposed of attachment - along with pricing, on Greenview Connect, for Greenview Staff for period of six (6) weeks.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.2 FCM Conference Attendance

MOTION: 25.123

Moved by: Councillor Marko Hackenberg

That Council accept the report on attending the Federation of Canadian Municipalities (FCM) conference for information as presented.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

5. DELEGATION

5.1 Accurate Assessment Group Ltd – Annual Assessment Presentation

Councillor Sally Rosson left the meeting at 10:47 a.m.

MOTION: 25.124

Moved by: Councillor Dale Smith

That Council accept Accurate Assessment Group's annual Greenview Property Assessment report for information, as presented.

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Sally Rosson

CARRIED (10 to 0)

7. BUSINESS

7.3 Sponsorship Request - Community Futures Grande Prairie & Region

MOTION: 25.125

Moved by: Councillor Christine Schlieff

That Council approve sponsorship in the amount of \$500.00 to Community Futures Grande Prairie and Region for the 2025 Lemonade Day event on June 14, 2025, in Grovedale, Alberta, with funds to come from the 2025 Community Services Donations and Sponsorships budget.

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Sally Rosson

CARRIED (10 to 0)

7.4 Grant Request- Grovedale Cemetery Committee

Councillor Sally Rosson reentered the meeting at 11:26 a.m.

MOTION: 25.126

Moved by: Councillor Christine Schlieff

That Council approve a capital grant in the amount of \$40,465.00 to the Grovedale Cemetery Committee for tree removal at the Grovedale cemetery, with funds to come from the Community Services Grants budget.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.5 Renewable Energy Projects – Position Statement

MOTION: 25.127

Moved by: Councillor Dave Berry

"That Council select Option B as Greenview's official position statement on renewable energy developments, ensuring the protection of existing and potential agricultural lands."

B.

The Municipal District of Greenview (Greenview) values energy diversity and security for the betterment of its residents and businesses. Greenview does not support land under agriculture to be used for the development of large-scale renewable energy projects. The use of the Land Suitability Rating System as guidance to direct such developments is antiquated. Modern farming advancements, technology, and better management practices have made Greenview agricultural lands more productive. They are vital for the municipality's rural economic stability, the reduction of agricultural and habitat fragmentation and minimization of escalating land prices. Greenview is committed to preserving agricultural land and encourages policies that protect its long-term viability while balancing Alberta's energy goals.

For (8): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Against (3): Councillor Sally Rosson, Councillor Dale Smith, and Councillor Tom Burton

CARRIED (8 to 3)

7.6 Expression of Interest – Haul Process Inquiry

Chair Tyler Olsen recessed the meeting at 12:02 p.m.

Chair Tyler Olsen reconvened the meeting at 12:45 p.m.

MOTION: 25.128

Moved by: Councillor Ryan Ratzlaff

That Council accept the verbal report from Administration regarding the Expression of Interest program and a recent inquiry regarding haul processes, for information as presented.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.7 Canfor Whitecourt Public Advisory Committee

MOTION: 25.129

Moved by: Councillor Sally Rosson

That Council appoint Councillor Ryan Ratzlaff to the Canfor Whitecourt Public Advisory Committee for a 1-year term, with option to renew at the October 2025 Organizational Meeting.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

9. CLOSED SESSION

MOTION: 25.130

Moved by: Councillor Tom Burton

That the meeting go to Closed Session, at 12:58 p.m. pursuant to Section 197 of the Municipal Government Act, 2000 pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to Closed Session.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.131

Moved by: Councillor Ryan Ratzlaff

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting com into Open Session at 1:08 p.m.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.138

Moved by: Councillor Christine Schlieff

That the meeting go to Closed Session, at TIME p.m. pursuant to Section 197 of the Municipal Government Act, 2000 pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to Closed Session.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

MOTION: 25.139

Moved by: Councillor Tom Burton

That, in compliance with Section 197(2) of the Municipal Government Act, this meeting com into Open Session at 3:34 p.m.

CARRIED

7. BUSINESS

7.8 Town of Valleyview Library Board Appointment

MOTION: 25.132

Moved by: Councillor Dave Berry

That Council direct Administration to request Valleyview Town Council appoint MD of Greenview Councillor Dave Berry as a Council member on the Town of Valleyview Library Board.

DEFERRED

MOTION: 25.133

Moved by: Councillor Sally Rosson

That Council defer Motion 25.132 Town of Valleyview Library Board to a future Council meeting.

For (9): Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, and Councillor Christine Schlieff

Against (2): Reeve Tyler Olsen, and Councillor Dave Berry

CARRIED (9 to 2)

7.9 Governance Sessions for Public Boards and Committees

Council Ryan Ratzlaff left the meeting at 1:58 p.m.

MOTION: 25.134

Moved by: Councillor Winston Delorme

That Council direct Administration to organize and host information sessions to help members of the various boards better understand correct parliamentary process, conduct and recording of minutes for board meetings and make the sessions available to Greenview boards as well as Town of Valleyview and Fox Creek boards.

For (10): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

Absent (1): Councillor Ryan Ratzlaff

CARRIED (10 to 0)

7.10 Grande Cache Aquatic Centre Hours of Operation

Council Ryan Ratzlaff re-entered the meeting via zoom at 2:03 p.m.

MOTION: 25.135

Moved by: Councillor Winston Delorme

That Council direct Administration to explore the potential of extending the hours of operation of the Grande Cache Aquatic Centre.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.11 Grande Cache Ball Diamonds

Chair Tyler Olsen recessed the meeting at 2:13 p.m.

Chair Tyler Olsen reconvened the meeting at 2:20 p.m.

MOTION: 25.136

Moved by: Councillor Marko Hackenberg

That Council direct Administration to bring forth the plans for the Grande Cache Ball Diamond area for discussion.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

7.12 Managers Reports

MOTION: 25.137

Moved by: Councillor Tom Burton

That Council accept the Managers Reports for information as presented.

For (11): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Ryan Ratzlaff, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, Councillor Dave Berry, and Councillor Christine Schlieff

CARRIED (11 to 0)

10. MEMBERS REPORTS/EXPENSE CLAIMS

Councillor Dave Berry exited the meeting

Councillor Ryan Ratzlaff exited the meeting at 3:43 p.m.

MOTION: 25.140

Moved by: Councillor Tom Burton

That Council accept the Members Business reports for information, as presented.

For (9): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, and Councillor Christine Schlieff

Absent (2): Councillor Ryan Ratzlaff, and Councillor Dave Berry

CARRIED (9 to 0)

10.1 Ward 1

- February 25, 2025, Regular Council Meeting
- GC Recreation Board Meeting
- Greenview Minister evening

10.2 Ward 2

- February 25, 2025, Regular Council Meeting
- Alberta Care Conference
- GIG event at Alberta Counsel
- GRWMC meeting
- Fox Creek Synergy
- Northern Lakes College Council of Community Education committees
- PREDA
- Town of Valleyview Townhall Forum

10.3 Ward 3

- February 25, 2025 Council
- GRM Multiplex
- Little Smoky Ski Hill meeting

- NLC VV Campus - Open House
- CCEC Virtual

10.4 Ward 4

10.5 Ward 5

- February 25, 2025, Regular Council Meeting
- LUB Bylaw Meeting
- Little Smoky Ski Hill
- GRWMC Meeting
- New Fish Creek Hall Board Meeting
- AG Society Development Update

10.6 Ward 6

- February 25, 2025, Regular Council Meeting
- Infrastructure Asset Management of Alberta
- Greenview Ministers' Event
- Grande Spirit Foundation Board
- Peace Library System
- Grande Spirit Foundation
- Women of War Monument Event
- MD of Greenview Library Board
- Judge 4H Districts in VV

10.7 Ward 7

- February 25, 2025, Regular Council Meeting
- Land Use Bylaw Steering Committee
- GRM Advisory Board

10.8 Ward 8

Councillor Christine Schlieff

- February 25, 2025, Regular Council Meeting
- NiteHawk meeting

- Resource Centre for Suicide Prevention-update supper
- Healing Humanity - Live stream mini conference
- Community Futures Zoom
- MD Library Board
- LUB Steering committee meeting
- Swan City Snowmobile Club Meeting

Deputy Reeve Bill Smith

- February 25, 2025, Regular Council Meeting
- February 26, 2025, Ag. Services Board
- Alberta Beef Conference

10.9 Ward 9

10.9.1 Ward 9 Reeve Tyler Olsen

- February 25, 2025, Regular Council Meeting
- February 25, 2025, Alberta Council evening
- Alberta Council/Greenview Event
- City of GP Event
- Coffee with Glubish COS, Kristopher Barker
- CFWY/Prairiescan
- Town of Valleyview Townhall

11. ADJOURNMENT

MOTION: 25.141

Moved by: Councillor Winston Delorme

That Council adjourn this Regular Council Meeting at 4:21 p.m.

For (9): Reeve Tyler Olsen, Deputy Reeve Bill Smith, Councillor Winston Delorme, Councillor Sally Rosson, Councillor Dale Smith, Councillor Tom Burton, Councillor Jennifer Scott, Councillor Marko Hackenberg, and Councillor Christine Schlieff

Absent (2): Councillor Ryan Ratzlaff, and Councillor Dave Berry

CARRIED (9 to 0)

Chief Administrative Officer

Chair