

**JULY 8, 2014**

**AGENDA OF A SPECIAL MEETING OF THE COUNCIL OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, TO BE HELD IN THE COUNCIL CHAMBERS, MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, FAIRVIEW, ALBERTA AT 9:00 A.M. ON TUESDAY JULY 8, 2014.**

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9:00 A.M.

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. RESIDENTIAL BARELAND CONDOMINIUM SUBDIVISION – PT NW-07-80-04-W6 AND SIGNAGE
4. AIRPORT TERMINAL PROJECT – ENGINEERING SERVICES
5. FRIEDENSTAL HALL – DONATION REQUEST
6. REQUEST FOR DECISION – 2013 RESIDENTIAL TAX REFUND
7. IN-CAMERA - LAND
8. ADJOURNMENT

JULY 8, 2014

**MINUTES OF A SPECIAL COUNCIL MEETING OF THE COUNCIL OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, HELD IN COUNCIL CHAMBERS, THE MUNICIPAL DISTRICT OF FAIRVIEW MUNICIPAL OFFICE, FAIRVIEW ALBERTA ON TUESDAY, JULY 8, 2014, COMMENCING AT 9:00 A.M.**

PRESENT AT THE MEETING:

COUNCIL MEMBERS PRESENT:

Ernie Newman            Reeve  
Ray Skrepnek            Councillor  
Peggy Johnson           Councillor

REGRETS

Bev Wieben                Councillor  
Terri Wyness              Councillor

OTHERS IN ATTENDANCE

Sandra Fox                Chief Administrative Officer  
Sandra Rendle            Recorder

CALL TO ORDER

Reeve Newman called the meeting to order at 9:28 a.m.

AGENDA

**14-382**

Councillor Johnson

**Moved that Council adopt the agenda for the July 8, 2014 Special Council Meeting as presented.**

**CARRIED.**

**RESIDENTIAL BARELAND CONDOMINIUM SUBDIVISION - PT NW-07-80-04-W6**

Council was presented with a subdivision application for a Residential Condominium Subdivision located at PT NW-07-80-04-W6.

**14-383**

Councillor Skrepnek

**Moved that the MD of Fairview No. 136 recommend approval of the Residential Bareland Condominium Subdivision at PT NW-07-80-04-W6 (File# 14MK025) with the noted list of recommended conditions. Attached as schedule "A".**

**CARRIED.**

**14-384**

Councillor Johnson

**Moved that the developer is responsible for his own signage for the Residential Bareland Condominium Subdivision. Further, approval to attach the sign to the Maples Park sign be denied.**

**CARRIED.**

**AIRPORT TERMINAL  
PROJECT –  
ENGINEERING  
SERVICES**

Council was presented with an Engineering Services Proposal from Integrated Airport Systems Ltd.

**14-385**

Councillor Johnson

**Moved that Council not accept Integrated Airport Systems Ltd. for the Fairview Airport Terminal building.**

**CARRIED.**

**14-386**

Councillor Skrepnek

**Moved that administration tender for the new Airport Terminal building.**

**CARRIED.**

**FRIEDENSTAL  
HALL – DONATION  
REQUEST**

Council was presented with a request from Friedenstal Hall for a donation of Gravel.

**14-387**

Councillor Johnson

**Moved that Council approves 3 loads of 5/8" crush gravel for Friedenstal Hall as a donation.**

**CARRIED.**

**REQUEST FOR  
DECISION –  
2013 RESIDENTIAL  
TAX REFUND**

Council was presented with a request for a 2013 residential tax refund for NE-14-82-06-W6.

**14-388**

Councillor Johnson

**Moved that administration refund the ratepayer the residential portion of the 2013 Tax Levy in the amount of \$1418.80 for NE-14-82-06-W6.**

**CARRIED.**

**IN CAMERA**

**14-389**

Councillor Skrepnek

**Moved that Council go in camera at 10:15 a.m.**

**CARRIED.**

**14-390**

Councillor Johnson

**Moved that Council come out of in camera at 10:38 a.m.**

**CARRIED.**

**ADJOURNMENT**

**14-391**

Councillor Skrepnek

**Moved that the July 8, 2014 Special Council Meeting be adjourned at 10:39 a.m.**

**CARRIED.**

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

## SCHEDULE "A"

**Dunvegan Recreational Condominium Subdivision, M.D. of Fairview No. 136 (14MK025)**

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July 8, 2014

List of Recommended Conditions:

1. Taxes are paid in full.
2. Provision of access to the subdivision via existing road. The current road is not a registered road plan. Applicant may be required to enter into an agreement with the M.D. of Fairview No. 136 and possibly Alberta Culture to allow continued access via the current road.
3. Proposed accessed to unit 23 of the subdivision from the private road through the subdivision between unit 36 & 37 onto the undeveloped road allowance. All cost incurred to develop and maintain the portion of road allowance to access unit 23 are the sole responsibility of the developer.
4. The Developer is required to provide the Municipal District of Fairview No. 136 a cash payment in lieu of Municipal Reserve.
5. The Developer is required to provide the Municipal District of Fairview No. 136 environmental reserve in the form of a 6 metre strip along what is known as the left bank of the Peace River.
6. The developer is to enter into a Development Agreement with the MD of Fairview No. 136.

It is recommended the Development Agreement include the following conditions. This list does not include all of the conditions to be contained in the Development Agreement.

- Pursuant to S. 654 (1) (c) of the Municipal Government Act, the proposed subdivision must meet Section 7 (g) of the Subdivision and Development Regulation, (This is in regards to water and sewer system servicing) the developer is to construct the water, sewer and roads within the development area in accordance with the MD of Fairview No. 136's standards. Maintenance of the water, sewer and roads within the development area will be the responsibility of the future Condominium Corporation.

## SCHEDULE "A"

### Dunvegan Recreational Condominium Subdivision, M.D. of Fairview No. 136 (14MK025)

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- Any Off-site improvements required to service the proposed subdivision are the responsibility of the developer.
- Submission of all necessary drainage easements, servicing easements and restrictive covenants, where required
- The bare land condominium units are to be numbered utilizing the MD. Of Fairview No. 136's rural addressing system.
- Install a municipal address sign at the access to the Condominium Development
- Subdivision and rural addressing signage
- Traffic and warning signage plan
- Emergency access to the satisfaction of the MD of Fairview No. 136 Fire Chief
- Implementation for fire prevention plan to the satisfaction of the MD of Fairview No. 136 Fire Chief
- Include mitigation measures and procedures identified in the Geotechnical Investigation - Proposed Subdivision NW ¼, Sec 7, Twp. 80, Range 4, W6M, MD of Fairview, AB, prepared by SNC – LAVALIN INC., ENVIRONMENT & WATER, July 31, 2013.
  - ❖ Include in the Condominium agreement a caveat to ensure future owners abide by these mitigation measures (i.e., to prevent soil erosion in sensitive areas, no lawn water to be permitted)
- The bare land condominium shall be registered in a manner acceptable to the M.D. of Fairview No. 136, and to Alberta Land Titles.
- The municipality can file a caveat against the development area and against the undeveloped portion of the lands at the Land Titles Office, to protect the municipality's interest and rights pursuant to this agreement.

## WAIVER OF NOTICE OF SPECIAL MEETING

We, the undersigned Councillors of the Municipal District of Fairview No. 136, waive the requirement of notification of a special meeting held July 8, 2014 in Council Chambers for the purpose of :  
Special Meeting.

Reeve Ernie Newman

  
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Councillor Ray Skrepnek

  
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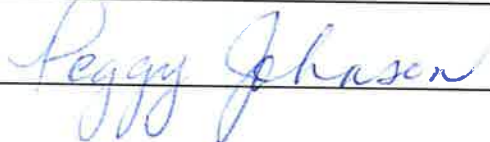
Councillor Terri Wyness

Absent  
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Councillor Bev Wieben

Absent  
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Councillor Peggy Johnson

  
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