

MINUTES OF THE REGULAR MEETING
OF THE COUNCIL OF THE VILLAGE OF LONGVIEW
In the Province of Alberta, held on Tuesday, March 18, 2025
Held at the Longview Community Hall at 5:30 p.m.

PRESENT

Mayor Lisa Penner
Deputy Mayor Rose Klassen
Councilor Aaron Lyons

Chief Administrative Officer Roy Tutschek

PUBLIC IN ATTENDANCE

15 public in attendance.

CALL TO ORDER

Mayor Penner called the meeting to order at 5:30 p.m.

AGENDA

Resolution 036-25

MOVED by Councilor Lyons that the agenda be accepted as presented. Add **BUSINESS SECTION** 11.3, Volunteer Appreciation Dinner.

CARRIED

DELEGATIONS

NONE.

CORRESPONDENCE FROM RESIDENT

Kathie Selbee, Longview Ratepayers Association correspondence regarding Recreation Board and Donation Policy.

MINUTES OF PREVIOUS MEETINGS

Resolution 037-25

MOVED by Mayor Penner that Minutes of the Regular Council meeting February 18, 2025, be adopted as presented.

CARRIED

ACTION ITEMS

CAO presented Action Items.

 Mayor

 CAO

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REPORTS

Policing Report February 2025 Policing Report.

CAO Report CAO Tutschek presented the March 2025 CAO report.

Council Reports March 2025 Council reports were presented.

Mayor Lisa Penner Council report:

From Feb 13 to March 12, 2025

General

- Feb 18 Regular Council meeting
- Feb 28 – AB Muni webinar – re AB Provincial budget
- Advised on Community Garage Sale fundraiser
- March 4 – Village Connection – no residents
- Talked with Vice Chair of LNYD

Longview School –

- Next meeting March 20 6pm in Learning Commons. Childcare provided.
- Foothills School Division (FSD) update – check website (<https://www.foothillsschooldivision.ca/>)

Municipal Planning and Commission

- no meetings



Mayor



CAO

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Sheep River Regional Utility Corporation

Next meeting March 27, 2025

Deputy Mayor Rose Klassen

Report to Council

Report to Council

February/March

February 19 Regular Council meeting

Westwinds

February 25

- working on ten additional affordable townhouse living units in Okotoks
- planning for the replacement of high country lodge.
- Westwinds 65th Anniversary April 11th.

FCSS

March 6

- submission of outcomes to the Provincial Government

- Meals on Wheels 14 participants
- ARC 24
- Library 150

Total of 315 make and takes

- Xmas dinner & light tour 57

 Mayor

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- Medical Transport 38

Total medical trips 299

23,160 Kms

- Village Xmas 108

Delivered food to 36 residents

Over **2000** volunteer hours by 76 volunteers that are committed to bring these programs to all residents!

Thank you!

Library

March 11

- Highway Clean- Up

Scheduled for May 3, if it rains, will be held on the following Saturday. Volunteers welcome.

Can leave your name at Library if interested.

- Seed Library is now open

- library has a 'borrowing cupboard', please check it out. New items purchased is a five-tray dehydrator and a wood burning tool.

Councilor Aaron Lyons

Report to Council

Resolution 038-25

MOVED by Deputy Mayor Klassen that the March Council reports be accepted as presented.

CARRIED

 Mayor

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**FINANCIAL
REPORTS**

February 2025 Bank Reconciliation.

February 2025 Accounts Payable Cheque Register.

February 2025 YTD Revenue and Expense report.

Resolution 039-25

MOVED by Councilor Lyons that the February 2025 Financial Reports be accepted as presented.

CARRIED

QUESTION PERIOD

Dave Marshall.

Regarding rezoning Bylaw. Why rezone to highway commercial and include storage yard? Already have industrial zoning, includes storage as discretionary use. This opens up balance of highway commercial to someone applying for a recreational storage yard. I don't think this is an appropriate use on a highway. The Bylaw says the purpose and intent of this district is to provide for a limited range of commercial uses providing services to the travelling public. I cannot see how that use as a storage yard would be providing services to the travelling public, they are not travelling or parked. There are dangers that go with that as well, if you zone that property, as highway commercial, then you open up any permitted uses without input from the Village. That would not be the intent. The intent is to have an RV storage yard, that intention is fine, and have a public hearing, have input, Council make decision on it. In the meantime, a normal procedure would be, as a recommendation, there would be an Area Structure Plan, this would be a more sensible way to go when you are planning on splitting the use of the property on top of that.

Further, there was CAO comment, no conflicts with roads. That is not quite accurate. The Municipal Development Plan has Foothills drive continuing straight through, straight across the property and adjoining the future annex land of the Village where it was proposed to have industrial uses. Zoning the big piece of property, covering that road, you take away the opportunity if someone wanted to have a permitted use, they could just build right across that and the municipal development plan would be out to lunch.

The proposed rezoning is in contradiction to the municipal development plan, there should be another look at it. An Area Structure Plan is for if someone wants multiple uses, on Urban

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Reserve/property, expensive, not detailed, but should show a plan how to tie in the other property, if is residential, where is the secondary access to the property. It just got blocked off by cutting off Foothills dr.

There was a water line, an extension, that requires a recovery from the property. That would be dealt with in an Area Structure Plan.

Foothills dr. needs to be built and paved to community standards but if you rezone, then all permitted uses, a person builds, you hang the Village with the upgrade to the road and the paving.

These small spot rezonings can cause an enormous amount of trouble and expense for municipalities.

I strongly suggest that another look be taken, with an Area Structure overall Plan, how do you achieve access for example. There is nothing contemplating in a rezoning as far as access goes.

Is the developer planning on accessing from the laneway for example or straight off Foothills dr. and destroying future access that is in the municipal development plan, we do not know? It will take a lot of the hazard off the Village.

Mayor Penner.

I do not think we can answer any of the questions right now during question period. I imagine we will have discussion of it during our business portion.

Thank you for your questions.

Gary.

What I am going to ask may not be on the agenda, please give me a bit of latitude. We are curious over in Malmberg Pl., application for development. The village does not appear to be involved. 5 of households on the street have serious concerns. Has Village been made aware or circumvented?

Mayor Penner.

CAO, do you want to address this?

 Mayor

 CAO

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CAO

Yes, Village is involved. At stage of getting this type of input.

Owners of adjacent lots need to be consulted and have the opportunity to give feedback. That is the stage we are in right now. External consultant planners are also involved.

Gary.

Is there a public hearing on this?

CAO

Let me get back on that. We will comply with Land Use Bylaw, Municipal Government Act. No public hearing scheduled yet.

Gary.

Would the public hearing be here, would there be input from the Village and residents?

CAO

The purpose of a public hearing is that local residents would be able to attend and give feedback, so yes.

Gary.

Here?

CAO

Yes, it is property close to Malmberg Pl.

Gary.

What was presented on paper is very different, so we are concerned.

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CAO

Thank you. Please submit anything you are concerned about to myself, I am also the Development Officer.

The process is, we reach out to adjacent property owners, but it is also open to anyone that feels they are affected. No one needs to wait. Send in feedback right away.

Gary.

So, if I send in on behalf of 4 -5 of us?

CAO.

Yes, that is the intent of consultation.


Kathie Selbee.

Thanks for uploading the Intermunicipal Collaboration Framework Agreement (ICF). Because it does speak to having a Recreation Board within the Village.

Regarding Foothills County requested invoice for funding needed, do you have a number of non-residents partaking in Village Activities and using the facilities.? Will Foothills require a formula from you or will they do a formula. Will the invoice cover the \$8,000 shortfall, so can continue on with these applicants getting these grants as they need them or do you anticipate increasing Longview Ratepayers taxes to fund the portion of the Recreation Board that we do not have or cutting back on grant distributions.

Also,

Councilor Klassen in her report mentioned FCSS disbursements. What months were those covering? Also in the ICF, page 8, Foothills County (FC), FCSS which support Longview residents, does the Village of Longview ever receive an annual breakdown from FC on how many Longview applicants take advantage of their/FC FCSS program? Is that public?

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Mayor Penner.

Any questions can be answered now?

CAO

We do not have number of FC participants.

Will FC require formula? Not to my knowledge. What has happened over last number months working with FC CAO, he was asking same question. There is not a lot of tracking, not a lot of registrations, tickets. CAO did reach out to the Longview School to obtain breakdown Village non-Village participation. No formal tracking at this point, working together with FC CAO. FC is looking for Village leadership to come up with a funding request that we feel is reasonable.

It would be for the Council to address whether \$8k would be contributed. This is yet to be determined because we do not know the ask. Is \$8k the magic number?

Mayor Penner.

Will \$8 stand is a presumption, Council needs talk around budget available.

Kathie Selbee.

The \$4500 annually was for managing the skateboard park?

The County would give \$8000?

Mayor Penner.

There has been a standard amount. Now that we are starting a new Recreation Board will have to look at funding model at budget time.

Kathie Selbee.

Can you not compel applicants to submit quarterly numbers of non-residents? For example, exercise classes at the Hall, Seniors.



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Mayor Penner.

The council can consider this if there is a new draft Recreation Board Bylaw. Difficult to monitor the skateboard park etc.

Kathie Selbee.

I am referring to funding applicants, e.g., Christmas Party. Should look at logging this as part of the Donation policy so continue getting support from one of our Neighbors.

Mayor Penner.

FCSS funds the Christmas Dinner, those numbers are documented.

Kite festival is the only event the Recreation Board has held in my time in Longview. It is feasible and something Council will consider if will collect more numbers. Love to see more programming.

Kathie Selbee.

Deputy Mayor Klassen was going to answer numbers for people who do not live in the MD but attend MD events?

Deputy Mayor Klassen

We do not collect that information.

Kathie Selbee.

The County must collect the information, any way we can get it?

Deputy Mayor Klassen

The only one we monitor is the Christmas Dinner.

Maybe CAO could check with FC CAO on FCSS tracking of who attends events.

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Mayor Penner

Thank you for the questions.

Deputy Mayor Klassen.

The other questions, timing of grants - FCSS grants are put out in May. Applicants have until end of the year to use the funds.

BYLAWS

**10.1 Recreation
Board Bylaw draft –
further follow up.**

Resolution 040-25

See RFD in **BUSINESS** agenda section below.

MOVED by Mayor Penner that CAO draft Recreation guiding document that is be a Committee of Council asap so can get this done before the end of our term.

CARRIED

**10.2 Land Use Bylaw
Amendment, Bylaw
477-25, Rezone
Urban Reserve for
RV Storage.**

MOVED by Mayor Penner, regarding, **BYLAW NO. 477-25, A BYLAW OF THE VILLAGE OF LONGVIEW, TO AMEND LAND USE BYLAW 400-2017,**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw as it affects certain lands;

AND WHEREAS the Council of the Village of Longview wishes to amend its Land Use Bylaw to include 'recreational vehicle storage' as a discretionary use in the Highway-Commercial (C-HWY) District;

AND WHEREAS the owner of Lot 1, Block 3, Plan 031 2814 in the Village of Longview has requested to redistrict their property to the Highway-Commercial (C-HWY) Land Use District;

 Mayor

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NOW THEREFORE the Council of the Village of Longview, duly assembled, enacts as follows:

1. The following be added alphabetically to the list of discretionary uses in subsection 3 of the Highway-Commercial (C-HWY) Land Use District, and all subsequent uses be renumbered accordingly:
 - a. Recreational Vehicle Storage.

2. That Part 15: Land Use District Map is hereby amended by redistricting the following lands, which are currently identified as Urban Reserve (UR) District within the Village of Longview Land Use Bylaw 400-2017 to Highway-Commercial (C-HWY) Land Use District:
 - a. The southerly portion of Pt. Lot 1, Block 3, Plan 031 2814, as identified on Schedule A of this bylaw.

receive 1st Reading.

Resolution 041-25

CARRIED

Resolution 042-25

MOVED by Mayor Penner that a public hearing regarding the Land Use Bylaw amendment will take place at 7 pm April 29, 2025, at the community hall.

CARRIED

BUSINESS

11.1 RFD Recreation Board next steps based on Foothills County recommendations.

The Village Council discussed the next steps regarding Recreation Board and Bylaw, see motion in Bylaw section above.

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**11.2 RFD Land Use
Bylaw amendment
for RV Storage.**

See Land Use Bylaw amendment, Bylaw 477-25 above.

**11.3 Volunteer
Appreciation
dinner.**

MOVED by Mayor Penner Volunteer Appreciation dinner to have a \$800 token of appreciation funding. Sourcing to start with FCSS carryover.

CORRESPONDENCE

12.1 Library, 2024 Annual Report.

Recess: 6:40 – 6:54.

CLOSED MEETING

Resolution 043-25

MOVED by Mayor Penner to go into closed meeting at 6:54 p.m., **FOIP section 24(1)(c)** Advice from Officials, negotiations, land development.
CARRIED

Resolution 044-25

MOVED by Mayor Penner to come out of closed meeting at 7:46 pm.
CARRIED

No residents are waiting to re-enter the meeting.

Mayor Penner remarks: over the course of our term this Council has worked hard to find a point of compromise and agreement with the landowners that are adjacent to the Village owned land that runs along the east side of Morrison Rd.

Over time and after many meetings and debate, Council has received guidance from the Village legal department – 4 different offers to all 6 adjacent landowners. We have had success with one adjacent landowner and come to a resolution. Unfortunately, 3 landowners rejected the 4 offers and have submitted a claim to the Land Property Rights Tribunal. In an effort to avoid going to the Tribunal and looking out for the best interests of the Village by

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Resolution 045-25

trying to settle, **MOVED** by Mayor Penner that CAO follow up with Village solicitor to move forward with the offer option #3 provided by our legal Counsel.
CARRIED

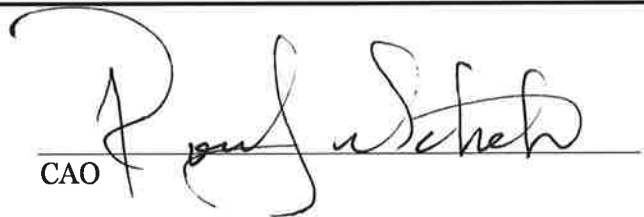
ADJOURNMENT

Resolution 046-25

MOVED by Mayor Penner to adjourn the meeting at 7:47 pm.
CARRIED



Mayor



CAO