



**TOWN OF VALLEYVIEW  
REGULAR COUNCIL MEETING MINUTES**

**MINUTES 24-21**

**Monday, October 28, 2024**

**5:00 PM IN THE TOWN OF VALLEYVIEW  
COUNCIL CHAMBERS**

**PRESENT**

Mayor:  
Councillors:

Vern Lymburner  
Delwin Slemph  
Danny McCallum  
Glenn Burke  
Samantha Steinke  
Tanya Boman via Teams  
Ken Wittig

**REGRETS**

**ADMINISTRATION**

Chief Administrative Officer:  
Director of Corporate Services:  
Director of Utilities & Asset Management:  
Director of Community Services:  
Director of Public Works:  
Administrative Officer:

Ben Berlinguette  
Kathy McCallum  
Carol McCallum  
Pat Brothers  
Dave Descheneaux  
Karen Staples

**OTHERS PRESENT**

Tyler Olsen – MD Greenview Reeve  
Tim Desaulniers - RCMP

**1. CALL TO ORDER**

Call to Order

Mayor Lymburner called the Regular Council Meeting to order at 5:00pm.

**2. ACCEPTANCE OF AGENDA (adds & deletes)**

Agenda Acceptance  
Resolution #24-21-279

Councillor Steinke moved that Town Council adopt the October 28, 2024 Regular Council Meeting Agenda as presented.

**CARRIED UNANIMOUSLY**

**3. ADOPTION OF MINUTES**

RCM Minutes  
Resolution #24-21-280

3.1 Regular Council Meeting Minutes 24-20 dated Tuesday October 15, 2024.

Councillor Burke moved that Town Council approve the Regular Town Council Meeting Minutes 24-20 as presented.

**CARRIED UNANIMOUSLY**

3.2 Business arising from Minutes

#### 4. PUBLIC HEARINGS

##### 4.1 2024-12 Land Use Bylaw Amendment

1. **Chair Lyburner declared the Public Hearing for Bylaw No. 2024-12 open at 5:17p.m.**
2. **Chair Lyburner welcomed all participants, including**
3. **Chair Lyburner asked that the nature of the proposed amendment be read into the record.**
4. **Read the following into the record:**
  - Ø The proposed amendments to the Towns Land Use Bylaw (Bylaw 2024-12) are amending the Downtown Commercial (CD) District to include a Gas Bar as a discretionary use, adding discretionary to Downtown Commercial (CD) District signs by land Use District Chart C4.1 Delete Section C4.5(1) that states to reduce visual clutter, all business shall be limited to one (1) permanent sign, one (1) temporary sign, and one window sign.
5. **Chair Lyburner requested confirmation that notification requirements (newspaper ads, announcements, time frames, etc.) had been met.**

Ø Notice of the public hearing for the proposed amendment was advertised on the Towns website & Facebook page on *October 16, 2024*. No comments were received.

6. **Chair Lyburner stated the Rules of Conduct that would be followed during the hearing:**
  - Ø Presentation of the resource person, any?
  - Ø Written submissions shall then be read into the record, any?
  - Ø Verbal presentations in support or against shall be received next, in an orderly fashion, any?
  - Ø Council may ask questions of the speakers after each presentation for clarification purposes,
  - Ø No debating is allowed between participants/presenters,
  - Ø Questions from the floor shall be addresses by the Chair.
7. **Chair Lyburner called for the PRESENTATION.**

- a. Ø The proposed amendments to the Towns Land Use Bylaw (Bylaw 2024-12) are amending the Downtown Commercial (CD) District to include a Gas Bar as a discretionary use, adding discretionary to Downtown

Commercial (CD) District signs by land Use District Chart C4.1 Delete Section C4.5(1) that states to reduce visual clutter, all business shall be limited to one (1) permanent sign, one (1) temporary sign, and one window sign.

**8. Chair Lyburner called for any WRITTEN SUBMISSIONS in support of the proposed amendment.**

Ø To date, no written submission was received from any adjacent landowner

**9. Chair Lyburner called for any WRITTEN SUBMISSIONS opposed to the proposed amendment.**

Ø To date, no written objections have been received or expressed.

**10. Chair Lyburner called for any VERBAL SUBMISSIONS in support of the proposed amendment.**

Ø No verbal submissions of support for the amendment were expressed.

**11. Chair Lyburner called for any VERBAL SUBMISSIONS opposed to the proposed amendment.**

Ø No verbal submission opposed to the amendment were expressed.

**12. Chair Lyburner calls for a RECOMMENDATION. CAO Berliguette responded:**

Ø It is recommended that the proposed amendments be APPROVED.

**13. Chair Lyburner asked if there were any questions from Council.**

Councillor Burke moved to give second reading to bylaw 2024-12 (A Bylaw To Amend The Land Use Bylaw)

Public Hearing  
Resolution #24-21-281

CARRIED UNANIMOUSLY

Councillor Steinke moved to give third and final reading to bylaw 2024-12 (A Bylaw To Amend The Land Use Bylaw)

Public Hearing  
Resolution #24-21-282

CARRIED UNANIMOUSLY

**14. Mayor Lyburner declares bylaw 2024-12 A Bylaw to Amend The Land Use Bylaw to be in effect.**

**15. Chair Lyburner adjourned the Public Hearing for Bylaw No. 2024-12 at 5:20 p.m.**



**5. PRESENTATIONS & DELEGATIONS**

5.1 There are no Presentations & Delegations

**6. TOWN OPERATIONAL REPORTS**

6.1 There are no Operational Reports

**7. COMMITTEE REPORTS (Boards, Commissions & Committee Minutes)**

7.1 Greenview Family and Community Support Services Report

7.2 Grande Prairie Regional Tourism Association Meeting Minutes April 24, 2024

7.3 Grande Prairie Regional Tourism Association Meeting Minutes May 22, 2024

7.4 Grande Prairie Regional Tourism Association Annual General Meeting Minutes June 19, 2024

7.5 Grande Prairie Regional Tourism Association Statement of Revenues and Expenditures nine months ended September 30, 2024

7.6 Grande Prairie Regional Tourism Association Organizational Meeting Minutes June 19, 2024

7.7 Heart River Housing Minutes September 19, 2024

Councillor Steinke moved that Town Council accept the committee reports as information.

CARRIED UNANIMOUSLY

Committee Reports  
Resolution #24-21-283

**8. OLD BUSINESS**

8.1 Beautification Grant Application Overview & Instruction

Councillor Burke moved to have Town Council deny BeSpoke the grant application and give direction to administration to rewrite the Beautification Grant.

For: Councillor Burke, Slemp, Steinke, Wittig, & Boman  
Opposed: Councillor McCallum

CARRIED

Old Business  
Resolution #24-21-284

**9. NEW BUSINESS**

9.1 Tim Desaulniers, Staff Sergeant Valleyview Detachment

Councilor Steinke moved Town Council to accept as information.

CARRIED UNANIMOUSLY

New Business  
Resolution #24-21-285



9.2 RFD – To change the date of November 11, 2024 Regular Council Meeting to November 12, 2024.

New Business  
Resolution #24-21-286

Councilor Slempp moved to reschedule the November 11, 2024 council meeting to Tuesday November 12, 2024 at 5:00pm.

CARRIED UNANIMOUSLY

## 10. BYLAW

10.1 RFD – Land Use Bylaw 2022-11 To include a)gas bar as a discretionary use in Downtown Commercial and b)delete C4.5(1) and add Discretionary to Downtown Commercial District signs by Land Use District Chart C4.1

Bylaw  
Resolution #24-21-287

Councillor Burke moved Town Council to give the second reading to a) and b) of bylaw 2024-12.

CARRIED UNANIMOUSLY

Bylaw  
Resolution #24-21-288

Councillor Steinke moved Town Council to give the third reading to a) and b) of bylaw 2024-12.

CARRIED UNANIMOUSLY

Bylaw  
Resolution #24-21-289

Councillor Steinke moved Town Council to give the third and final reading to a) and b) of bylaw 2024-12.

CARRIED UNANIMOUSLY

## 11. CORRESPONDENCE

Correspondence  
Resolution #24-21-290

11.1 Maskwa Medical Center thank you letter

Councillor Steinke moved to have Town Council accept as information

CARRIED UNANIMOUSLY

11.2 Invite to Veterans Memorial Gardens & Interpretive Centre November 8 to commemorate Indigenous Veterans Day.

Correspondence  
Resolution #24-21-291

Councilor Steinke moved Town Council to accept as information and let Administration know if anyone is available to go by Friday November 1, 2024.

CARRIED UNANIMOUSLY

## 12. CLOSED SESSION

12. There are no Closed Sessions



11. ADJOURNMENT

Adjournment  
Resolution #24-21-292


Councillor Slemp declared the Monday, October 28, 2024 Regular Council Meeting adjourned at 5:43pm.

CARRIED UNANIMOUSLY



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Mayor, Vern Lymburner



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CAO, Ben Berlinguette