

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held June 23, 2015 in the Clearwater County Council Chambers in Rocky Mountain House.

**CALL TO ORDER:** The Meeting was called to order at 9:00 A.M. by Reeve Alexander with the following being present:

- |                         |                   |
|-------------------------|-------------------|
| Reeve:                  | Patrick Alexander |
| Councillors:            | Earl Graham       |
|                         | Curt Maki         |
|                         | Jim Duncan        |
|                         | John Vandermeer   |
|                         | Kyle Greenwood    |
|                         | Theresa Laing     |
| CAO:                    | Ron Leaf          |
| Director, Public Works: | Marshall Morton   |
| Recording Secretary:    | Tracy Haight      |
| Staff:                  | Erik Hansen       |
|                         | Kurt Magnus       |
|                         | Christine Heggart |
|                         | Brad Welygan      |
| Media:                  | Laura Button      |
|                         | Sylvana Crosby    |
|                         | Jeff Medhurst     |
| Public:                 | Dennis Ross       |

**AGENDA  
APPROVAL:**

Councillors Duncan, Greenwood, and Vandermeer requested the addition of verbal reports as Item H3. Ron Leaf requested the addition of a verbal report as Item F4.

**COUNCILLOR MAKI:** That the June 23, 2015 Regular Meeting Agenda be accepted as amended.

**222/15** CARRIED 7/0

**CONFIRMATION  
OF MINUTES:**

**1. June 09, 2015 Regular Meeting Minutes**

**COUNCILLOR DUNCAN:** That the Minutes of the June 09, 2015 Regular Meeting be accepted.

**223/15** CARRIED 7/0

**1. June 09, 2015 Public Hearing Minutes**

**COUNCILLOR GREENWOOD:** That the Minutes of the June 09, 2015 Public Hearing be accepted.

**224/15** CARRIED 7/0

Ted Hickey joined the meeting.

**PUBLIC WORKS: 1. Caroline Industrial/Commercial Land Development**

Marshall Morton stated that as per Council's direction, Clearwater County purchased 112 acres in the Village of Caroline for the development of the County's salt/sand storage facility. Upon review of the area and the County's operational needs, Administration proposes the development of approximately 100 acres for industrial and commercial lots, based on Council's strategic plan, to promote economic activity and growth in the County.

Mr. Morton explained that current conditions in the construction market and the cost savings realized from the recent bridge tenders provide advantage and opportunity for the County to leverage its investment.

Mr. Morton outlined the area structure plan (ASP), the two-phase development proposal, and cost estimates for the property. He noted total costs for Phase 1 is estimated at \$4,963,975.00 and projected total costs for Phase 2 is \$696,314 assuming receipt of the Small Community Funding grant. He stated that Phase 1 development is scheduled for 2015, subject to agency approvals and Village of Caroline's subdivision approval. Phase 2 construction is tentatively scheduled for May 2016 pending grant funding.

Mr. Morton noted that the residential lots, as outlined in the ASP, are not included in the development proposal as they are intended for purchase by third party developers.

Mr. Morton and Erik Hansen responded to questions from Council and explained the following:

- requirements for highway intersectional treatments;
- initiation of the 'Endeavour to Assist' to recover project costs;
- Phase 1 access roads;
- location of environmental reserves and buffer zones;
- removal of wetlands and legislative requirements for wetlands compensation.

Mr. Morton presented the Phase 1 (2015) Funding Model for Council's consideration, as follows:

- \$1,195,000 from the 2015 approved budget;
- \$1,500,000 from cost savings on 2015 bridge tenders; and
- \$2,268,975 from County Facility Reserve.

Mr. Morton and Mr. Hansen responded to questions from Council and discussion followed.

COUNCILLOR GRAHAM: That Council approves Phase 1 (2015) Funding Model for the development of salt/sand storage facility lot and 11 industrial lots in the Village of Caroline.

225/15

CARRIED 7/0

**COMMUNITY &  
PROTECTIVE  
SERVICES**

**1. Fire Station Location Study**

Ted Hickey stated that Clearwater County's 2015 approved budget includes funding to complete a fire station location study involving Leslieville and Condor Fire Stations. Now that Council has toured fire stations in Clearwater County, Administration requests direction on whether Council wishes to proceed with the study in 2015 or defer the study and carry forward budget funds to 2016.

Council discussed the implications of building a new centralized fire station as opposed to renovating the existing buildings.

Council discussed the framework components of the proposed fire station location study and noted terms of reference should include equipment assessment and replacement schedule, community/volunteer consultation, building standards of other municipalities, and future space requirements.

Discussion continued on whether to conduct an internal or external study and Mr. Hickey noted that budget funds includes costs for external consultation.

COUNCILLOR VANDERMEER: That an external consultant be hired to conduct a Fire Station Location Study in 2015 and provide a report to Council within four to six weeks.

226/15

CARRIED 7/0

MUNICIPAL:

**1. Clearwater County's 30 Year Anniversary**

Christine Heggart stated that 2015 is Clearwater County's 30 year anniversary since becoming an incorporated municipal district. Administration recommends hosting an event, similar to the 25 year anniversary celebration, and requests direction from Council.

Discussion followed on the coordination, planning, and scheduling of the event.

COUNCILLOR MAKI: That Council hosts a BBQ in recognition of Clearwater County's 30 Year Anniversary on September 11, 2015 from 11:00 a.m. till 2:30 p.m.

227/15

CARRIED 7/0

**2. Meeting with AAMDC Board**

Ron Leaf suggested topics for discussion, with the AAMDC Board at the August 11 meeting, as follows:

- updates on the AUMA lobby regarding their resolution re: linear pooling and what, if anything, is known regarding the Provincial Government's position on this proposal;
- what the AAMDC's lobby strategies are relating to the linear pooling proposal and what challenges, if any, exist;
- status of the MGA review and timing of presentation to the Legislature;
- the Board's initial impression regarding the Notley Government's point of view regarding rural Alberta; and,
- anticipated changes in Provincial policy or programs that may affect rural sustainability.

Discussion followed and Council confirmed the proposed topics and noted that information on the Provincial Government's organizational structure, ministries, and the relationship of standing committees with the government would benefit Council's lobby strategies.

Mr. Leaf stated that Administration will provide Council with an orientation session on lobbying and ministry work plans at first opportunity.

Mr. Leaf stated that the Board is also interested in touring a particular project or concept that may be highlighted in a future edition of the *Rural Routes* magazine. Discussion followed on including the Caroline Community HUB Complex and the Caroline commercial/industrial lot development project in the tour itinerary.

COUNCILLOR DUNCAN: That Council confirms the discussion topics and tour itinerary for the August 11 AAMDC Board meeting as presented.

228/15

CARRIED 7/0

**3. Strategic Plan Feedback and Open House Summary**

Christine Heggart reviewed Council's public consultation process regarding the development of the draft 2015-2018 Strategic Plan that included a request for public comment in writing, and hosting two public open house meetings at the County office and Caroline Community HUB Complex, respectively.

Ms. Heggart stated that six written responses were received and that approximately 30 people attended the open house meetings.

Ms. Heggart provided a summary of comments received and noted that the comments mainly focused on the tactics that arise from annual budgets or work plans and reflected opinions on programs or services. Some of the comments related to "wordsmithing", investing in hamlet growth, increasing communication, increasing partnerships with provincial and municipal governments, and managing industry in the West Country.

Discussion followed and Council noted that some of the comments are related to operations rather than to the general strategic plan. Council confirmed the value of public education and increased communication.

Ron Leaf stated that some of the comments refer to the availability of the supporting plans, as listed in the strategic plan document, and he indicated that many of the plans are scheduled for release later this year or early next year.

Council noted amendments are required to reflect name changes to provincial ministries.

COUNCILLOR VANDERMEER: That Council accepts the public feedback on the 2015-2018 Strategic Plan as presented.

229/15

CARRIED 7/0

COUNCILLOR MAKI: That Council adopts the 2015-2018 Strategic Plan as amended.

230/15

CARRIED 7/0

**INFORMATION:**

**1. CAO's Report**

Council discussed tentative dates for the Red Deer College tour and determined July 13 as suitable.

Council reviewed the request from Terry Raymond for the support of a draft resolution that asks the government to amend Section 51 of the Wildlife Act so as to prohibit hunting from or across an undeveloped road allowance without permission from the landowner.

Discussion followed and Council noted the following:

- the proposed resolution addresses an issue that has not been raised by Clearwater County landowners;
- this issue occurs predominately in southern Alberta and should be sponsored by a municipality where there is a local concern;
- a similar resolution was presented in 2014 at the Provincial Agricultural Service Board convention and the Zone 2 AAMDC fall meeting; both resolutions were defeated;
- public access to road allowances is legal; and
- regulations and infractions would be difficult to enforce.

COUNCILLOR VANDERMEER: That Council supports the draft resolution as presented.

231/15

DEFEATED 7/0

Ron Leaf provided information on the upcoming meeting with various CAOs, Alberta Rural Communications Association, and the Deputy Minister of Services Alberta to discuss broadband internet services and municipal access to the “SuperNet”.

**3. Councillor’s Verbal Reports**

Councillor Duncan provided information on an upcoming meeting with the Land Use Secretariat and Clearwater Trail Initiative Committee on July 23. The meeting will include a trail tour.

Councillor Greenwood provided information on the Clearwater Community Police Advisory Committee’s (CCPAC) May 12 meeting. He noted discussion topics included proactive approaches to mitigating and preventing crime in rural areas. He noted the results of a survey on the community’s perception of safety that indicated 57% of residents feel safe.

Discussion followed on the definition of “safe” and methods used to quantify the survey results.

Councillor Vandermeer provided information, as compiled by a consulting firm and presented at a community open house, on the impact of information technology and telecommunication on economic development in rural communities. He noted that the information was well received by industry and community members. He suggested that Council engage ratepayers and request feedback on the impact that increased internet connectivity would have on economic development in Clearwater County.

COUNCILLOR GRAHAM: That Council receives the CAO Report, Public Works Director’s Report, Accounts Payable Listing, Councillor Remuneration, and Councillors’ Verbal Reports as information.

232/15

CARRIED 7/0

**MUNICIPAL:**

**4. Verbal Report - Overview of Olds Institute**

Ron Leaf provided an overview of the Olds Institute, a community based volunteer organization focused on community, economic and regional development within the Town of Olds.

Mr. Leaf inquired if Council is interested in obtaining further information regarding the institute's operations and its relationship with O-Net, a community owned internet service provider.

Discussion followed and Council indicated interest in the opportunity to learn more on the organizational structure of a community based economic and regional development board and community supplied broadband internet service.

COUNCILLOR DUNCAN: That Council hosts an information session as presented by the Olds Institute/O-Net and invites the Town of Rocky Mountain House and Village of Caroline Councils, and Chambers of Commerce to attend.

**233/15**

CARRIED 7/0

**RECESS:** Reeve Alexander recessed the meeting at 11:59 P.M.

**CALL TO ORDER:** Reeve Alexander called the meeting to order at 1:15 P.M. with the following people present: Councillors Graham, Maki, Duncan, Vandermeer, Greenwood, and Laing; Ron Leaf, Keith McCrae, Marilyn Sanders, Dustin Bisson, Suzanne Valstar, Pete Valstar, Joshua Valstar, Rick Anderson, Laura Button, Tammy Brosinsky, Darrell Brosinsky, Brian Gibbs, Gus Valstar, Marg Valstar, Italo Pedrazzini, and Tracy Haight.

**RECESS:** Reeve Alexander recessed the meeting for a Public Hearing at 1:15 P.M.

**CALL TO ORDER:** Reeve Alexander called the meeting to order at 3:06 P.M. with the following people present: Councillors Graham, Maki, Duncan, Vandermeer, Greenwood, and Laing; Ron Leaf, Keith McCrae, Marilyn Sanders, Dustin Bisson, Rick Anderson, Laura Button, Tammy Brosinsky, Darrell Brosinsky, Brian Gibbs, and Tracy Haight.

**PLANNING:**

**1. Bylaw 1006/15 – Second and Third Readings**

Council reviewed all information presented at the June 23, 2015 Public Hearing for an application to amend the land use bylaw for the redistricting of 131.91 acres within SE 25 41 08 W5M from Agriculture District “A” to the Recreation Facility District “RF”.

- Discussion followed and Council noted the following:
- The Recreation Facility District “RF” designation does not accommodate the development of an industrial/commercial storage area.
  - If required, Public Works has the capability to quantify traffic volume on Highway 756.
  - There is no information from Alberta Environment and Parks records that conclusively identifies 100 year flood elevations for this area.
  - Potential flooding from ice jams occur prior to camping season.

Ms. Sanders responded to questions from Council and explained that TransAlta Corporation removed a caveat restricting the development of

permanent structures on the property due to decreasing risk of flooding over the past years.

Keith McCrae proposed an amendment to Bylaw 1006/15 "Schedule A" to adjust the boundary line for the RF designation that will exclude approximately seven acres.

Discussion continued and Council noted the following:

- The development permit application process will determine the emergency egress route.
- The purpose of this land use amendment bylaw is to accommodate the development of a campground.
- A campground, with no permanent building structures in place, is appropriate usage of land designated as "RF".
- There are different liability issues pertaining to camping facilities and permanent residential structures.
- There is no indication that this property is a high level flood risk as there is no historical evidence from Alberta Environment and Parks of flooding at this location.
- It is anticipated that the intent of new provincial regulations affecting the development of property in a 100 year flood plain will allow for recreational areas as opposed to permanent infrastructure.

COUNCILLOR VANDERMEER: That Council grants Second Reading to the Bylaw 1006/15, as amended, to redistrict 124.91 acres from Agriculture District "A" to Recreation Facility District "RF".

234/15

CARRIED 5/2

Discussion followed and Council noted the following:

- Placing conditions on the development permit application, and the following approval of the development permit application based on the conditions, is the responsibility of the MPC.
- There is a need to create development opportunities for recreational areas within Clearwater County so as to lessen the pressure that random camping brings to the West Country.
- The development permit application process will address risk factors.

COUNCILLOR DUNCAN: That Council grants third reading of amended Bylaw 1006/15.

235/15

CARRIED 7/0

**ADJOURNMENT:  
3:32 P.M.**

COUNCILLOR GRAHAM:                      That the Meeting adjourns.

**236/15**

CARRIED 7/0

  
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REEVE

  
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ADMINISTRATIVE OFFICER