

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held July 10, 2012 in the County Office at Rocky Mountain House.

CALL TO ORDER: The Meeting was called to order at 9:01 A.M. by Reeve Alexander with the following being present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Jim Duncan
	Robert Bryant
	Dick Wymenga
	Case Korver
Acting Municipal Manager:	Joe Baker
Director, Public Works:	Marshall Morton
Recording Secretary:	Christine Heggart
TIMS:	Darrell Philip
TIMS:	Brad Welygan
Construction Supervisor:	Erik Hansen
	Trevor Duley
	Sarah Maetche
	Helge Nome
	Diane Fingler
	Brian Bilawchuk

AGENDA: Reeve Alexander added E3 – Federal Electoral Boundaries and E4 – Community Infrastructure Improvement Grant to the agenda.

JIM DUNCAN: That the July 10, 2012 Regular Meeting Agenda be accepted as amended.

262/12 CARRIED 6/0

**CONFIRMATION
OF MINUTES:**

1. June 26, 2012 Regular Meeting Minutes

BOB BRYANT: That the Minutes of the June 26, 2012 Regular Meeting be confirmed as circulated.

263/12 CARRIED 6/0

**CONFIRMATION
OF MINUTES:**

1. June 26, 2012 Public Hearing Minutes - Tessmer

EARL GRAHAM: That the Minutes of the June 26, 2012 Public Hearing Minutes - Tessmer be confirmed as circulated.

264/12 CARRIED 6/0

**CONFIRMATION
OF MINUTES:**

1. June 26, 2012 Public Hearing Minutes - Maxwell

DICK WYMENGA: That the Minutes of the June 26, 2012 Public Hearing Minutes - Maxwell be confirmed as circulated.

265/12 CARRIED 6/0

PUBLIC WORKS: 1. Proposed Access Road

Erik Hansen presented a request from Mark Radford proposing the construction of 550m of municipal standard road under the Access Road Policy. The proposed road would continue north on the currently undeveloped portion of Range Road 6-2 north of Township Road 38-2 and would provide access to the southeast corner of the NE15-38-6 W5M.

Mr. Hansen noted that the subject area has been inspected and qualifies under the Access Roads policy and the estimated cost of this project is \$112,000, with the County's share being \$84,000.00.

CASE KORVER: That Council approves the construction of the described access road, thus placing this roadway in the queue for construction in 2013 under the provisions of the Access Roads Policy.

266/12

CARRIED 6/0

MUNICIPAL: 1. 2012 Synergy Alberta Conference

Christine Heggart presented an invitation to the upcoming 2012 Synergy Alberta Conference taking place in Red Deer from October 29 - 31, 2012 at the Sheraton Red Deer Hotel.

BOB BRYANT: That Council authorizes all Councillors to attend the 2012 Synergy Alberta Conference.

267/12

CARRIED 6/0

MUNICIPAL: 2. Rocky Library Board Resignation

Bob Bryant noted Mona Crocker's resignation from the Rocky Library Board and provided background on the position appointment, its term and expiration date. Council discussed the impact of a vacancy in the library board position if let open until the organizational meeting in October.

EARL GRAHAM: That Council accepts Mona Crocker's resignation from the Library Board and that the position is to remain vacant until the 2012 organizational meeting in October.

268/12

CARRIED 6/0

MUNICIPAL: 3. Electoral Boundaries Proposed Amendment

Reeve Alexander noted the federal government's proposed changes to the electoral boundaries and the impacts on our area.

Council reviewed the boundary maps and discussion took place on the current and proposed federal election boundaries, the populations for each boundary and the implications of a boundary changes.

By consensus, Council agreed to respond opposing the proposed boundary changes, noting that trade patterns in the area flow east-west. Councillor Graham added that the Village of Caroline and the Caroline Chamber of Commerce should also be included in the discussions.

EARL GRAHAM: That Council prepares a response to the electoral boundaries changes, noting concern with boundary changes.

269/12

CARRIED 6/0

INFORMATION: 1. Information Items

JIM DUNCAN: That the Accounts Payable listing, the Municipal Manager's Report and the Public Works Manager's Report of July 10, 2012 be accepted as information.

270/12

CARRIED 6/0

IN CAMERA: 3. In Camera

EARL GRAHAM: That Council meets as a Committee of the Whole for the purpose of discussing a land acquisition.
9:19 A.M.

271/12

CARRIED 6/0

Helge Nome, Diane Fingler, Sarah Maeche, Darrell Philip and Brad Welygan left the meeting.

DICK WYMENGA: That the meeting reverts to an Open Meeting at 9:43 A.M.

272/12

CARRIED 6/0

Helge Nome, Diane Fingler, Keith McCrae, Bill Shaw and Sarah Maeche joined the meeting and Brian Bilawchuk left the meeting.

PLANNING: 1. Assessment of Growth Potential for the Hamlets of Condor and Leslieville

Bill Shaw of BPS Consulting Ltd presented an assessment of the growth potential for the Hamlets of Condor and Leslieville. Mr. Shaw noted that a separate report has been prepared for each of the two hamlets along with a document comparing their growth potential and that the review demonstrates which hamlet is better suited for growth.

Mr. Shaw provided a verbal overview of aerial photos of both Leslieville and Condor and compared the advantages and challenges for hamlet development in both locations.

Mr. Shaw noted the hamlet of Leslieville advantages include: Lobstick Creek scenic amenity, wastewater serviced lots, population growth capacity within existing wastewater facility, adequate storm water management system, a variety of country residential close by, business land uses, newer store and gas bar, recreation facilities, primary school and major fields, community hall, legion hall, parkland regional library, an active seniors club, fire protection and the availability of land for potential lot development and lagoon development.

Mr. Shaw added that the hamlet of Condor advantages include: closer proximity to Highway 11, absence of a railway, primary school with an increasing student population, proximity to the waste transfer facility and distance to the secondary school closer.

Mr. Shaw noted that the challenges the hamlet of Leslieville faces include: proximity to Highway 11, rail crossing and the related noise and traffic issues and the proximity to a secondary school.

Mr. Shaw added that the challenges facing the hamlet of Condor include: fewer visual amenities, storm water management, less housing variety, less social mixture of people, no commercial sector and that current lagoon is at capacity.

Mr. Shaw noted that based on the assessment, the hamlet of Leslieville shows the greatest potential for development and that other considerations for future hamlet development should include: local attitudes towards hamlet growth, local landowner willingness to have their land developed, market analysis, development costs, landowners availability and expansion costs for municipal services/facilities.

Discussion took place regarding developments in surrounding area, including new development of fully serviced lots in Eckville and the number of lots remaining unsold or undeveloped being close to 50% with a second development phase on hold.

Mr. Shaw added that the farmland assessment rating (FAR) for the potential land for development around the hamlet of Condor is in the 70% range versus the 30 to 54% surrounding Leslieville.

Mr. McCrae responded to questions regarding the lots south of highway 11 and wastewater servicing potential and economic feasibility and regarding zoning of Leslieville lots to east of school.

Reeve Alexander noted that even if lots were developed in Leslieville, they may not necessarily be marketable based on existing inventory in the close proximity.

BOB BRYANT: That Council accepts the assessment of growth potential for the hamlets of Condor and Leslieville as information.

273/12

CARRIED 6/0

Bill Shaw and Marilyn Sanders left the meeting.

MUNICIPAL:

4. Community Infrastructure Improvement Grant

Council discussed a Community Infrastructure Improvement Grant opportunity and eligible applicants.

Mike Haugen provided a background on the grant, grant restrictions and noted that smaller projects of \$250,000 or less will be given priority.

JIM DUNCAN: That Council directs staff to seek out eligible/suitable projects, in conjunction with the Town of Rocky Mountain House, and present to Council for approval.

274/12

CARRIED 6/0

Mike Haugen noted an upcoming meeting with representatives from Shell Canada and West Fraser to discuss issues in the West Country and another meeting with Sustainable Resources Development to discuss development of a designated trail authority.

Eleanor Pengelly, Simon Dyer and Chiara Feder joined the meeting.

PLANNING: 2. Nordegg Bearsmart Program

Eleanor Pengelly introduced Simon Dyer and Chiara Feder.

Mr. Dyer noted the Nordegg's Bearsmart Program is a community driven volunteer program founded in 2011 after receiving a grant from Alberta Ecotrust Foundation and that the program conducts outreach and education about living safely with bears, advocates for bearsmart municipal development and sells bearproof garbage bins to Nordegg residents.

Mr. Dyer noted that Nordegg is located in core grizzly bear habitat, that Alberta Fish and Wildlife collect information regarding all bear encounters and noted the number of bear incidents in the area.

Ms. Feder noted incidents include bears travelling through an area and that recorded incidents include those reported as conflict with humans – such as garbage can disturbance or digging in yards.

Mr. Dyer noted that the area has not had very many bear incidents in the past 10 years and noted nuisance occurrences on a map and the ratio of occurrences where attractants versus no attractants, noting garbage is usually involved.

Mr. Dyer responded to questions regarding bear incidents in the Goldeye and David Thompson Resort area, grizzly populations and poaching.

Ms. Chiara noted the need to increase the social tolerance of bears and education for human safety and that traffic conflicts with bears along Highway 11 are currently not an issue.

BOB BRYANT: That Council accepts the Nordegg Bearsmart Program presentation for information.

275/12 CARRIED 6/0

Eleanor Pengelly, Simon Dyer and Chiara Feder left the meeting.

IN CAMERA: 3. In Camera

DICK WYMENGA: That Council meets as a Committee of the Whole for the purpose of discussing a land development.
11:20 A.M.

276/12 CARRIED 6/0

Helge Nome, Diane Fingler and Sarah Maeche left the meeting.

EARL GRAHAM: That the meeting reverts to an Open Meeting at 12:20 P.M.

277/12 CARRIED 6/0

ADJOURNMENT: CASE KORVER: That the Meeting adjourns.

CARRIED 6/0

REEVE

MUNICIPAL MANAGER