

Minutes of a Special Joint Council Meeting of Clearwater County, Province of Alberta, and Town of Rocky Mountain House, Province of Alberta, held March 14, 2017 in the Clearwater County Council Chambers in Rocky Mountain House.

A written of notice of the meeting was signed by the Clearwater County Chief Administrative Officer, and the Town of Rocky Mountain House Chief Administrative Officer, pursuant to Section 194 of the Municipal Government Act, and attached to these minutes.

**CALL TO ORDER:** The Meeting was called to order at 2:00 PM by Reeve Alexander and Mayor Nash.

Present:	
Clearwater County	
Reeve -	Patrick Alexander
Councillors -	Curt Maki
	Earl Graham
	John Vandermeer
	Kyle Greenwood
	Theresa Laing
	Jim Duncan
CAO -	Ron Leaf
Recording Secretary -	Tracy Haight
Manager, Legislative Services	Christine Heggart
Manager, Planning	Keith McCrae
Director, Planning	Rick Emmons
Director, Public Works	Marshall Morton
Manager, Operations	Erik Hansen
Director, Corporate Services	Rodney Boyko
Director, Community & Protective Services	Ted Hickey
Town of Rocky Mountain House	
Mayor -	Fred Nash
Councillors -	Manfred Ullmann
	Tammy Burke
	Randall Sugden
	Donald Verhesen
	Jason Alderson
	Sheila Mizera
	Todd Becker
CAO -	
Director, Planning & Community Development	Brad Dollevoet
BPS Consulting:	Bill Shaw
Media:	
	Laura Button
	Helge Nome
	Keanna Nelson
Clearwater Broadband Foundation Delegation:	
	Michelle Swanson, Chair
	John Reid, Vice Chair

DELEGATION:

1. Clearwater Broadband Foundation

M. Swanson, Clearwater Broadband Foundation (CBF) Chair and J. Reid, Vice Chair, provided CBF’s rationale for a community owned fibre optics high-speed broadband internet service for residents within Clearwater County. CBF proposes a demonstration project to deploy fibre and install equipment to service residents in the eastern area of the County by end of 2017. Future project expansion is also considered over the next six years with costs estimated at \$30 – 45 million.

J. Reid responded to questions and stated CBF asks that Town and County Councils work collaboratively with CBF to deploy a shared broadband infrastructure to attract economic development and encourage population growth. CBF also asks that the Town consider loaning funds to CBF and/or entering contract agreements.

COUNCILLOR MAKI: That Clearwater County Council receives the information from the Clearwater Broadband Foundation Delegation as presented.

102/17

CARRIED 7/0

COUNCILLOR MIZERA: That Town of Rocky Mountain House Council receives the information from the Clearwater Broadband Foundation Delegation as presented.

JC RES 097-2017

CARRIED 7/0

REPORTS:

1. North Rocky Area Structure Plan

T. Becker stated the Town of Rocky Mountain House Council is concerned with Clearwater County’s North Rocky Area Structure Plan (ASP), as presented to the public by Clearwater County at an open house on February 16, and wishes to confirm that the following shared objectives and principles align with the original vision and intent of the draft 2016 Intermunicipal Development Plan (IDP), proposed Joint Development Area (JDA) and resulting ASP:

- 1. To facilitate economic development;
- 2. To build on ‘Stronger Together’ principles as outlined in the agreement between Town, Village and County municipalities;
- 3. To open new lands for commercial and industrial development;
- 4. To create framework for a speedy development approval process; and,
- 5. To create a Joint Development Area (JDA) with municipal services to attract industry development.

Town Council’s primary concern is that the proposed ASP/JDA has the potential to negatively impact the Town’s economic development.

R. Leaf noted both Councils may also wish to confirm if the current strategies to move the joint development process forward under the policy framework established by both Councils are sufficient or alternatively, have the process vetted through joint council meetings.

R. Emmons explained the ASP concept design, developed under guidance from the IDP, County Municipal Development Plan and the Stronger Together

Agreement, was presented at the open house with the intent of soliciting feedback from the public, stakeholders and the Town.

R. Emmons reviewed applicable sections of the IDP Policy that addresses Town concerns with the amount of land designated for commercial/business and community services, inclusion of leisure services and light industry areas, and exclusion of heavy industry in the ASP concept design. He noted the design includes these land uses to fulfill the vision for “functional and dynamic economic hub to serve the local area, nearby communities and areas beyond while continuing to attract economic development, employees, new residents and visitors”.

B. Shaw showed a Power Point presentation ‘Clearwater – Rocky North Major Area Structure Plan’ that explained the overall development concept for the ASP, defined land use classifications and illustrated comparisons between the 2007 IDP and the 2016 draft IDP.

B. Shaw explained the required nine-step process for creating an area structure plan and confirmed the plan is the concept design stage, not at a draft stage, to obtain feedback on proposed land use zoning. As per legislation, there are two more opportunities for input prior to adoption of the plan. The County intends to refer the draft ASP to the Town for consultation before submitting for adoption.

Discussion took place on land use designations in the ASP concept plan and the following points were noted:

- Commercial developers should not be enticed to develop in one municipality over the other.
- Heavy industrial land use in the ASP may be incompatible with the area due to appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards however, dependent on feedback, land use for light manufacturing could be included.
- The ASP includes a joint development area that offers municipal services and a speedy development process to attract development that is beneficial to both municipalities.
- The ASP provides essential long term development planning to attract and encourage economic and population growth for both municipalities.
- As per legislative requirements, further opportunities for consultations, feedback and revisions are available before adoption of the ASP.

K. McCrae responded to questions and explained the intent of the 2007 IDP was to secure enough developable land to sustain the Town’s population growth up to 30,000. The draft 2016 IDP includes a joint development area to stimulate growth and facilitate faster development without changing land uses identified in the 2007 IDP.

Discussion took place on whether the planning process for the JDA should continue and the following points were noted:

- The JDA provides opportunity for shared revenues.
- Servicing the JDA meets developer requirements.
- Development within the JDA should not hinder development in the Town.
- Both Councils accepted the draft 2016 IDP, and JDA and agreements in principle.
- Results of analysis on the Town’s wastewater treatment facility and economic feasibility of the proposed JDA should be considered before rendering a final decision.

Discussion took place on whether to continue with the current strategy of having the IDP Committee vet the planning process and the following points were noted:

- Communication between the IDP Committee and respective Council requires improvement.
- Councils confirmed that the IDP Committee will continue reviewing the business of the JDA, ensure that the respective councils remain informed, and when appropriate, to provide formal recommendation(s) on how to proceed.
- A legal opinion to clarify committee communication is beneficial.
- A change in strategy and planning processes at this time would stall final approval of the IDA, ASP and corresponding agreements for joint development and servicing resulting in a significant delay of progress dependent on elections results and administrative workload.

**IN CAMERA:**

COUNCILLOR BURKE:

That the Town of Rocky Mountain House Council meets as a Committee of the Whole to discuss Disclosure Harmful to Intergovernmental Relations in camera in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 21(1)(ii) at 3:56 pm.

**JC RES 098-2017**

CARRIED 7/0

COUNCILLOR VANDERMEER:

That the Clearwater County Council meets as a Committee of the Whole to discuss Disclosure Harmful to Intergovernmental Relations in camera in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 21(1)(ii) at 3:56 pm.

**103/17**

CARRIED 7/0

Councillor Maki left the meeting at 4:00 pm.

COUNCILLOR BURKE:

That the meeting reverts to an Open Meeting at 4:38 pm.

**JC RES 099-2017**

CARRIED 7/0

COUNCILLOR GREENWOOD:

That the meeting reverts to an Open Meeting at 4:38 pm

**104/17**

CARRIED 6/0

**ADJOURNMENT:**  
4:38 pm

COUNCILLOR ALDERSON: That the Meeting adjourns.

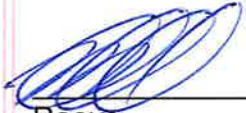
**JC RES 100-2017**

CARRIED 7/0

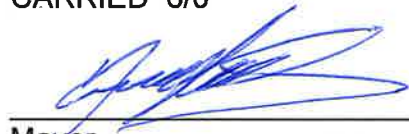
COUNCILLOR GREENWOOD: That the Meeting adjourns.

**105/17**

CARRIED 6/0



Reeve  
Clearwater County



Mayor  
Town of Rocky Mountain House



Chief Administrative Office  
Clearwater County



Chief Administrative Officer  
Town of Rocky Mountain House