

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held October 22, 2019, in the Clearwater County Council Chambers in Rocky Mountain House.

1. CALL TO ORDER:

The Meeting was called to order at 9:00 am by Reeve Duncan with the following in attendance:

Reeve
Councillors

Jim Duncan
John Vandermeer
Cammie Laird
Daryl Lougheed
Michelle Swanson
Tim Hoven
Theresa Laing

Staff:
CAO
Recording Secretary
Senior Planner
Planner
Director, Corporate Services
Director, Emergency & Legislative Services
Systems Administrator
Director, Public Works Operations
Supervisor, Surfaced Roads
Communications Coordinator

Rick Emmons
Tracy Haight
Jose Reyes
Dustin Bisson
Murray Hagan

Christine Heggart
Mike Bell
Kurt Magnus
Katelyn Erickson
Djurdjica Tutic

Public:

Travis Reid
Judie Doran

Delegate:

John Badduke

Media:

Dianne Spoor

2. AGENDA ADOPTION:

COUNCILLOR LOUGHEED: That the October 22, 2019, Regular Meeting Agenda is adopted as presented.

406/19

CARRIED 7/0

3. ADOPTION OF MINUTES:

3.1 October 8, 2019 Regular Meeting of Council Minutes

COUNCILLOR SWANSON:

That the Minutes of the October 8, 2019, Regular Meeting are adopted as presented.

407/19

CARRIED 7/0

COUNCILLOR VANDERMEER:

That Council holds a Public Hearing on proposed Bylaw 1072/19 Application No. 07/19 to amend the Land Use Bylaw.

408/19

CARRIED 7/0

4.PUBLIC
HEARING:

4.1 Bylaw 1072/19 Application No. 07/19 to amend the Land Use Bylaw

A record of the public hearing held on proposed Bylaw 1072/19 is attached as Appendix 'A' and considered to be part of these minutes. The public hearing commenced at 9:00 am and closed at 9:08 am.

5. PLANNING &
DEVELOPMENT:

5.1 Consideration of Second and Third Readings – Bylaw 1072 Application No. 07/19 to Amend the Land Use Bylaw

The purpose of Bylaw 1072/19 is to amend the Land Use Bylaw 714/01 to redesignate +/- 29.92 acres of land located at NW 32 38 06 W5M from Light Industrial District 'LI' to Agriculture District 'A'.

Council reviewed and considered information presented at the Public Hearing for Bylaw 1072/19.

COUNCILLOR HOVEN: That Council grants second reading of Bylaw 1072/19 to amend the Land Use Bylaw 714/01 to redesignate +/- 29.92 acres of land located at NW 32 38 06 W5M from Light Industrial District 'LI' to Agriculture District 'A'.

409/19

CARRIED 7/0

COUNCILLOR SWANSON: That Council grants third reading of Bylaw 1072/19 to amend the Land Use Bylaw 714/01 to redesignate +/- 29.92 acres of land located at NW 32 38 06 W5M from Light Industrial District 'LI' to Agriculture District 'A'.

410/19

CARRIED 7/0

5.2 Consideration of First Reading of Bylaw 1073/19 for Application No. 08/19 to Amend the Land Use Bylaw

The purpose of Bylaw 1073/19 is to amend the Land Use Bylaw 714/01 to redesignate +/- 4.39 acres of land located at Plan 122 0058, Block 1, Lot 1 from Country Residential Agriculture District 'CRA' to Intensive Agriculture District 'IA' and; that +/- 16.81 acres of land located at NW 31 38 07 W5M from Agricultural District 'A' to Intensive Agriculture District 'IA'.

COUNCILLOR LAING: That Council grants first reading of Bylaw 1073/19 to amend the Land Use Bylaw 714/01 to redesignate +/- 4.39 acres of land located at Plan 122 0058, Block 1, Lot 1 from Country Residential Agriculture District 'CRA' to Intensive Agriculture District 'IA' and; that +/- 16.81 acres of land located at NW 31 38 07 W5M from Agricultural District 'A' to Intensive Agriculture District 'IA'. from Light Industrial District 'LI' to Agriculture District 'A' and schedules a public hearing for Bylaw 1073/19.

411/19

CARRIED 7/0

5.3 Consideration of First Reading of Bylaw 1074/19 Clearwater County – County of Wetaskiwin No. 10 Intermunicipal Development Plan

The purpose of Bylaw 1074/19 is to adopt the Clearwater County – County of Wetaskiwin No. 10 Intermunicipal Development Plan. The Plan was developed in accordance with Municipal Government Act legislation, to guide future land use decisions and development within one (1) mile on each side of the municipalities' boundary.

COUNCILLOR VANDERMEER: That Council grants first reading of Bylaw 1074/19 to adopt the Clearwater County – County of Wetaskiwin No. 10 Intermunicipal Development Plan and schedules a Public Hearing for Bylaw 1074/19.

412/19

CARRIED 7/0

6. EMERGENCY & LEGISLATIVE SERVICES:

6.1 Bylaw 1075/19 – Wetaskiwin County and Clearwater County Intermunicipal Collaboration Framework

The purpose of Bylaw 1075/19 is to adopt the Wetaskiwin County No. 10 and Clearwater County Intermunicipal Collaboration Framework. The Framework was developed in accordance with Municipal Government Act legislation, to identify services provided by each municipality; services that are provided on an intermunicipal basis; and, how intermunicipal services are delivered and funded.

COUNCILLOR LAIRD: That Council grants first reading of Bylaw 1075/19 to adopt the Wetaskiwin County No. 10 and Clearwater County Intermunicipal Collaboration Framework.

413/19

CARRIED 7/0

6.2 Bylaw 1078/19 Brazeau County and Clearwater County Intermunicipal Collaboration Framework

The purpose of Bylaw 1078/19 is to adopt the Brazeau County and Clearwater County Intermunicipal Collaboration Framework. The Framework was developed in accordance with Municipal Government Act legislation, to identify services provided by each municipality; services that are provided on an intermunicipal basis; and, how intermunicipal services are delivered and funded.

C. Heggart noted Brazeau and Clearwater County are exempted from developing an Intermunicipal Development Plan by Ministerial Order MSL:047/18 as each municipality's borders are in provincial or federal crown lands.

COUNCILLOR SWANSON: That Council grants first reading of Bylaw 1078/19 to adopt the Brazeau County and Clearwater County Intermunicipal Collaboration Framework.

414/19 CARRIED 7/0

6.3 Bylaw 1079/19 Summer Village of Burnstick Lake and Clearwater County Intermunicipal Collaboration Framework

The purpose of Bylaw 1079/19 is to adopt the Summer Village of Burnstick Lake and Clearwater County Intermunicipal Collaboration Framework. The Framework was developed in accordance with Municipal Government Act legislation, to identify services provided by each municipality; services that are provided on an intermunicipal basis; and, how intermunicipal services are delivered and funded.

C. Heggart noted Summer Village of Burnstick Lake and Clearwater County are exempted from developing an Intermunicipal Development Plan by Ministerial Order MSL:047/18 as each municipality's borders are in provincial or federal crown lands.

COUNCILLOR LAIRD: That Council grants first reading of Bylaw 1079/19 to adopt the Summer Village of Burnstick Lake and Clearwater County Intermunicipal Collaboration Framework.

415/19 CARRIED 7/0

RECESS: Reeve Duncan recessed the meeting at 9:25 am.

CALL TO ORDER: Reeve Duncan called the meeting to order at 9:35 am.

7. PUBLIC WORKS:

7.1 Signage Request for Clearwater Estates and Cougar Ridge Estates

Administration received requests from residents in Clearwater Estates and Cougar Ridge Estates for the installation of 'Children Playing' signs within the subdivisions. As per the Clearwater County Informational Signs policy, Council approval is required for this type of sign and, 'if a sign is considered to be to the benefit of the entire community (such as a 'Children Playing' sign at a ball diamond), no costs will be borne by the applicant.'

K. Erikson outlined suggested placements for signs in each subdivision.

Discussion took place on signage costs and locations.

COUNCILLOR LAIRD: That Council approves installation of 'Caution Children Playing' signs within the Clearwater Estates and Cougar Ridge Estates Subdivisions at Clearwater County cost.

416/19 CARRIED 7/0

9. REPORTS

9.2 Public Works Report

Discussion took place on the October 22, 2019 Public Works Report, as submitted.

8. CORPORATE SERVICES:

8.1 Recovery of Taxes

M. Hagan stated that the appraised value for Roll #3904061022 property, scheduled for public auction on November 1, was revised from \$125,000 to \$103,000. Consequently, a motion to revise the reserve bid is required.

The original appraisal included an amount for a garage that was mistakenly considered as part of the property.

COUNCILLOR LOUGHEED: That Council sets the following reserve bid for auction:
Roll #3904061022 - \$103,000
NE 6-39-4W5 –
Lot 13 Block 1 Plan 8220518.

417/19

CARRIED 7/0

10. DELEGATION/ PRESENTATION:

10.1 Request for Letter of Support for Cap on Mobile Home Sites Rent Increases – John Badduke

John Badduke, resident of Leslieville voiced his concerns with mobile home site rent increases and requested a letter of support from Council to encourage the Provincial Government to limit or cap rental pad increases. J. Badduke presented approximately 950 signatures he collected from Clearwater County residents to petition for support of a freeze on mobile home site rental rates until the province regulates and/or caps rental rates.

Discussion took place on impact of high rental rates on residents of mobile home parks and importance of access to affordable housing for seniors, young families and residents on fixed income.

J. Badduke responded to question and explained Service Alberta Ministers' response to correspondence he sent in 2016.

Discussion continued and it was suggested that J. Badduke also bring this issue to the attention of the current Service Alberta Minister and MLA Jason Nixon.

COUNCILLOR LAIRD: That Council receives the 'Request for Letter of Support for Cap on Mobile Home Sites Rent Increases' presentation from John Badduke for information; and, that Council sends a letter of support to the Service Alberta Minister to consider J. Badduke's concerns.

418/19

CARRIED 7/0

9. REPORTS:

9.1 CAO's Report

Discussion took place on the October 22, 2019, CAO's Report as submitted.

9.3 Councillor Reports

Reeve Duncan and Councillors Swanson, Hoven, and Vandermeer reported on meetings and events they attended on behalf of Clearwater County from October 8 to October 21, 2019.

9.4 Councillor Remuneration

No Remuneration Statements were submitted.

COUNCILLOR VANDERMEER: That Council receives the CAO's Report, Public Works Report, Councillor Reports and for information as presented.

419/19

CARRIED 7/0

RECESS:

Reeve Duncan recessed the meeting at 10:29 am.

CALL TO ORDER:

Reeve Duncan called the meeting to order 10:41 am.

**CLOSED
SESSION:**

COUNCILLOR SWANSON:

That Council approves meeting as a Committee of the Whole in a closed session, in accordance with Section 197(2) of the Municipal Government Act; and Section 197 of the Freedom of Information and Protection of Privacy Act (FOIP), to discuss the following items:

11.1 2019 Intermunicipal Mediation; FOIP s.27 - Disclosure Harmful to Intergovernmental Relations at 10:41 am.

420/19

CARRIED 7/0

COUNCILLOR LAING:

That Council reverts the meeting to an open session at 12:03 pm.

421/19

CARRIED 7/0

RECESS:

Reeve Duncan recessed the meeting at 12:03 pm.

CALL TO ORDER:

Reeve Duncan called the meeting to order 12:30 pm.

COUNCILLOR SWANSON:

That Council approves meeting as a Committee of the Whole in a closed session, in accordance with Section 197(2) of the Municipal Government Act; and Section 197 of the Freedom of Information and Protection of Privacy Act (FOIP), to discuss the following items:
11.1 2019 Intermunicipal Mediation; FOIP s.27 - Disclosure Harmful to Intergovernmental Relations at 12:30 pm.

422/19

CARRIED 7/0

COUNCILLOR LAIRD:

That Council reverts the meeting to an open session at 12:53 pm.

423/19

CARRIED 7/0

RECESS:

Reeve Duncan recessed the meeting at 12:53 pm.

CALL TO ORDER: Reeve Duncan called the meeting to order 12:56 pm.


ADJOURNMENT:

COUNCILLOR HOVEN:

That the Meeting adjourns at 12:56 pm.

424/19

CARRIED 7/0



REEVE



CHIEF ADMINISTRATIVE OFFICER

Schedule A - Minutes of a Public Hearing, regarding Clearwater County Bylaw 1072/19 to amend the Land Use Bylaw 714/01 For the redesignation of +/- 29.97 acres from Light Industrial District "LI" to Agriculture District "A" on a portion of land located at NW 32-38-06-W5M, held in the Clearwater County Council Chambers on September 10, 2019.

The Public Hearing was called to order at 9:00 am with the following being present:

Reeve:	Jim Duncan
Councillors:	John Vandermeer
	Cammie Laird
	Daryl Lougheed
	Theresa Laing
	Tim Hoven
	Michelle Swanson
Chief Administrative Officer	Rick Emmons
Recording Secretary	Tracy Haight
Director, Corporate Services	Murray Hagan
Senior Planner	Jose Reyes
Planner	Dustin Bisson
Communications Coordinator	Djurdjica Tutic
Director, Emergency & Legislative Services	Christine Heggart
	Mike Bell

Media:	Diane Spoor
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Applicant:	Travis Reid
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Public:	Judie Doran
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The Public Hearing process was outlined by Reeve Duncan.

D. Bisson provided background on the application to amend the Land Use Bylaw for the subject land located approximately 3.5 miles southeast of the Town of Rocky Mountain House just south of Highway 11. He noted proposed Bylaw 1072/19's purpose is to redesignate +/- 29.97 acres from the Light Industrial District "LI" back to the Agriculture District "A" so that the entire quarter section falls under land use designation Agriculture District 'A'.

D. Bisson noted the subject area is used primarily for farming and has one residence located in the east central portion of the quarter section. It is the landowner's intent to use the land for agriculture purposes only and rezoning will limit future development to only permitted and discretionary uses under the Agriculture District 'A' designation.

D. Bisson outlined property boundaries and reviewed surrounding land uses, property access roads and, applicable sections of the Municipal Development Plan and Land Use Bylaw 714/01.

D. Bisson stated that Council reviewed and gave first reading to Bylaw 1072/19 at Council's regular meeting held on September 10, 2019. He also noted as required by legislation, notice of today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies.

The Chair invited questions from Council regarding the proposed bylaw.

No questions were asked.

The Chair invited comments from referral agencies.

Alberta Transportation

Alberta Transportation advised that they have no objections to the proposal to rezone the subject lands from Light Industrial District "LI" to Agricultural District "A". The proposed rezoning represents a de-intensification of land use. For the land use authority's planning purposes, please note that the existing Hwy 11 and Range Road 65, Hwy 11 and Range Road 65 and Hwy 22 & Township Road 365a intersections are currently basic Type 1 intersections. Alberta Transportation appreciate the continued referrals so that they may advise if the transportation network requires upgrades in order to support the proposed development traffic (which may not apply for this specific rezoning application, but if the landowner changes there is a future discretionary use under the Agricultural District).

Clearwater County – Public Works

Public Works advised that they have reviewed the proposed application and has no objection.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on September 18, 2019. The Municipal Planning Commission recommends that Council favorably consider granting second and third readings to the subject Land Use Bylaw Amendment.

No comments were received from the following agencies:

- Alberta Health Services
- TransAlta Utilities Corporation
- FortisAlberta
- Wild Rose School District #66
- Red Deer Catholic Regional School District
- Telus Communications

No comments were received from the following interests on title:

- Rocky Gas Co-op Ltd.
- AltaLink Management Ltd.
- Canadian Natural Resources Limited
- Blue Mountain Power Co-op

The Chair invited the Applicant to speak to the proposal, add any comments in support of the request and, respond to the agency comments.

No additional comments were made.

The Chair invited comments from the public in favour of the proposed bylaw.

No comments were made.

The Chair asked for written submissions from the public in favour of the proposed bylaw.

No written submissions were received.

The Chair invited comments from the public in opposition of the proposed bylaw.

No comments were made.


The Chair asked for written submissions from the public in opposition of the proposed bylaw.

No written submissions were received.

The Chair invited Applicant to present final remarks.

No additional comments were made.

The Chair closed the Public Hearing at 9:08 am.



REEVE



CHIEF ADMINISTRATIVE OFFICER