

**Clearwater County and Town of Rocky Mountain House
Agenda
Joint Council Meeting
Clearwater County Council Chambers
Tuesday, March 14, 2017
2:00 PM**

Page

1. AGENDA APPROVAL

2. ADDITIONS TO AGENDA

3. DELEGATIONS

- 3.1** Clearwater Broadband Foundation 2
[Clearwater Broadband Foundation](#)

4. REPORTS

- 4.1** North Rocky Area Structure Plan 3 - 14
[Report - Joint Council meeting March 14 2017 ASP](#)
[2007 IDP Map](#)
[Clearwater North Rocky Area Structure Plan](#)
[Letter to Clearwater County CAO- ASP feedback February 23, 2016](#)

5. IN CAMERA

- 5.1** Disclosure Harmful to Inter-governmental Relations
MGA Section 197 (2) and FOIP Section 21(1) (ii)

6. ADJOURNMENT

March 14, 2017
Joint Council meeting

Alison Spence

From: Michelle <Swanson_99@hotmail.com>
Sent: March-09-17 9:12 AM
To: Alison Spence
Subject: CBF Joint Council Request

Hi Alison,

Sorry for the delay...our Board meeting went till 5pm. So we came up with the below....we have assumed there will be a 5 minute time slot available to speak. There will be NO slides. Feel free to call me if you have any questions. I would like to know the approximate time to attend the meeting though. Thank you, Michelle

Our regional economy is contracting and our population is shrinking.

CBF will discuss the urgency to deploy a shared broadband infrastructure aimed to achieve a stronger together future for our citizens.

Beside the economic and social development opportunities associated with a competitive broadband service, there is a high probability of the proposed project being self sustaining and perhaps becoming a contributor to other community services (unlike most all other of the municipal capital projects which incur perpetual and often unrecoverable operating/maintenance costs following the capital investment).

Both Councils have received the CBF presentation within the past two weeks. A demonstration program is proposed for 2017, prior to committing to a County-wide deployment. We will remind of the three steps to complete the roll out and ask for comments or questions from Councillors for consideration/investigation by Administrations and the CBF.



TOWN OF ROCKY MOUNTAIN HOUSE

REPORT TITLE: North Rocky Area Structure Plan	
PRESENTER: Todd Becker, CAO	FILE #
DEPARTMENT: Administration	AGENDA DATE: March 14, 2017
DISCUSSIONS: 1. Town Council 2. Mayor Nash & Reeve Alexander 3. Administrations	ATTACHMENTS: 1. 2007 IDP Map 2. Clearwater- North Rocky ASP Open House Information 3. Letter to County dated February 23, 2017
APPROVALS:	Todd Becker March 14, 2017
_____	_____
Department Head	CAO
Date	Date

Conformance to existing laws and Town Council Plans:

Conforms with:	Yes/No/ Partial/NA	Comments:
Bylaws/Laws/Policies	Yes	IDP
Sustainability Plan	Yes	
Council Strategic Plan/Priorities	Yes	Strategic Priority for Town and County
Budget/Long Term Plans	Yes	
Effects on future budgets	Yes	Capital investment; Tax revenue
Regional Impacts	Yes	

Recommended Communications:

Background/Introduction:

The Town and County previously agreed on the following principles and shared objectives relating to the North Development Area.

1. Facilitate Economic Development in the Clearwater-Rocky Mountain House region.
2. Build on Stronger Together principles achieved in partnership with Clearwater County, Village of Caroline, and Town of Rocky Mountain House.
3. Open up new lands for commercial and industrial development.
4. Create a planning framework that expedites the development approval process.
5. Create an attractive investment area by using our shared assets for industry attraction.

As part of the process, and as acknowledged at the Inter-municipal Development Committee (IDP) meetings and Joint Council meetings, the County was to engage the community through an open house for a North Rocky Area Structure Plan (ASP) information meeting. The County held the ASP Open House on February 16, 2017. The contents of the open house were added to the agenda at the February 21, 2017 regular Town Council meeting where Town Council expressed concern with some of the detail within the ASP documents. Council made a motion to write a letter (attached) to Clearwater



Joint Meeting
March 14, 2017

TOWN OF ROCKY MOUNTAIN HOUSE

County expressing Town Council concerns and to request County Council to consider having a joint council meeting to discuss the concerns. On Monday, March 6, the Town and County administrations and the Mayor and Reeve met briefly to discuss the joint council meeting agenda.

The letter from the Town outlines a few points of concern within the draft ASP, and in general, the proposed ASP as it was presented at the Open House, represents more of a business park concept rather than an industrial development area to foster economic development. From the Town's perspective, the draft ASP does not align with the original vision of the North Development Area. It is recommended for council's to re-establish of what the vision is of the North Development Area.

Town administration is recommending that the Joint Council meeting, and the dialogue expected to occur, not be considered the Town's official feedback to the draft ASP.

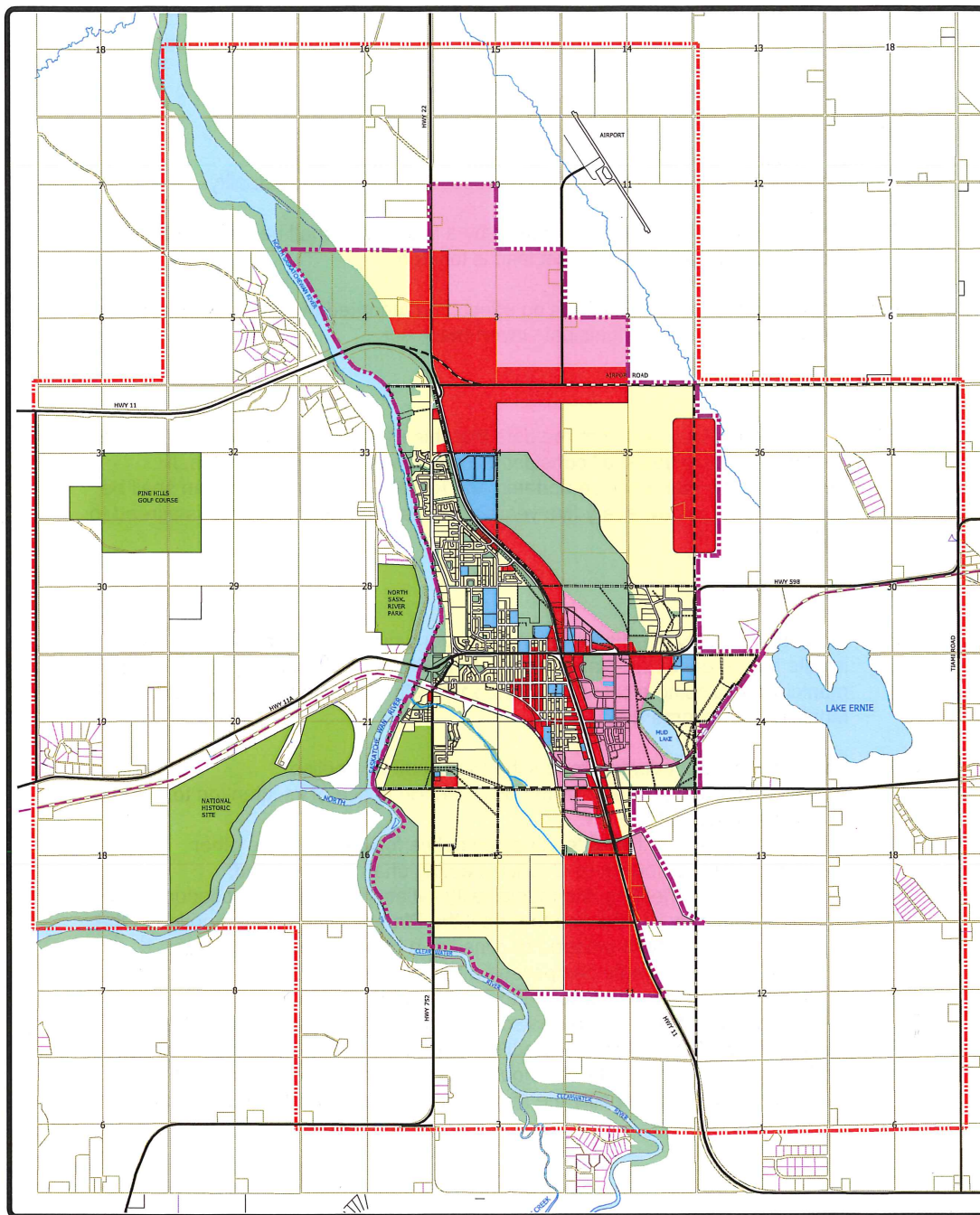
It is recommended for Joint Council to review the information that was outlined at the ASP Open House, discuss concerns, and communicate expectations on moving forward.

Options:

1. Questions and Answers

Recommendation:

1. To receive the report as information



LEGEND

PLAN AREA BOUNDARY	HIGHWAY AND ARTERIAL ROAD
EXISTING TOWN BOUNDARY	HIGHWAY AND ARTERIAL ROAD (PROPOSED)
LONG TERM TOWN BOUNDARY	RAILWAY LINE

LAND USES AND POLICY AREAS

RESIDENTIAL	MAJOR OPEN SPACES & UNDEVELOPED AREAS
COMMERCIAL	RECREATIONAL
INDUSTRIAL	RURAL POLICY AREA
PUBLIC & INSTITUTIONAL SERVICES	

Notes:

- This map shows the generalized indications of land uses and major roads. It is not intended for scaling or detailed design.
- The land use patterns and concepts must be interpreted with the text of this plan. More detailed and precise boundaries between land uses will be established through area structure plans, outline plans and land use bylaw designations.

MAP 1

FUTURE LAND USES

TOWN OF ROCKY MOUNTAIN HOUSE & CLEARWATER COUNTY

Intermunicipal Development Plan

0 0.2 0.5 1.0 1.5 2.0 2.5 3.0 km
0 0.2 0.5 1.0 1.5 2.0 miles

PARKLAND COMMUNITY PLANNING SERVICES JULY 2007

CLEARWATER – NORTH ROCKY AREA STRUCTURE PLAN
Stronger Together – Building Opportunities for Our Future

POTENTIAL PLAN POLICY TOPICS AND CONSIDERATIONS

Agricultural Land

- Avoid premature loss of agricultural land
- Maintain existing agricultural operations as long as possible
- Intensive operations not permitted

Sensitive Features

- Preserve ponds and creek
- Conserve large woodlands
- Engage local landowners in conservation (encourage)

Economic Development

- Provide for a variety of commercial land uses and business services
- Provide for light and medium industry uses, but not heavy industry
- Accommodate development of tourist accommodations and activities

Residential development

- No new residential development permitted
- Provide buffers and screening for existing country residences and farm dwellings that are to remain

Public Administration and Recreation

- Accommodate development of future County Administration facilities
- Consider opportunities for public recreation sites and facilities
- Accommodate a pedestrian/cycling trail/path through the plan area which links to the Town system

Roads

- Maintain Highway 22 as a key provincial/regional corridor
- Locate safe accesses from Highway 22 into the plan area (consult with Alberta Transportation on the number and location of intersections)
- Eliminate in the future the existing Highway 22 - Airport Road intersection
- Consider direct linkages to the Town in defining the future road pattern
- Most roads to be at a rural standard

Utility Services

- Facilitate development of the plan area by connecting to the Town's water and wastewater services
- Plan for an integrated storm water management system
- Provide for the provision of shallow utilities (natural gas, telephone, cable, internet, etc.)

Development Standards

- Provide direction to amendments to the Land Use Bylaw that outlines higher site and building development standards, especially for lands visible from Highway 22, Airport Road, Airport Access Road and any other road determined to be a major access road.



MAJOR LAND USE CLASSES

Industrial – Light and Medium

Light industry areas provide for warehousing and storage (indoor), contractor building services (limited), processing and assembly of goods, manufacturing (limited to indoors) and gas bars. Other uses may be included, such as convenience retail, personal services, automotive repairs, business office, indoor recreation, cultural facilities, funeral homes and other discretionary uses. Light industrial uses are usually only allowed within buildings and create no or very minimal nuisance factors. Light industries are typically directed to locations along main roads, but may be in the internal portions of an industrial area.

Medium industry areas are to be directed to the internal portions of industrial subdivisions. These areas provide for a variety of uses which use outdoor space as part of their operation, including manufacturing, processing and assembly of goods, warehousing and storage, body repairs, general contractor services and industrial servicing (some of which require extensive outdoor storage and layout areas. Other uses which may be accommodated are business office, recycle depot and a number of compatible light industrial uses and a variety of other discretionary uses. Medium industry uses may have nuisance factors (e.g. visual impacts, noise, dust, odors).

Commercial – Highway and Nodal

Highway commercial areas provide for facilities and services to the traveling public and local residents and generally include hotels, motels, restaurants, service stations, gas bars, convenience stores, business offices, personal services and financial services. Other uses may be associated with the area, including campgrounds, amusement services, drinking establishments, vehicle sales and services, cultural facility and other discretionary uses.

Nodal commercial areas are also set out in the plan area. These cluster one or a series of lots (some large) to accommodate shopping centres, strip malls, box stores, restaurants, personal services, financial services and a variety of discretionary uses. Sizeable parking areas are associated with nodal commercial land uses.

Business Services

Business services may be seen as a hybrid of commercial and industrial services. These areas provide for business offices, research offices, education and training facilities, industrial support services, services to contractor and businesses, restaurants, drinking establishments and general retail outlets. Business is undertaken all indoors and there is no processing or manufacture of goods and materials, nor require outdoor storage.

Community Services

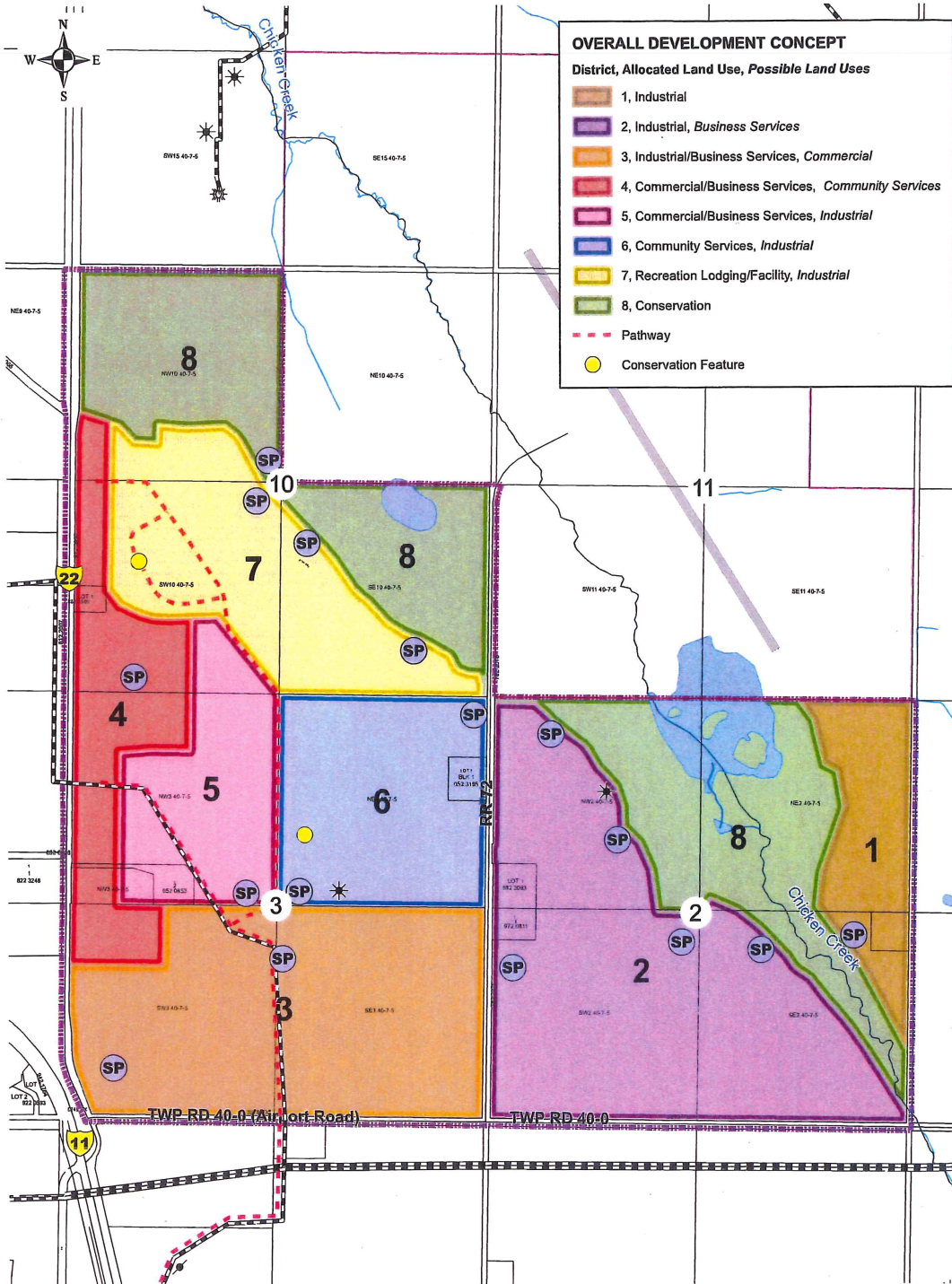
Community services may be located on public and private land. They provide for a variety of public community uses including, but not limited to, municipal building and facilities, cultural facilities, parks, paths, education facilities and indoor and outdoor sport facilities.

Leisure Services

Leisure service areas provide for a range of accommodation, recreation and amusement land uses, including but not limited to resorts, campgrounds, hotels, motels, cabins, lodges, picnic grounds, outdoor recreation facilities and a variety of discretionary uses, including but not limited to dining and drinking facilities associated with the use, as well as a variety of other discretionary uses including equestrian facilities. Uses are not to be those which make excessive noises such as rodeo grounds, race tracks, moto-cross and other similar uses.

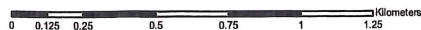
Conservation

Conservation areas include lands and features, both public and private, recognized for their environmental and aesthetic values. Land uses include environmental reserve lands (all), municipal reserve lands (some, not all), conservation reserve lands (all), parks and lands that are not suitable for development.



Legend

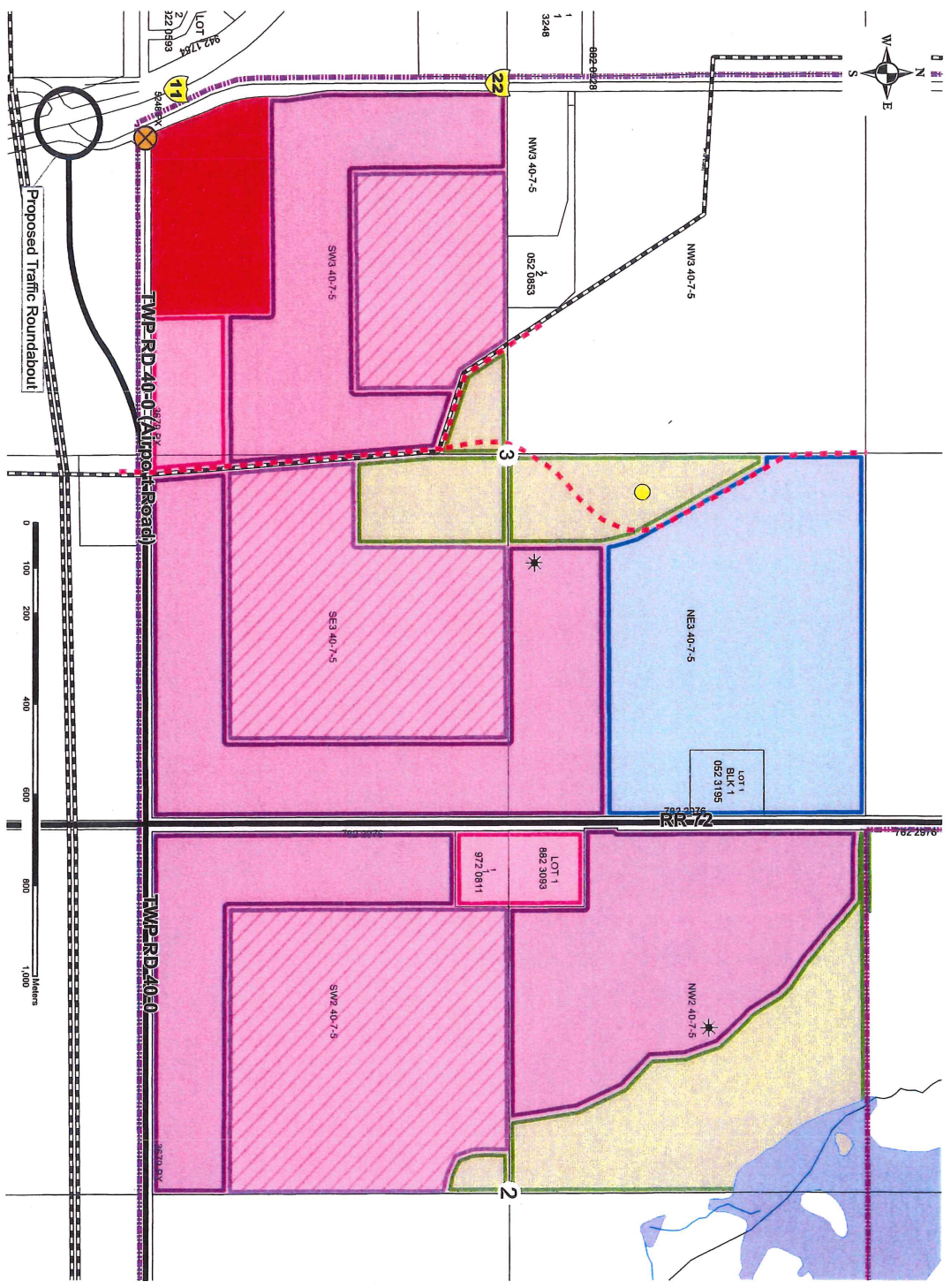
- Proposed Storm Pond Location
- Abandoned Well
- Gas Well, Flowing
- Suspended Well
- Pipeline
- Airport Development Plan
- Area Structure Plan Boundary
- Pond



Clearwater - North Rocky Area Structure Plan

OVERALL DEVELOPMENT CONCEPT



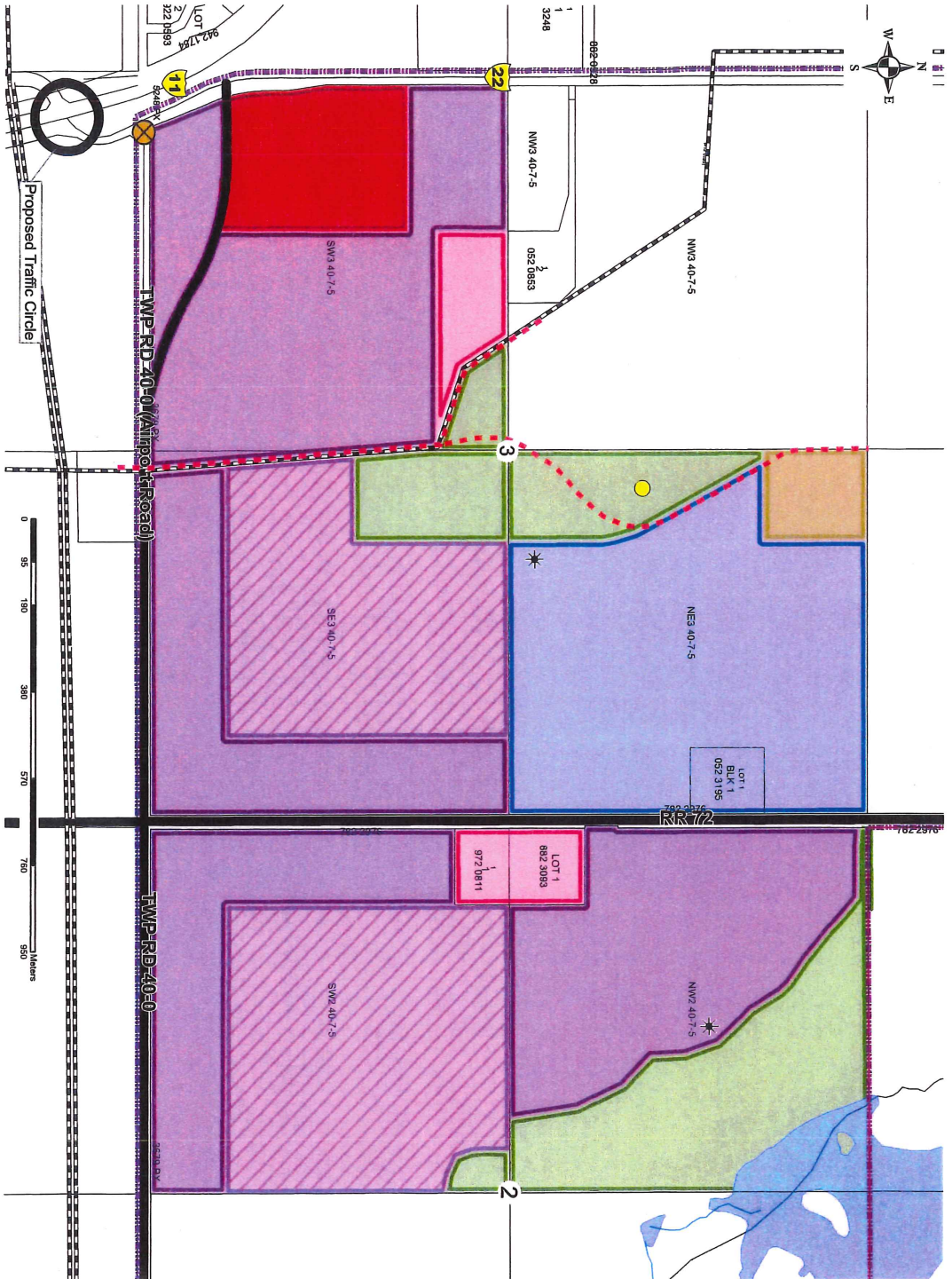


Cleanwater - North Rocky Area
 Structure Plan
STAGE ONE
LAND USE
CONCEPT 'A'



- Legend**
- Close Intersection
 - Conservation Feature
 - Abandoned Well
 - Pipeline
 - Main Road
 - Pathway
 - Airport Development Plan
 - Airport Development Plan Boundary
 - Pond
 - Light Industrial
 - Medium Industrial
 - Highway Commercial
 - Nodal Commercial
 - Business Services
 - Community Services
 - Conservation Feature



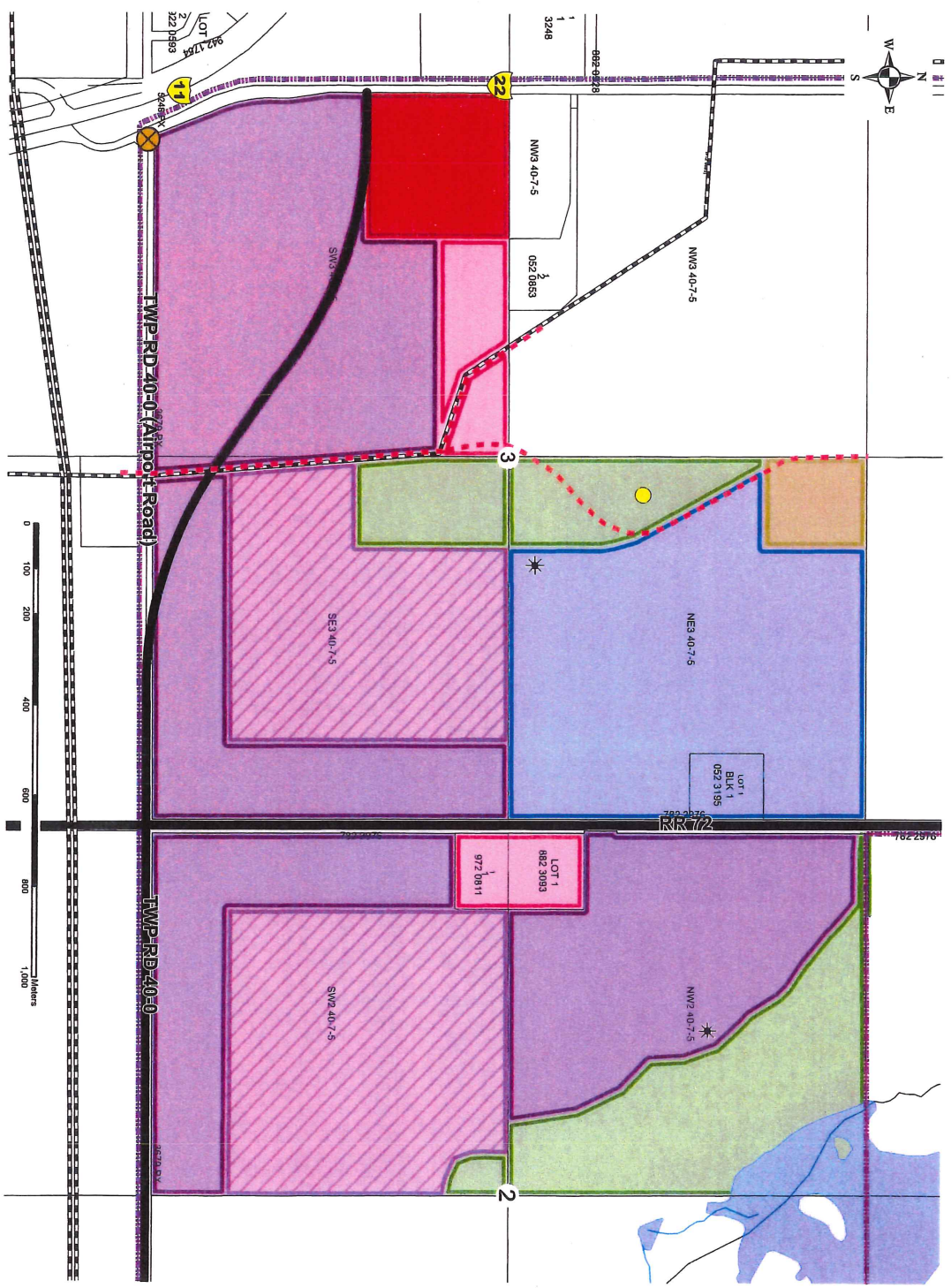


Cleanwater - North Rocky Area
 Structure Plan
STAGE ONE
LAND USE
CONCEPT 'B'



- Legend**
- Close Intersection
 - Conservation Feature
 - Abandoned Well
 - Pipeline
 - Main Road
 - Pathway
 - Airport Development Plan
 - Airport Development Plan Boundary
 - Pond
 - Leisure Services
 - Light Industrial
 - Medium Industrial
 - Highway Commercial
 - Nodal Commercial
 - Business Services
 - Community Services
 - Conservation Feature





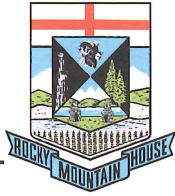
Clearwater - North Rocky Area
 Structure Plan
STAGE ONE
LAND USE
CONCEPT 'C'



Legend

- Close Intersection
- Conservation Feature
- Abandoned Well
- Pipeline
- Main Road
- Pathway
- Airport Development Plan
- Municipal Plan Boundary
- Pond
- Leisure Services
- Light Industrial
- Medium Industrial
- Highway Commercial
- Nodal Commercial
- Business Services
- Community Services
- Conservation Feature





TOWN OF ROCKY MOUNTAIN HOUSE

P.O. BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

February 23, 2017

email to RLeaf@clearwatercounty.ca

Clearwater County
Attention: Ron Leaf, CAO
P.O. Box 550
Rocky Mountain House, AB T4T 1A4

Dear Ron:

Re: Clearwater County's North Rocky Area Structure Plan Open House - February 16

At the regular council meeting on Tuesday, February 21, 2017, Town Council discussed the information that was presented at the Clearwater County's North Rocky Area Structure Plan open house which took place on February 16. In response to the discussion council made the following motion:

".... to send a letter to Clearwater County Council expressing concern with not having prior involvement and awareness of the development of potential plan policies in relation to the Clearwater - North Rocky Area Structure Plan. The letter is to include a request for a Joint Council meeting between Town and Clearwater Councils to discuss the draft area structure plan."

Some of the concerns brought up by Council of the material presented at the February 16, 2017 open house meeting include as an example:

- A large area defined as "Recreation, Lodging/Facility" on the overall development concept.
- Large areas planned as "Commercial/Business Services, Community Services" with similar commercial uses to what is currently provided by the business community within Town.
- No provision for Heavy Industrial uses.
- Inclusion of uses such as convenience retail, personal services, indoor recreation, and cultural facilities in the "Light Industrial" designated area.
- Inclusion of uses such as hotels, motels, restaurants, personal services, campgrounds, amusement services, drinking establishments, educational facilities, and cultural facilities within the Joint Development Area.
- Inclusion of "Leisure services" uses such as amusement, campground, cabins, lodges, picnic areas, and outdoor recreation facilities.

Telephone (403) 845-2866 Fax (403) 845-3230
Homepage: www.rockymtnhouse.com E-mail: town@rockymtnhouse.com



In general, the concern expressed by Council was that their interpretation of the intent of the joint development area is different than what is provided in the draft North Rocky ASP. The discussion at the IDP Committee, to date, has been envisioning the Joint Development Area as a primarily industrial development growth area, with some small pockets of commercial/highway commercial complementary uses. The North Rocky ASP draft, in its current format, has the potential to have significant negative impact to the Town.

The Town is confident any differences can be rectified through open discussion at a Joint Council meeting. Based on Clearwater County Council's agreement to meet, I look forward to coordinating a joint council meeting with your assistance.

Yours truly,

Town of Rocky Mountain House

A handwritten signature in black ink, appearing to read "Todd Becker".

Todd Becker, CAO