

The regular meeting of the Council of The Municipal District of Willow Creek No. 26 was held in the Administration Building on the above date with Reeve Hemmaway, Deputy Reeve Alm, Councillors Kroetsch, Sandberg, Van Hierden and Wilson, Director of Finance Hannas as Acting CAO and Executive Assistant MacOdrum as recording secretary present.

**Mike Burla – Planner, Development Officer Chisholm and Kelsey Kilborn Development Assistant entered the meeting.**

**Superintendent of Public Works Johnson entered the meeting.**

**Lawrence Gleason – Reporter entered the meeting.**

**Tim Filipchuk – ATCO Gas entered the meeting.**

**Jim Beusekom entered the meeting.**

1. Reeve Hemmaway called the meeting to order at 1:21 p.m.  
Moved by Deputy Reeve Alm the Council meeting recessed at 1:22 p.m.

2. **PUBLIC HEARINGS:**

- (a) **ATCO Gas – Development Application 060—16 - Lot 6, Blk 81, Plan 5659X Parkland (Direct Control Zoning)**

Reeve Hemmaway called the Public Hearing for development application 060-16 on Lot 6, Blk 81, Plan 5659X in Parkland to order at 1:22 p.m.

Development Officer Chisholm presented ATCO Gas and Pipelines Ltd. development application 060-16 on Lot 6, Blk 81, Plan 5659X (0.07 acres) in Hamlet of Parkland - Direct Control zoning. She stated the proposed development is to upgrade or replace line heater and a request for a waiver of the minimum setback requirement from the property line. Development Officer Chisholm advised she completed a site inspection on July 15, 2016 and adjacent landowners were notified and no comments were received.

Development Officer Chisholm advised as part of ATCO's Line Heater Reliability Program, the upgrade of the existing station is required to maintain system pressure and adhere to industry safety codes. She stated the existing station is located in the NW corner of Lot 6 with all equipment housed in a metal building and the existing heater will either be replaced or upgraded depending on code compliance. She stated to cover the footprint of this equipment and to encompass the hazardous area buffer around the site a 5m X 6.3m permanent area is required to the north of the site with another 5m of temporary working space to the east and 3.4m to the north is required to accommodate construction. She advised this will encroach on M.D. of Willow Creek property and a waiver of the minimum setback distance to property lines is being requested. She advised ATCO had requested to lease or purchase a portion of or the entire adjacent land being Lot 7 owned by the Municipality.

Development Officer Chisholm stated as a Direct Control land use district all applications for development must be referred to Council for a decision.

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Development Officer Chisholm stated she doesn't know if ATCO has discussed the option of leasing or purchasing Lot 7 with the Chief Administrative Officer.

Tim Filipchuk advised ATCO is willing to lease or purchase but leaning towards a twenty year lease.

Development Officer Chisholm presented a list of conditions being recommended if the application is approved.

Councillor Sandberg asked if approval is granted will ATCO be building on M.D. owned property or just in the setback?

Tim Filipchuk said they will be expanding onto the property.

Councillor Sandberg questioned whether an agreement to lease or purchase the property should be considered prior to the approval of the application.

Mike Burla suggested an encroachment agreement could be placed on the property for future reference or they could purchase the property. He asked Mr. Filipchuk when the construction will commence.

Tim Filipchuk advised the project will commence late 2016 or early 2017.

Mike Burla suggested ATCO submit a request in writing to the M.D. to purchase or lease Lot 7, Blk 81, Plan 5659X.

Reeve Hemmaway called for any questions or comments.

Moved by Councillor Sandberg to adjourn the Public Hearing at 1:28 p.m.

Carried.

Reeve Hemmaway reconvened the Council meeting at 1:28 p.m.

Moved by Deputy Reeve Alm development application 060-16 be tabled until a written request is received from ATCO Gas to the M.D. of Willow Creek to lease or purchase Lot 7, Blk 81, Plan 5659X.

Carried.

**Tim Filipchuk left the meeting at 1:29 p.m.**

Moved by Councillor Sandberg to recess the Council meeting at 1:30 p.m.

Carried.

2. **PUBLIC HEARINGS (CONT:)**

**(b) Land Use Bylaw No. 1616 Amendment - 'Rural General – RG' to 'Rural Industrial – RI' in SW 36-9-25-4 (9.58 acres)**

Reeve Hemmaway called the Public Hearing for Application A-05-16 to order at 1:30 p.m.

Development Officer Chisholm presented Application A-05-16 for a Land Use Bylaw Amendment by applicants Halma Thompson Land Surveys Ltd. to redesignate a portion of the SW 36-9-25-4 from 'Rural General – RG' to 'Rural

Industrial – RI’. The redesignation will allow for a subdivision application and then a development permit for the existing grain elevator operation to remain, which was constructed without a permit.

Development Officer Chisholm stated the MD was advised the operation had commenced prior to obtaining a permit and a letter was issued to the landowner requesting a development permit application to be submitted to be in compliance with the Land Use Bylaw. She advised the lands to be redesignated contain 9.58 acres and is located adjacent to Highway 3.

Development Officer Chisholm advised the intent of the ‘Rural Industrial – RI’ land use district is to accommodate isolated or grouped noxious, rural industrial, resource extraction or other compatible uses in the municipality without compromising the conservation of agricultural land for agricultural purposes. She advised there is only one permitted use within this district, ‘accessory buildings and uses to an approved use’. She stated this application would be classified as discretionary use under the ‘Rural Industrial – RI’ land use district as “grain elevator and accessory offices”. She said Schedule 16 defines Grain Elevators as “a facility for the collection, grading, sorting, storage, and transshipment of grains” and the definition also includes inland grain terminals.

Development Officer Chisholm advised pursuant to Sections 230, 606 and 692 of the Municipal Government Act, notice of the Public Hearing was placed in the Macleod Gazette for two consecutive weeks (July 6<sup>th</sup> & 13<sup>th</sup>, 2016). She said adjacent landowners were notified of the Public Hearing by mail and Alberta Transportation was notified and a response was received from Alberta Transportation. Development Officer Chisholm stated the Public Hearing Notice and application were posted on the MD website.

#### **Written Responses from Government Agencies:**

##### **Alberta Transportation – Leah Olsen**

Development Officer Chisholm read a letter from Leah Olsen, Development/Planning Technologist, Alberta Transportation, dated July 12, 2016 advising they do not anticipate that the creation of the rural industrial parcel as proposed would have any appreciable impact on the highway. She stated pursuant to Section 16 of the regulation a waiver of Sections 14 and 15(2) would be granted at the time of subdivision and no direct access to the highway will be allowed as a result of this application. Leah Olsen advised the subject property is within the noted control lines as outlined in the Highways Development and Protection Regulation being Alberta Regulation 326/2009 and any development would require a permit from Alberta Transportation. She stated the department accepts no responsibility for the noise impact of highway traffic and any peripheral lighting that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Reeve Hemmaway called for introductions.

**Comments from the Landowner:****Jim Beusekom**

Jim Beusekom said “I thought I would just introduce myself and what we are doing on the location we are talking about. As you know I am Jim Beusekom, I am the owner of the property that’s in discussion and also Market Place Commodities. I thought I would tell you what we do at this location. There is basically two things, the farm is used for existing farm operations that continue on and the new, as you can see on the picture there, commercial bin setup, I guess if you want to call it that, what is the difference between farm and commercial is used for handling grain for Market Place Commodities. What we do at Market Place Commodities at this yard is, it’s strictly loading and unloading trucks of various commodities. The fleet of farms will bring grain and the quantities they grow in to the facility, we will unload it and similar we will load out. We can also load out containers as well. There are some things that we do not do at this facility that I want to point out. I think there have been some misconceptions on what is actually taking place at the facility. One is we do not trade there, in Lethbridge is where we trade, Market Place Commodities is where we buy and sell commodities. We are not trading at this location from Jim Beusekom Holdings. As follow up to trading is a logistics agreements, settlements, trucks and so on, again it is done in Lethbridge, any settlement, purchase or sales also done in Lethbridge. So really the yard is just used to facility trade for Market Place Commodities and of course the other side of it is used for existing farm operations, so it’s those two things. This facility has capacity of about six thousand metric ton, when we started using the facility we used a tractor and an auger and due to inefficiencies of using a tractor and auger we setup the grain leg which you can see from the highway with the conveyor system and that is simply all that is setup there. And again I just want to point out somethings that are not in place that may have been thought were there. There is no cleaning system for example it is not a seed cleaning plant, we do not clean or process the grain there. There is no cleaners or grinders or rollers or anything like that. I will give you a little bit of information about the location. I have been in discussion with various M.D. members and obviously we will comply with all those regulations required by the M.D. This is my first time to a Public Hearing like this and as it says right in there, it is to contemplate the proposed Land Use Bylaw so if you have an questions for me please feel free to ask them. Thankyou.”

Reeve Hemmaway said “Does anyone have any questions, Maryanne.”

Councillor Sandberg said “Would you classify that facility more for storage or would you classify it by the definition of a grain elevator, you don’t grade or sort there, you just store it”?

Jim Beusekom said “Well what is the definition of a grain elevator, I mean we store grain there so elevator is elevating grain, but everybody elevates grain so if you grow grain you elevate it.”

Councillor Sandberg said “they are classifying it as a facility, we classify it as a facility for the collection, grading, sorting, storage, and transshipment of grains”.

Jim Beusekom stated “We are storing grain there, we are moving grain in and out. Like I said we do not have any cleaning systems or processing systems there, so it is literally eight bins. It stands out because you put a 100’ leg up you are going to see it and that is all there is to it.

Councillor Sandberg said “It talks about offices being there. I gather from what you’re saying your offices are in Lethbridge so what is the designation of the office here. I know you have a weigh scale there.”

Jim Beusekom said “Yes so the office that is on the property is also the control room for it. So we have to have a place to run the facility so the employees at the facility use this office for running the system, it is quite an obvious system so there are computers in there and we have a scale there so all our scale transactions take place there. Sampling of the commodities we have a truck drove setup there so we can sample and test the commodities properly and that is all done in that office right beside the scale.”

Councillor Sandberg said “I have one further question. I would like to know for the public record, why this particular location is being designated and told, literally told, that they would have to redesignate as ‘Rural Industrial – RI’. When approximately three miles northwest of them was another seed cleaning operation that is strictly commercial, that is not even a farming operation, that bring in recycled seeds whether it is sunflower seeds or whatever it is they are bringing it in to the seed cleaning plant and cleaning it for redesignation, for commercial use for sales overseas, and they were not zoned ‘Rural Industrial – RI’ when this particular operation is now being asked to rezone industrial. I think that what you do for one you do for all, or you don’t do it at all and keep them all as ‘Rural General – RG’. Because one is definitely a commercial business in the district that is going overseas and they’re selling it. They don’t even grow it themselves, they are bringing it in and out and reprocessing it and selling it commercially and they weren’t rezoned so I am asking why and I think the public should know this. I think if you are going to be an M.D. you either treat everybody the same and don’t pick and choose and not be unfair.”

Mike Burla said “First of all Mr. Chairman, I am not quite sure what is being referred to in the second scenario and how long that’s been in existence. Mr. Beusekom came in here and asked for a subdivision for this particular operation and it did not have a house on it so therefore here we couldn’t accommodate a proposal under ‘Rural General – RG’ land use district for a subdivision, so when he made that inquiry to

myself here to get a separate title for this matter the way we can create a subdivision for him here without having a residence on it is outside the 'Rural General – RG' districting so we suggested to go with this districting."

Councillor Sandberg stated "The other one was I believe a couple three months ago and it was 'Rural General – RG' and similar to this and was on the same property so I'm just wondering why one is designated one and one is designated the other and they are not the same."

Mike Burla asked "was this the one down by your place?"

Councillor Sandberg said "yes."

Mike Burla advised "All I am saying is that there was a request for a subdivision."

Councillor Sandberg stated "a request because he was told he had to subdivide."

Mike Burla said "I didn't tell him he had to subdivide."

Councillor Sandberg said "not, he had to rezone, pardon me, not subdivide, had to rezone."

Mike Burla stated "All I know is that Mr. Beusekom when he phoned me we had this conversation that he wanted to have a separate title for this particular use. We do not allow these types of uses to come out as 'Vacant Country Residential – VCR', we do not allow these types of uses to come out as "Country Residential – CR' in the 'Rural General – RG' district so I advised him that if he wanted a separate title at this location for this particular use he would have to rezone."

Mike Burla said "Your other example had nothing to do with subdivision, it had nothing to do with subdivision. Now if this was a development you guys could do whatever you want it's a development matter. He came and talked to me about a subdivision as a separate title for financing purposes."

Councillor Sandberg said "I won't belay this, I have one more comment to make and then I will be quiet about it. But, when this first came to the attention that it was operating without a permit my understanding was that he was told that it should be 'Rural Industrial – RI' and therefore was probably thought ...."

Mike Burla said "he wasn't, he wasn't told by me."

Councillor Sandberg said "No I know, I am not pointing fingers here, I am just saying what it was and I have seen..."

Mike Burla said "It is being directed to myself here now and I am getting somewhat defensive."

Councillor Sandberg said "But I need to know the question why one is treated as one and one treated the other and they are not the same and that is a question ratepayers have been asking."

Mike Burla said "All I am going to tell you Mr. Chairman and I have said it three times now, when he came in front of me that he wanted a separate title, I had

no idea that this thing was built without the benefit of a permit. Second of all here he wanted a certificate for it and we could not create a parcel in our bylaw under our subdivision approvals without having it redesignated to a particular use outside of 'Rural General – RG'."

Reeve Hemmaway said "Okay, Jim."

Jim Beusekom said "Mr. Chairman, so the reason why I, Mike you are correct, I did ask for a subdivision. The reason why I asked for a subdivision is because I was directed by Cindy to do that and I."

Mike Burla said "I was not aware."

Jim Beusekom said "So the reason why is I was told that I had to rezone to 'Rural Industrial – RI', I am not going to rezone 160 acres to 'Rural Industrial – RI' right, so the only way to rezone a small portion of what we are actually using to 'Rural Industrial – RI' is to do the subdivision. And that is where we got talking to Mike and from there I actually went to the surveyors and I think they have been in contact with Mike since then. So that's, that's where the conversation went, OK. That is where it started and that is what it is going to be. OK so Mike is, I think he is correct in what he said."

Councillor Sandberg said "I am not questioning that Mike is not correct I am just saying prior to that, and prior to that I am asking why the differentiation."

Mike said "Mr. Chairman I am sorry that maybe I got offensive defensive here, I wasn't aware of the previous discussions. All I know is my involvement came in to play when Mr. Beusekom gave me a call and I was up front with him to go through the proper channels."

Reeve Hemmaway said "Cindy do you have a comment."

Development Officer Chisholm said "I do, when this first came to light actually, I said that you had brought this to light to Gail back last year that there's something going on on these lands in particular. I didn't, at that time it was not looked at. Then it was brought to my attention again, not, brought to my attention that this was going on."

Mr. Beusekom said "yes."

Development Officer Chisholm said "I saw it a few times, and I didn't go in there, that wasn't my business or whatever and I don't know, I just sent a letter and he did respond and in regards to what he was doing there it was felt that because it was being used as a grain elevator, a typical one. He was trucking in and out of there, the purpose of transporting goods that were coming in and out of there. And I would like to refresh Mike's memory that it was brought to him in a conversation over the phone and discussed it and whether it should go through a 'Rural Commercial – RC' or a 'Rural Industrial – RI', and it was stated as 'Rural Industrial – RI' would be the best one for that

because the grain elevator and the accessory office is on site with the weigh scale attached to it as well.”

Jim Beusekom said “Mr. Chairman I do agree that we had these discussions and I am not even disputing that it should be ‘Rural Industrial – RI’, that is not even it, per se, but I do feel that this location has been singled out. There is a number of commercial businesses running in the M.D. that I am aware of that are not zoned ‘Rural Industrial – RI’. I cannot help but think that if it wasn’t right on the highway and if I hadn’t put the leg up, would it really have gotten the attention. Where there is a facility that is three miles north on the edge of the coulee, that isn’t visible from the highway, I would assume the M.D. doesn’t even know it is there. It is not getting the same attention that we are. So like again I am willing to comply with all rulings and regulations, and if I have to do this that is fine, I am not disputing that, I will do it, I am not here to dispute it at all. I am just here to state what we are doing at this location and we wish to be in the M.D. of Willow Creek and continue to do what we are doing.”

Mike Burla said “Mr. Chairman you know what, I am going to take a big exception to what is has been put in front of here, because I don’t like getting played here, and that is what I feel like, I am just getting played here. We had an application for the Hutterian Brethren out here on the highway, Highway 2 not more than three or four months ago. They came through the front door, applied for a development. We rezoned that land for their particular operation here, 20 acres of ‘Rural Industrial – RI’.”

Councillor Sandberg said “On the second go Mike not at first.”

Reeve Hemmaway said “Maryanne please.”

Mike Burla said “All I am going to tell you is this happened and they wanted a subdivision, they got the subdivision and we rezoned the land. Now this gentleman here and the folks they are talking down about the river have gone ahead and done development without coming through the front door, OK. We find out about these things after these things have been built or after these things are in operation and the rules ya are a little different because if they come through the front door and we knew about these things we could probably regulate these things in the same fashion. But when a person comes in and wants a subdivision there is only one way you are going to get a subdivision now under the rules we have for these types of industrial purposes and it’s to rezone. Now if this fellow down at the river wants a separate title he is going to rezone too. All I am saying is you go through the front door, you go through the back door,. But you come through the front door the rules are all the same. If you are going to go through the back door the rules for the way we operate things may not be the same because they didn’t follow the proper process. All I am going to say is I am going to be defensive here. I try to treat everybody in this M.D. for the last 37 years as fair as properly as I can here. If he figures he is getting played that’s his he’s entitled to it. But



I'll tell you right now, don't start developing in the M.D. without the benefit of a permit."

Reeve Hemmaway "Maryanne".

Councillor Sandberg said "Um, I am not saying and I agree with Mr. Beusekom that he is willing to comply with the 'Rural Industrial – RI' but again Mike, and then due respect to you also, is the fact that whether or not these two applications came in the back door or the front door doesn't matter, the point is that neither one is being treated the same. They both your saying they both developed without a permit fine, but one under the assumption he was operating under 'Rural General – RG' as a farmer because how many hutterite colonies have great big legs like this and everything else and they are under 'Rural General – RG' and they are hauling grain in and out, they're storing grain and working the same way. The other one was not a farmer, he's not a farmer, he's not classified as a farmer under 'Rural General – RG'."

Mike said "All I am saying is".

Councillor Sandberg said "And if I may finish please. And when the Hutterian Brethren came to us the first time, yes they came through the front door as 'Rural General –RG' and it was later on that Council then decided to rezone them. But again we're looking under different circumstances again for each one as we continually say here we look at each circumstance differently. But we have to start looking in this M.D. as the perception is out there and I also have a bone to pick, because when I came to Cindy, and I asked specifically about this because I had heard rumors in my community about this development you had told me that it came to your attention through Alberta Safety Codes. Now you are telling me it came to your attention through someone else."

Development Officer Chisholm said "No, no that was for previous, last year, Councillor you were on site with Roy Johnson."

Reeve Hemmaway said "No I just drove by it and I talked to Jim and he said he had asked."

Development Officer Chisholm said "I don't know who he asked."

Reeve Hemmaway said "He was told he didn't need a permit because the grain \_\_\_\_\_. I think what we are doing is we are losing site here, what this is for."

Mike Burla said "This is setting the table, we wouldn't have to go through this rezoning sir, if we didn't have a subdivision proposal in front of us. Now if he wants his intent is to subdivide this land. If you guys can show me how I am going to give him 9.76 acres of land in your 'Rural General – RG' land use district then I'll be a monkey's uncle. Ok now, he wants a separate title for this thing and your rules as you have adopted them require him to rezone and that is why he is here. What has happened before and what he has been told by your administration and that is beyond me, OK. I'm treating them all the same and if there is a problem here, we will go outside and we'll talk about it."

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Reeve Hemmaway said “I don’t think there is a problem here.”

Jim Beusekom said “There is no problem here.”

Mike Burla said “OK then there has been a problem brought to my attention here.”

Reeve Hemmaway said “Do you have any closing comments Jim.”

Mr. Beusekom said “No, I think we discussed it probably more than fifteen minutes you allocated for this so I think you know what is going on so, that was my intention of coming here today.”

Reeve Hemmaway said “Right. What we are here for today is this land use change from ‘Rural General – RG’ to ‘Rural Industrial –RI’ to accommodate a possible upcoming subdivision. Are there any further comments from anybody?”

Reeve Hemmaway said “Seeing none.”

Councillor Sandberg said “Comment, wouldn’t have had to do this subdivision if he didn’t have to go and rezone, period.”

Reeve Hemmaway said “Okay, any further comments, seeing none I am going to close the Public Hearing”

Moved by Deputy Reeve Alm to adjourn the Public Hearing on Application A-05-16 at 1:57 p.m.

Carried.

Reeve Hemmaway reconvened the Council meeting at 1:57 p.m.

Reeve Hemmaway asked “Do you want to deal with this right away?”

3. **BYLAWS:**

(a) **Bylaw No. 1754**

Moved by Councillor Van Hierden Bylaw No. 1754, being a bylaw to amend the Land Use Bylaw No. 1616 to redesignate 9.58 acres in the SW 36-9-25-4 from ‘Rural General – RG’ to ‘Rural Industrial – RI’ be given first reading.

Carried.

Moved by Councillor Kroetsch Bylaw No. 1754 be given second reading.

Carried.

Moved by Councillor Wilson all Councillors present are in agreement to give Bylaw No. 1754 third and final reading.

Carried Unanimously.

Moved by Deputy Reeve Alm Bylaw No. 1754 be given third and final reading and the Reeve and Chief Administrative Officer be authorized to sign and counter sign on behalf of the Municipal District.

Carried.

Moved by Councillor Wilson to recess the Council meeting at 1:58 p.m.

**Jason Toone entered the meeting at 1:58 p.m.**

2. **PUBLIC HEARINGS (CONT:)****(c) Development Application 073-16 – Direct Control - Hamlet of Parkland – Linda Brunner**

Development Officer Chisholm presented Development Application 073-16 submitted by Linda Brunner to renovate a residence for residential use on Lots 8 – 13, Block 129, Plan 5659X Parkland. She advised adjacent landowners were notified of the application and no comments were received. She said the proposed renovations include replacing shingles and roof, replacing siding, windows, installing a natural gas furnace and a new water heater. She advised the existing resident is considered non-habitable and is not being assessed.

She stated Parkland is a Direct Control land use district and all applications for development must be referred to Council for a decision.

Reeve Hemmaway called for introductions.

Linda Brunner advised she would like to renovate and bring the house up to today's standards and wants to get permits in place to proceed.

**Recommendations:**

Development Officer Chisholm recommended the following conditions if the application is approved:

1. There shall be NO OCCUPANCY in the existing home, until all Safety Codes permits have been obtained, inspections finalized and passed by Superior Safety Codes Inc., as confirmed by the municipality;
2. Prior to occupancy, the developer/owner shall obtain all necessary permits under the Alberta Safety Codes Act, (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained from Superior Safety Codes Inc.
3. Shall comply with all legislative requirements of The Safety Codes Act as it applies to building, electrical, gas plumbing and private sewage permits issued by accredited agency on behalf of the municipality;
4. Except for fences seven (7) feet or less in height, there shall be no development within 6.1 meters (20 feet) of the front and rear yard property boundaries or within 3 meters (10 feet) of the side yards, unless a development permit is obtained that specifically varies the required setback to allow the development.

Reeve Hemmaway called for questions or comments.

Moved by Deputy Reeve Alm the Public Hearing on Development Application 073-16 be adjourned at 2:03 p.m.

Reeve Hemmaway reconvened the Council meeting at 2:03 p.m.

Moved by Councillor Wilson to approve Development Application 073-16 for Linda Brunner with the following conditions:

1. There shall be NO OCCUPANCY in the existing home, until all Safety Codes permits have been obtained, inspections finalized and passed by Superior Safety Codes Inc., as confirmed by the municipality;
2. Prior to occupancy, the developer/owner shall obtain all necessary permits under the Alberta Safety Codes Act, (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained from Superior Safety Codes Inc.
3. Shall comply with all legislative requirements of The Safety Codes Act as it applies to building, electrical, gas plumbing and private sewage permits issued by accredited agency on behalf of the municipality;
4. Except for fences seven (7) feet or less in height, there shall be no development within 6.1 meters (20 feet) of the front and rear yard property boundaries or within 3 meters (10 feet) of the side yards, unless a development permit is obtained that specifically varies the required setback to allow the development.

Carried.

Moved by Councillor Van Hierden the Council meeting recess at 2:06 p.m. to reconvene the Municipal Planning Commission meeting.

Carried.

**Mike Burla left the meeting**

Reeve Hemmaway reconvened the Council meeting at 3:47 p.m.

4. **COUNCIL MANAGEMENT:**

(a) **Boat Launch – Pine Coulee Reservoir**

Development Officer Chisholm read an email from Susanne Lampier, Alberta Environment and Parks advising they support the new boat launch/ day use area and approves in principal, the proposed use of the land provided all requirements from Public Lands and Fisheries and Wildlife are met. She advised Alberta Environment and Parks may be able to assist in parking lot upgrades and initial grading/graveling budget pending. She said the MD would hold the License of Occupation to construct the boat launch and install/remove temporary floating dock structures. She said the M.D. would be responsible for all maintenance of the boat launch area.

Deputy Reeve Alm stated the ratepayers of the M.D. of Willow Creek should not pay for a boat launch at Pine Coulee Reservoir.

Received as information.

5. **FINANCIAL:**

(a) **Cheque Register**

Director of Finance Hannas presented the cheque register for cheque #'s 21328 – 21360 in the amount of \$173,974.72 as information.

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**(b) Discretionary Grant Reconciliation**

Moved by Councillor Sandberg to accept the Discretionary Grant reconciliation as presented.

Carried.

**(c) Financial Report**

Director of Finance Hannas presented the Financial Report as of June 30, 2016 as information.

**(d) In Car Video System**

Moved by Deputy Reeve Alm to purchase two In Car Video Systems from Whyte Communications Inc. in the amount of \$15,484.06 + GST, to be mounted in the Community Peace Officer vehicles.

Carried.

4. **COUNCIL MANAGEMENT (CONT:)**

**(b) Town of Nanton – Summer Games (Tabled Item)**

Moved by Councillor Wilson a letter be sent to the Town of Nanton from Council advising the M.D. has provided the regional management of the Southern Alberta Summer Games for the past nine years and ask the three towns with recreational staff to take on this responsibility on a rotational basis, with The M.D. of Willow Creek continuing to purchase the t-shirts for participants.

Carried.

**(c) Recycling Conference – (Tabled Item)**

Agenda and fee schedule for the 2016 Waste Reduction Conference “League of Extraordinary Recyclers – Knocking Out Waste” was presented.

Received as information.

**(d) Pincher Creek Parade (Tabled Item)**

Councillor Van Hierden will attend the Pincher Creek parade on August 20, 2016.

**(e) Claresholm Medical Clinic – Paving Request**

Director of Finance Hannas presented a request from the Claresholm Medical Clinic requesting Council’s consideration to fund the paving of the two parking lots at the Claresholm Medical Building. The quote for the paving is \$44,000.00 for the north side parking lot and \$31,500.00 for the south side parking lot. The price is based on 3 inches of Commercial B asphalt.

Moved by Councillor Van Hierden to deny the request for paving parking lots at the Claresholm Medical Building and advise the request will be added to the 2017 budget discussions.

Carried.

6. **CORRESPONDENCE:****(a) Alberta Agriculture and Forestry – 2016 Grant Allocation**

Director of Finance Hannas presented a letter from Doug Macaulay, ASB Program Manager, Agricultural Service Board Program, advising the M.D. has been approved for funding of \$183,359.46 for the 2016 grant year.

**(b) 2016 Nanton Women's Conference – Donation**

Moved by Councillor Wilson to donate \$400.00 to the Nanton Women's Conference from the following discretionary spending accounts:

Division 1, 2, 3 & 4 - \$50.00 each

Divisions 5 & 6 - \$100.00 each

Carried.

**(c) Donna McColl - Alberta Environment and Parks – Re: M.D. Water Licenses**

Director of Finance Hannas presented a letter from Donna McColl, Senior Water Administration Officer, Alberta Environment and Parks dated July 13, 2016, advising the applications for the withdrawal of water for the M.D. of Willow Creek – Leavings Water Co-op, Airport Industrial Park and Pipeline Water Co-op Ltd. is completed and the authorizations have been approved as per information listed in the letter. Received as information.

Moved by Councillor Sandberg the meeting goes in camera to discuss Willow Creek Foundation new lodge funding at 4:32 p.m.

Carried.

**Lawrence Gleason left the meeting at 4:34 p.m.**

**Roy Johnson left the meeting at 4:34 p.m.**

Moved by Councillor Kroetsch the meeting comes out of in camera at 4:59 p.m.

Carried.

Moved by Councillor Sandberg to approve a letter of support to Honourable Lori Sigurdson, Minister of Seniors and Housing advising The Municipal District of Willow Creek No. 26 authorizes Willow Creek Foundation to borrow \$3,000,000.00 to be repaid over a period longer than one (1) year for the construction and financing of the new lodge.

Carried.

7. **ADJOURNMENT:**

Moved by Councillor Kroetsch the meeting adjourned.

Carried.

**10857**

**Claresholm, Alberta, July 20, 2016**

Adjourned at 5:02 p.m.

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Reeve

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Chief Administrative Officer