

Claresholm, Alberta, May 24, 2017

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, Sundquist, Van Hierden and Wilson, CAO Vizzutti and Executive Assistant MacOdrum as recording secretary present.

Lawrence Gleason – Reporter entered the meeting.

Superintendent of Public Works Johnson entered the meeting.

Mike Burla – Planner, Manager of Planning and Development Chisholm and Development Officer Stockton entered the meeting.

1. Reeve Hemmaway called the meeting to order at 10:32 a.m.
Reeve Hemmaway recessed the Council meeting at 10:33 a.m.

2. **PUBLIC HEARING**

(a) Public Hearing - Application A-02-17 Kin Leong (SW 30-16-27-4)

Reeve Hemmaway called the Public Hearing on Application A-02-17, for a Land Use Bylaw Amendment in the SW 30-16-27-4 for Kin Leong, to order at 10:33 a.m.

Kathie McLean, Josh Burton, Dan Neels entered the meeting at 10:34 a.m.

Manager of Planning and Development Chisholm presented an application for a Land Use Bylaw by Kin Leong (1719085 Alberta Ltd.) to redesignate 5 acres of land in the SW 30-16-27-4, from ‘Rural General – RG’ to ‘Vacant Country Residential – VCR’ to accommodate a proposed bare land subdivision of the lands for country residential use.

Manager of Planning and Development Chisholm advised of the following development considerations:

1. Peter Niemans Drilling water reports;
2. Soil suitability for a septic system has been verified by a report prepared by Down to Earth Labs;
3. An access from Township road is proposed; and
4. Site Inspection May 17, 2017.

Manager of Planning and Development Chisholm stated the Notice of Public Hearing was advertised in the Nanton News for two consecutive weeks, May 10th and 17th, 2017 pursuant to Sections 230, 606 and 692 of the Municipal Government Act. She advised that adjacent landowners were notified of the Public Hearing by mail and the notice was posted on the MD’s website. Manager of Planning and Development Chisholm advised no comments were received.

Reeve Hemmaway called for any questions.

Moved by Deputy Reeve Alm the Public Hearing on Application A-02-17 adjourn at 10:39 a.m.

Carried.

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(b) Public Hearing – Application A-03-17 – Kathie McLean (SE 3-11-28-4)

Reeve Hemmaway called the Public Hearing on Application A-03-17 for a Land Use Bylaw Amendment in SE 3-11-28-4 to order at 10:45 a.m.

Manager of Planning and Development Chisholm presented an application for a Land Use Bylaw by Kathie McLean to redesignate 12 acres of land in the SE 03-11-28-4, from 'Rural General – RG' to 'Vacant Country Residential – VCR' to accommodate a proposed bare land subdivision of the lands for country residential use.

Manager of Planning and Development Chisholm advised the applicant is requesting 12 acres out of an existing 172 acre parcel. She advised the residual parcel would be 160 acres therefore meeting the minimum requirement of 145 acres in size.

Manager of Planning and Development Chisholm advised of the following Development considerations:

1. Soil suitability for a septic system has been verified by a report prepared by Down to Earth Labs (information attached).
2. A new access from Range Road 282 will be proposed through the development stage process. The developer/landowner would then be required to enter into a development agreement with the MD for the undeveloped road allowance to be constructed to MD standards (320-07 Minimum Local Road Standards Policy), and an access shall be constructed to municipal standards (320-07b).
3. Site Inspection - May 16, 2017 (Photos attached).

Manager of Planning and Development Chisholm stated the Notice of Public Hearing was advertised in the Claresholm Local Press for two consecutive weeks, May 10th and 17th, 2017 pursuant to Sections 230, 606 and 692 of the Municipal Government Act. She advised that adjacent landowners were notified of the Public Hearing by mail and the notice was posted on the MD's website. Manager of Planning and Development Chisholm advised no comments were received.

Manager of Planning and Development Chisholm advised the ad in the papers stated the purpose of the proposed Land Use Bylaw amendment was for 5 acres and should have been for 12 acres.

Reeve Hemmaway asked if the applicant has anything she wished to add.

Kathie McLean said no.

Councillor Van Hierden asked if the correction line affects this application.

Mike Burla advised the correction line runs along the southerly boundary of the property which is why the quarter section is larger than 160 acres.

Cliff & Audrey Egger entered the meeting at 10:48 a.m.

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Mike Burla advised the M.D.s maximum parcel size for Vacant Country Residential is 5 acres and it is up to Council to approve or not. The parcel size and waiver of the parcel size would be at the discretion of the Municipal Planning Commission. He has a subdivision application from the McLean's if the rezoning is approved.

Councillor Sundquist asked the applicant why she is applying for such a large parcel.

Kathie McLean stated 12 acres makes a nice piece of property for retirement and still leaves a full 160 acre quarter.

Reeve Hemmaway called for any additional questions.

Moved by Councillor Sandberg to adjourn the Public Hearing at 10:50 a.m.

Kathie McLean left the meeting at 10:52 a.m.

Reeve Hemmaway reconvened the Council meeting at 10:52 a.m.

3. **COUNCIL MANAGEMENT**

(a) Review of Proposed Municipal Development Plan

Council reviewed the Municipal Development Plan for spelling, punctuation and minor corrections.

Discussion ensued.

Mike Peterson – McNally Contractors Ltd. & Toine Timmerman – McNally Contractors Ltd. entered the meeting at 10:56 a.m.

Gerald Lyon entered the meeting at 10:56 a.m.

CAO Vizzutti advised the changes made to the Municipal Development Plan do not change the intent of the document.

Ross Salvador – AECOM & Ken Rasmussen – KMHA entered the meeting at 10:59 a.m.

Reeve Hemmaway recessed the Council meeting at 11:06 a.m.

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

(c) Public Hearing – Application A-04-17 – McNally Contractors (2011) Ltd. (NW 10-15-26-4)

Reeve Hemmaway called the Public Hearing on Application A-04-17 for a Land Use Bylaw Amendment in the NW 10-15-26-4, to order at 11:07 a.m.

Councillor Van Hierden declared a possible conflict of interest and left the meeting at 11:07 a.m.

Councillor Sundquist declared a possible conflict of interest and left the meeting at 11:07 a.m.

CAO Vizzutti stated for the record as Mr. Van Hierden and Mr. Sundquist own gravel pits, they have a pecuniary interest in this matter under Section

170 of the Municipal Government Act therefore, they have declared and are stepping down. They will not be deliberating or voting on this matter.

Don Reimer entered the meeting at 11:08 a.m.

Manager of Planning and Development Chisholm presented an application for a Land Use Bylaw amendment by McNally Contractors (2011) Ltd. (Registered owners: Clifford and Audrey Egger) to redesignate 161.0 acres in the NW 10-15-26-4, from 'Rural General – RG' to 'Rural Industrial – RI' to allow the submitted development permit application to be processed for the Class II Sand and Gravel resource extraction operation within the subject lands.

Manager of Planning and Development Chisholm advised the subject land contains 161 acres and is located approximately 6 miles from the Hamlet of Parkland and is surrounded by predominantly agricultural lands. She stated there are 4 active and 3 inactive mining operations within 1 mile of the proposed location. There are 10 residences within a 1-mile radius of the NW 10-15-26-4.

Manager of Planning and Development Chisholm advised there is an approved Development Permit No. 071-12, operating a Class I sand mining and dry processing operation near the east boundary of the property at the current time. The landowners and current operators are in the process of ending their contract.

Manager of Planning and Development Chisholm listed previous development permits on the property as follows:

- DP No. 045-11 to allow sand washing within the existing pit operations approved under development permit 014-11, utilizing three existing ponds on site.
- DP No. 014-11 to establish a dry sand mining operation with a maximum area of 21 acres (including pit of 9 acres).
- DP No. 42-01 to operate a sand/gravel mining operation involving enlargement of two existing water ponds for washing with no more than 12 acres being disturbed at one time.
- DP No. 87-96 to expand existing sand mining operation to 5 acres.
- DP No. 30-84 small sand pit.

Manager of Planning and Development Chisholm presented Section 4.8 in the Municipal Development Plan which identifies and ensures public awareness regarding environmentally significant areas within the MD. She advised the hazard mapping indicates the site is within an area of artesian flow which the Cottonwood report states can be problematic during excavation, especially in low lying areas.

Manager of Planning and Development 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.

There is only one permitted use within this district, ‘accessory buildings and uses to an approved use’.

Manager of Planning and Development Chisholm stated the Notice of Public Hearing was advertised in the Nanton News for two consecutive weeks, May 10th and 17th, 2017 pursuant to Sections 230, 606 and 692 of the Municipal Government Act. She advised adjacent landowners were notified of the Public Hearing by mail and the following government agencies were also notified, Alberta Environment & Parks, Alberta Environment Regulatory Approvals Center, Alberta Culture and Tourism – Historical Resources, Alberta Health Services and Oldman River Regional Services Commission. The notice was posted on the MD’s website. She advised comments were received from Alberta Environment & Parks, Alberta Health Services and AMEC.

COMMENTS RECEIVED

Alberta Environment & Parks – Meghan Nannt

Manager of Planning and Development Chisholm read a response from Meghan Nannt, Alberta Environment & Parks advising the registration for the gravel pit located on NW 10-15-26-4 is registered to South Rock Ltd., however AECON Transportation West holds shares in South Rock Ltd., AEP has recognized the AECON Transportation West currently holds the registration as per Document 00288935-00-00. She explained the reclamation process required prior to receiving a reclamation certificate. She stated AECON is in non-compliance for operating outside the registered boundary and not submitting 5 Year Report on time and until the report is received AECON cannot operate, construct or reclaim the gravel pit. An updated activities plan will be required for AECON to continue with any operation, construction or reclamation outside their registered boundary. She advised that whether the non-compliance issues hinders the proceeding for the Land Use Amendment application is up to the M.D. Alberta Environment & Parks would delay the application process if the proposed new pit was to share any infrastructure or overlap with the non-compliant pit.

Sara Watson

Manager of Planning and Development Chisholm read a response from Sara Watson - MD resident stating they are opposed to the Land Use Bylaw amendment as there are currently 5 gravel pits within a mile radius of the proposed location and previous operators have not followed the conditions on their permit.

Norman & Diana Andrews

Manager of Planning and Development Chisholm read a response from Norman & Diana Andrews requesting the M.D. to consider the significant impacts on the residents due to the number of commercial gravel pits within the immediate vicinity of this property, such as dust control, compliance issues, reclamation and weed infestation issues. They asked that conditions be imposed on the permitting of pits to improve the co-existence with area residents.

Aecon Transportation West Ltd. – Ross Salvador

CAO Vizzutti read a letter from Ross Salvador, Land and Aggregate Manager, Aecon Transportation West Ltd. advising Aecon holds registration permit #288935 with Alberta Environment and Parks (AEP) for a Class I pit and has security posted in the form of a letter of credit to the Province of Alberta. Aecon acknowledges their responsibility for reclamation as per their activity plan approved by AEP.

Mr. Salvador noted the following clarifications with regards to the Land Use Application on the same lands by McNally Contractors:

- “The drawing referenced on page 20 in the submission, and labelled ‘January 2017 Inventory’ is a site survey of stockpiles in Aecon’s south east permitted area, not McNally’s northwest submittal area. These stockpiles of material will be utilized by Aecon for future reclamation, or removed from site for sale to the market.”
- “Section 1.2 on page 3 of McNally’s submitted activities plan references “....the historical resource extraction operation as 10.73 acres”. Presumably, this is referring to Aecon’s operation; however the foot print and permitted area is much larger, being closer to 30 acres.”

Reeve Hemmaway called for any additional comments.

Gerald Lyon

Gerald Lyon presented copies of Review of Alberta’s Sand and Gravel Pit Program to Council, which is a summary of key points from a 2017 workshop attended by Southern Alberta Group for Environment (SAGE), as information.

Gerald Lyon advised the handout he provided was information from interested parties in gravel pits in Alberta who attended a workshop to discuss the gravel pit situation. He said the interested parties have not received a report back from the Deputy Minister yet.

Gerald Lyon advised he is not opposed to the 4.7 hectare gravel pit being applied for, however he is opposed to the 161 acres being redesignated from ‘Rural General – RG’ to ‘Rural Industrial – RI’ due to decreasing surrounding land values. He asked Council to consider their Vision and Mission Statements when making their decision.

Gerald Lyon advised Alberta Environment will not be involved in the oversight of these gravel pits, therefore it will be up to the M.D. because they are applying for a Class II pit. The M.D. needs to take more responsibility if this is correct.

Gerald Lyon expressed concern regarding the fragile agricultural land in the area and the need for regulations to be in place to control erosion. He said the M.D. will need more staff and money to monitor the gravel pit operations. He advised the cumulative effects of the 3 – 5 active pits operating in the area needs to be

considered. He said the M.D. has a 75' setback for a buffer and the applicant states in their application they will have a 3 meter setback.

Gerald Lyon referred to policies in the draft Municipal Development Plan for resource extraction. He stated that Alberta Environment has nothing to do with Class II gravel pit operations however Section 4.5 states all natural resource extraction operations shall adhere to all provincial standards and a reclamation certificate from Alberta Environment shall be required.

Mike Peterson – McNally Contractors (2011) Ltd.

Mike Peterson advised he is the Managing Director of McNally Contractors and speaking on their behalf today however he is also a ratepayer in the municipality. He said they employ a dozen employees through McNally Contractors and their association with Volker Stevin Contracting which is a sister company and employee an additional 50 employees in the M.D. McNally Contracting operate many different businesses, many different activities such as the highway maintenance, four gravel pits. He stated with regards to the comment of being from outside the M.D., he stated McNally Contractors are a part of and engaged in this community and it is important to be a responsible businessman in this community. He said Alberta Environment regulations are more stringent than in the past and they are committed to operate all their pits in a compliant fashion including the Egger property if approved. He said they take care of the roads, dust and ensure compliancy. He said with respect to the size of the proposed pit, they intend to operate a smaller imprint than the previous operator. Volker Stevin would be the primary user and supply sand to salt sheds in Claresholm, Nanton, Vulcan and as far north as Aldersyde. He said they actively engage in reclamation in all the pits. He advised they are applying for redesignation to be compliant with the municipality and Alberta Environment would be part of the reclamation process for a Class II pit.

Mike Burla – ORRSC

Mike Burla – M.D.'s Planner advised there is an existing permit on this property and 6 permits have been issued since 1984. He said the Development Officer's report has indicated there are Environmentally Significant Area issues on this quarter and the proposed Class II pit is 5 Hectares (12.5 acres) and he has a concern with rezoning of the entire 161 acres to 'Rural Industrial – RI'. He feels there are other developments that can occur in a 'Rural Industrial – RI' area and feels the rezoning of 161 acres is excessive. Mike Burla reminded Council that the last two operations that have been rezoned for 'Rural Industrial – RI' have been required to subdivide.

Deputy Reeve Alm asked if all of the previous permits are still in force.

Mike Burla stated he is not aware of any of the previous permits being withdrawn, they have been incrementally approved. He suggested that the Municipal

Planning Commission needs to be cognizant about which permits are in effect and if some should be withdrawn.

Councillor Sandberg asked if the Significant Hazard Area map 2 is available.

Manager of Planning and Development Chisholm noted the Significant Hazard Area map is included in the Cottonwood Study.

Councillor Sandberg asked if the issue of compliance is to be considered at the rezoning stage.

CAO Vizzutti stated that Mr. Lyon had brought up an issue with compliance and it is separate from rezoning, but is a legitimate concern. She said it is Environment who issues permits on Class I pits, which require significant bonding to ensure compliance for reclamation and it is the Code of Practice for Pits which is Environment's legislation, however the MD has to enforce the development conditions on its own permits. The authority that has to ensure compliance with development approval is the municipality, not Environment.

Mike Burla stated the M.D.'s aerial ortho photography enables the municipality to police the size of pits.

Gerald Lyon asked for clarification regarding the development application process.

Manager of Planning and Development Chisholm advised if a development application is made a notification will be mailed out to ratepayers within a two mile radius of the proposed location.

CAO Vizzutti advised if the Municipal Development Plan is approved this afternoon it will have an impact on this application.

Moved by Deputy Reeve Alm the Public Hearing on Application A-04-17 adjourns at 11:56 p.m.

Carried.

CAO Vizzutti clarified for the delegation that deliberations on Land Use Bylaws must be held in public forum.

Moved by Councillor Sandberg the Council meeting recess at 11:57 a.m. to resume the Municipal Planning Commission meeting.

Carried.

Mike Peterson, Toine Timmerman, Ross Salvador, Ken Rasmussen, Dan Neels, Josh Burton & Don Reimer left the meeting at 11:57 a.m.

Council meeting reconvened at 12:58 p.m.

4. **BYLAWS:**

(a) Bylaw No. 1768 – Land Use Bylaw Amendment - Kin Leong (SW 30-16-27-4)

Moved by Deputy Reeve Alm Bylaw No. 1768, being a bylaw to amend Land Use Bylaw No. 1616 to redesignate 5.00 acres in SW 30-16-27-4 from ‘Rural General – RG’ to ‘Vacant Country Residential – VCR’, be given first reading.

Carried.

Moved by Councillor Kroetsch Bylaw No. 1768 be given second reading.

Carried.

Moved by Councillor Wilson all Councillors present are in agreement to giving Bylaw No. 1768 third and final reading.

Carried Unanimously.

Moved by Councillor Sandberg Bylaw No. 1768 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.

(b) Bylaw No. 1769 – Land Use Bylaw Amendment – Kathie McLean (SE 3-11-28-4)

Councillor Sundquist said he would like to see the acreage dropped to 5 instead of 12.

Mike Burla advised the application was for 12 acres and that is what is being dealt with in this bylaw.

Moved by Councillor Kroetsch Bylaw No. 1769, being a bylaw to amend the Land Use Bylaw No. 1616 to redesignate 12.00 acres in the SE 3-11-28-4 from ‘Rural General – RG’ to ‘Vacant Country Residential – VCR’, be given first reading.

Carried.

Moved by Councillor Kroetsch Bylaw No. 1769 be given second reading.

Motion Defeated.

CAO Vizzutti noted for the record Bylaw No. 1769 was defeated on second reading.

(c) Bylaw No. 1770 – Land Use Bylaw Amendment – McNally Contractors (2011) Ltd. (NW 10-15-26-4)

Councillors Van Hierden and Sundquist declared a possible conflict of interest and left the meeting at 1:02 p.m.

Councillor Sandberg asked for clarification regarding the number of acres in the application and if that is what has to be considered in the bylaw.

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CAO Vizzutti advised all that can be considered is the request to rezone 161 acres, that is what the Public Hearing stated and what the discussion was based on.

Moved by Deputy Reeve Alm Bylaw No. 1770, being a bylaw for an amendment to Land Use Bylaw No. 1616 to redesignate 161 acres in the NW 10-15-26-4 from 'Rural General – RG' to 'Rural Industrial – RI', be given first reading.

Motion Defeated.

CAO Vizzutti noted for the record Bylaw No. 1770 was defeated on first reading.

Councillors Van Hierden and Sundquist returned to the meeting at 1:03 p.m.

Clifford & Audrey Egger left the meeting at 1:03 p.m.

Mike Burla, Manager of Planning and Development Chisholm and Development Officer Stockton left the meeting at 1:03 p.m.

Director of Finance Hannas entered the meeting at 1:04 p.m.

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

(b) Report on Climate Change Advisory Board

Councillor Sundquist updated Council on the Climate Change Advisory Board meetings he has been attending. He advised Alberta has signed into the Pan Canadian agreement and all provinces will have a carbon tax by 2018. He advised that the board had policy set and the committee, made up of municipal people, is adding to the policy. He said the committee's recommendations will be provided in August.

5. **FINANCIAL MANAGEMENT:**

(a) Cheque Register

Director of Finance Hannas presented the cheque register for cheque #'s 22475 – 22540 in the amount of \$189,307.04 as information.

(b) Discretionary Reconciliation

Director of Finance Hannas presented the Discretionary Reconciliation as of May 24, 2017.

Moved by Councillor Wilson the Discretionary Reconciliation as of May 24, 2017 be accepted as presented.

Carried.

(c) Investment Reconciliation

Moved by Councillor Sandberg the Investment Reconciliation as of May 24, 2017 be accepted as amended reflecting investments at Chinook Credit Union.

Carried.

Director of Finance Hannas left the meeting at 1:31 p.m.

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

(c) **Hayden & Associates – Elected Officials Orientation Service** – presented.

(d) **Granum Canada Day Committee**

CAO Vizzutti presented a letter from the Granum Canada Day Committee advising that the Granum Canada Day Committee has been reorganized and requested support from the M.D.

Moved by Councillor Kroetsch to donate \$2,000.00 to Granum Canada Day Committee to assist with the Canada Day and Canada 150 Celebrations.

Carried.

(e) **Granum Firehall and Cemetery Funding**

Moved by Councillor Van Hierden the Granum firehall and cemetery funding be forwarded to the Town of Granum.

Carried.

(f) **Reg O’Sullivan Construction Ltd. – Waste Transfer**

CAO Vizzutti presented a letter from Reg O’Sullivan Construction Ltd. advising of a price increase effective June 1, 2017 to provide the waste transfer service in Fort Macleod and Claresholm.

Moved by Councillor Sandberg to approve an increase effective June 1, 2017 for waste transfer services as follows:

- Reg O’Sullivan Construction Ltd. in Claresholm - \$445.00 per week
- Reg O’Sullivan Construction Ltd. in Fort Macleod – Wednesday \$350.00 per week
 - Saturday \$150.00 per week
- Atkinson Holdings in Nanton - \$445.00 per week.

Carried.

(g) **Province to Monitor Rural EMS 9-1-1 – News Article** - presented as information.

Gerald Lyon entered the meeting at 1:53 p.m.

Lyndsay Anderson entered the meeting at 1:53 p.m.

Tara Van Dellen, Lyle O’Neill representing the Town of Claresholm entered the meeting at 1:53 p.m.

(h) **Elected Officials Education Program (EOEP) – Emergency Preparedness Planning Course**

Councillor Sandberg expressed interest in attending the EOEP – Emergency Preparedness Planning Course on June 12, 2017 in Okotoks.

Moved by Councillor Sundquist to register Councillor Sandberg to attend the EOEP – Emergency Preparedness Planning Course in Okotoks on June 12, 2017.

Carried.

Moved by Deputy Reeve Alm to recess the Council meeting at 1:59 p.m.

Carried.

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

(d) Bylaw No. 1765 - Municipal Development Plan

Reeve Hemmaway called the Public Hearing on Bylaw No. 1765 Municipal Development Plan to order at 2:00 p.m.

Mike McAlonan – Town of Claresholm entered the meeting at 2:00 p.m.

CAO Vizzutti advised the minor spelling and punctuation changes noted earlier in the meeting does not change the intent of the Bylaw.

Reeve Hemmaway called for introductions.

COMMENTS FROM RATEPAYERS

Gerald Lyon

Gerald Lyon advised the M.D. of Willow Creek Environmentally Significant Areas study has not been updated since 1986. He advised Cliff Wallace of Cottonwood Consultants did a paper on the Environmentally Significant Areas of Twin Valley Reservoir and he has given permission to use the information.

Gerald Lyon presented the following comments:

Page 9 - include Alberta Environment under 1.3

- a definition of hazard lands should be included under 1.9.

Page 13 – add take into consideration environmentally sensitive areas, e.g. wildlife corridors and consult with Alberta Environment.

Page 14 – The Environment – add wildlife habitat and wildlife corridors

Page 15 –

CAO Vizzutti explained the Cottonwood Report was commissioned by Forestry, through Environment in the 1980's. It was a government commissioned report that is still in existence today. On Page 15 'Environmentally Significant Areas in the Oldman River Region: M.D. of Willow Creek' an update would have to be commissioned by the MD Council or the Province. She advised the last bullet, 'other documents, reports or surveys that may be considered by the development authority', allows the Council to consider other documents as they become available.

Gerald Lyon asked if the Environmentally Significant Areas - Twin Valley Reservoir document could be listed in the Municipal Development Plan.

Deputy Reeve Alm advised it is included under other documents, reports or surveys that may be considered.

Mike Burla suggested the Council could review the document for consideration to be included in the Municipal Development Plan.

Gerald Lyon presented additional comments:

Page 16 – Intermunicipal Coordination - add, coordinate land use issues with Alberta Environment due to issues around the reservoirs.

Page 20 - 13.1 – Is Alberta Environment aware of the new Municipal Development Plan.

Lindsay Anderson

Lindsay Anderson advised they live on a cutoff parcel on 785. She said she feels the objective is to allow more subdivisions. She discussed rezoning to Grouped Country Residential to allow two residences without agricultural land.

Mike Burla advised the current Land Use Bylaw defines ‘Grouped Country Residential – GCR’ as being two or more contiguous country residential parcels. He said in order to get a house on each title a redesignation would be required on the 14 acre parcel, to allow two 7 acre parcels.

Lindsay Anderson said she read a reason for denying rezoning to ‘Grouped Country Residential – GCR’ is to not split up good agricultural land. She said in their case there is a gravel pit on the same quarter and the agricultural land is deemed low level. She said the parcel size would meet the requirement of between 3 and 10 acres and there would be a driveway for each residence. She asked if the Council is making any changes in the criteria to allow or deny ‘Grouped Country Residential – GCR’ rezoning in the new Municipal Development Plan. She asked if there is anything being changed that would hold her back from being rezoned.

CAO Vizzutti cautioned Council as this question is a possible development application scenario.

Reeve Hemmaway advised the Public Hearing is to discuss the Municipal Development Plan being presented today not to discuss what will make a ‘Grouped Country Residential – GCR’ application.

Mike Burla advised the matters are dealt with based on the merits of each application and dealt with as the applications to forward. He recommended she make an application for a ‘Grouped Country Residential – GCR’ designation at that location. It would be advertised and hold a Public Hearing to provide opportunity for you and people in the immediate area to make representation and make a site specific decision based on the information received.

Councillor Van Hierden stated the M.D. is staying with the one parcel out per quarter.

Mike Burla explained the density has been increased to two parcels per quarter providing one has been redesignated. He said a gravel pit could be rezoned to Rural Industrial – RI’ and still take out the farm site as a ‘Country Residential – CR’.

Lindsay Anderson asked for clarification of 16.28(b) on Page 26 ‘the proposed site is to be for a use not found in the ‘Rural General – RG’ land use district;’ She asked what use wouldn’t be found in Rural General – RG’.

CAO Vizzutti stated examples would be a nuclear power plant, huge abattoir or a solar farm.

Lindsay Anderson asked to resubdivide a fragmented parcel it would have to be a use not found under ‘Rural General – RG’.

Mike Burla stated in her case ‘Grouped Country Residential – GCR’ is a prohibited use in the ‘Rural General – RG’ land use district, and if you wanted 2 parcels from a fragmented parcel it would have to be redesignated.

Bernie Kennedy entered the meeting at 2:30 p.m.

CAO Vizzutti advised Ms. Anderson she can’t subdivide under the current situation. She said the items she is discussing are under the Land Use Bylaw.

Mike Burla recommended Ms. Anderson’s questions should be discussed with administration for clarification.

Lindsay Anderson expressed concern with the lack of notice as she doesn’t use Facebook, Twitter or the local paper.

Councillor Sandberg stated the subdivision policies don’t belong in the Municipal Development Plan and will eventually be moved into the Land Use Bylaw once it is updated.

Mike McAlonan – Town of Claresholm

Councillor Mike McAlonan of the Town of Claresholm advised they were present to hear the process and provide support to a neighboring municipality.

Mike Burla advised the M.D. will be looking forward to entering into discussion of an Intermunicipal Development Plan with the Town of Claresholm.

Gerald Lyon stated the Municipal Development Plan must be in compliance with the South Saskatchewan Regional Plan by 2019.

Mike Burla advised, each municipality in the Province will have to sign a statutory declaration and file with the Minister of Municipal Affairs and the Land Use Secretary in the Province by 2019.

Councillor Sandberg brought up Mr. Lyon’s question on Page 12 regarding Natural Resources under policy 4.5 “All natural resource extraction operations shall adhere to all provincial standards and a reclamation certificate from Alberta Environmental shall be required.” She asked if the municipality is going to adopt all provincial standards for private use and Class II pits, and we don’t require documentation from Alberta Environment even though they are different than Class I pits.

Mike Burla suggested adding applicable to the following under 4.5 “...all *applicable* provincial standards ...”.

Moved by Councillor Sundquist the Public Hearing adjourn at 2:43 p.m.

Carried.

Gerald Lyon, Lindsay Anderson, Tara Van Dellen, Mike McAlonan, Lyle O’Neil left the meeting at 2:44 p.m.

Reeve Hemmaway reconvened the Council meeting at 2:50 p.m.

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

(i) **High River District Health Care Foundation**

CAO Vizzutti presented a letter from the High River District Health Care Foundation advising of the new fund raiser campaign involving the High River Maternity program. The annual dinner and auction will be held on October 21, 2017 and are requesting donations.

Moved by Councillor Sandberg to donate a jacket, a set of glasses and \$1,250.00 to the High River District Health Care Foundation from the following discretionary spending accounts:

Divisions 4, 5 & 7 - \$250.00 each

Division 6 - \$500.00

Carried.

(j) **Willow Creek Senior Rodeo**

Moved by Councillor Kroetsch the request for sponsorship from the Willow Creek Senior Rodeo be denied.

Carried.

(k) **Chinook Jr. Stock Show – Thank you** – presented.

(l) **Nanton Royal Canadian Legion – Thank you** – Copy of the newsletter was presented as a thank you.

(m) **Granum Museum – Vimy Ridge Dedication**

Noted Councillor Kroetsch will attend the Vimy Ridge Dedication at the Granum Museum on June 3 at 2:00 p.m.

(n) **Stavely & District Museum Grand Re-Opening – June 9, 2017**

Moved by Councillor Sundquist Deputy Reeve Alm will attend the Stavely & District Museum Grand Re-Opening on June 9th at 10:00 a.m.

Carried.

(o) **Little New York Daze – Longview July 15th Parade**

Noted Councillor Wilson may attend the parade on July 15th in Longview.

(p) **Soderglen Ranches – Ponoka Stampede Invitation** – presented.

(q) **Brownlee LLP – Barn Burner Rooftop Patio – July 6, 2017** – presented.

4. **BYLAWS (CONT:)**

(d) **Bylaw No. 1765 – Municipal Development Plan**

Moved by Councillor Van Hierden to table Bylaw No. 1765 to June 14, 2017 Council meeting.

Carried.

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(e) Bylaw No. 1771 – Close & Lease Road Allowance – Stephen Vandervalk (Ptn. NW 23-09-26-4 & NE 22-9-26-4)

Moved by Councillor Alm Bylaw No. 1771, being a bylaw for the closure and lease of the road allowance adjacent to the North boundary of Block B, Plan 7810776 (Ptn. NW 23-9-26-4) and that portion of the East boundary of the NE 22-9-26-4 continuing 219 feet north of the northerly limit of Willow Creek, for grazing purposes and applied for by Stephen Vandervalk, be given first reading.

Carried.

6. **CORRESPONDENCE:**

(a) AAMDC – Boundaries of AAMDC Districts – presented.

(b) Alberta Municipal Affairs – MSI Program 2 Year Extension – presented.

(c) Alberta Infrastructure Transportation – BF 9247 Funding

CAO Vizzutti presented a letter from Hon. Brian Mason, Minister of Alberta Infrastructure Transportation advising a STIP grant of up to 75% of the estimated eligible projects costs, or up to \$589,650.00 for BF 9247 project has been approved.

(d) Alberta Water Well Association – Concern regarding water well drilling limitations – presented.

(e) Alberta Seniors & Housing – Important Dates – presented.

(f) Claresholm Medical Centre – Thank you

CAO Vizzutti presented a thank you from the Claresholm Medical Centre for paving of the parking lots.

Manager of Planning and Development Chisholm entered the meeting at 3:22 p.m.

(g) Meeting Date Changed – June 21

Moved by Deputy Reeve Alm the June 21st MPC and Council meeting date be changed to June 22, 2017.

Carried.

Manager of Planning and Development Chisholm left at 3:24 p.m.

(h) Council Photo

Noted a Council photo will be arranged for June 22, 2017 at 8:30 a.m.

Moved by Councillor Van Hierden to go in camera at 3:25 p.m. to discuss:

- Section 25 under FOIP – Disclosure harmful to economic and other interests of a public body.

Carried.

Bernie Kennedy & Lawrence Gleason left the meeting at 3:26 p.m.

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Moved by Councillor Kroetsch the meeting come out of in camera at 3:59 p.m.

Carried.

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

(r) Woodhouse Block C, Plan 4803CL

Moved by Councillor Sandberg to enter into a 10 year lease with Barry A. Mitchell Professional Corporation to lease Block C, Plan 4803CL in Woodhouse for \$10.00 per year commencing on June 1, 2017.

Carried.

7. **ADJOURNMENT:**

Moved by Councillor Van Hierden to adjourn the meeting.

Carried.

Meeting adjourned at 4:00 p.m.

Reeve

Chief Administrative Officer