



WHEATLAND COUNTY

Regular Council Meeting Minutes

February 4, 2020, 9:00 a.m.

Councillors Present: Reeve A. Link, Division 2
Deputy Reeve S. Klassen, Division 5
D. Biggar, Division 3
T. Ikert, Division 4
G. Koester, Division 6
B. Armstrong, Division 7

J. Wilson, Division 1

B. Henderson, Interim Chief Administrative Officer
M. Boscariol, GM of Community and Development Services
M. Ziehr, GM of Transportation and Agriculture
M. Soltys, Communications Specialist
M. Desaulniers, Recording Secretary

1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

REEVE LINK called the meeting to order - time 9:00 A.M.

[Note: the following Wheatland County staff were present when the meeting was called to order: M. Williams (Planner II) and G. Allison (Planner 1). Several members of staff and the general public entered and left at various times during the meeting.]

1.2 Adoption of Agenda

RESOLUTION CM-2020-02-01

Moved by ARMSTRONG

APPROVAL of the agenda, as presented, with the following:

Additions:

Under Agenda Item 5 - Correspondence / Information

5.2 - Municipal Affairs Correspondence - Re: Topic of Development Permit Applications & Appeals

Under Agenda Item 4.1.1 - CAO Report

- Division 6 Councillor comments to CAO Report

Under Agenda Item 6 - Closed Session (In Camera)

Land Matter (FOIP - Sec. 24) - Re: 10:00 A.M. Appointment with Alberta Environment Representative

Legal Matter (FOIP - Sec. 16) - Re: Southern Alberta Energy from Waste Association

Legal Matter (FOIP - Sec. 21) - Re: Spring RMA Meeting Request

Labour Matter (FOIP - Sec. 16) - Re: Calgary Metropolitan Region Board

Deletion:

Agenda Item 2.2.1 - Town of Strathmore Update - Re: Strathmore Motor Products Sports Centre

• Carried

1.3 Adoption of Minutes

1.3.1 Regular Council Meeting Minutes - January 14, 2020

RESOLUTION CM-2020-02-02

Moved by IKERT

APPROVAL of the January 14, 2020 Wheatland County Regular Council meeting minutes, as presented.

• Carried

1.3.2 Public Hearing Minutes (Jan. 14, 2020) - Re: Bylaw 2019-27

RESOLUTION CM-2020-02-03

Moved by KLASSEN

APPROVAL of the January 14, 2020 Wheatland County Public Hearing minutes, as presented, for Bylaw 2019-27.

• Carried

2. ITEMS FOR DISCUSSION AND RELATED BUSINESS

2.1 Bylaw Readings and Public Hearings

RESOLUTION CM-2020-02-04

Moved by LINK

THAT the process for the Wheatland County Council meeting, as it pertains to the scheduled Public Hearing(s), will be as follows: Public Hearing; First Reading (if required); consideration for further readings of bylaw for those Public Hearings that have been closed. Further moved, that the above process will take place with the absence of resolutions to go into and out of Council before and after each public hearing.

• Carried

2.1.1 Bylaw 2019-32 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

Public Hearing – Bylaw 2019-32 (LU2019-12)

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 9.77 acres from Agricultural General District to Direct Control District (DC-19) to accommodate an existing RV storage business and Country Residential development. A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-02-05

Moved by KLASSEN

SECOND READING of Bylaw 2019-32, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate

+/- 3.95 ha (9.77 ac) within NE-20-23-25-W4M, from Agricultural General District to Direct Control District 19 as shown on the attached Schedule 'A'.

• Carried

RESOLUTION CM-2020-02-06

Moved by IKERT

THIRD AND FINAL READING of Bylaw 2019-32, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.95 ha (9.77 ac) within NE-20-23-25-W4M, from Agricultural General District to Direct Control District 19 as shown on the attached Schedule 'A'.

• Carried

2.1.2 Bylaw 2019-37 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

Public Hearing – Bylaw 2019-37 (LU2019-14)

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 40 acres from Agricultural General District to Public Utility District to accommodate the construction of a municipal sewage lagoon and associated appurtenances. A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

[Note: G. Allison (Planner I) left the meeting following the public hearing and decision for Bylaw 2019-37 - time 9:50 A.M.]

RESOLUTION CM-2020-02-07

Moved by KOESTER

SECOND READING of Bylaw 2019-37, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 40.00 acre within SE-14-27-22-W4M, from Agricultural General District to Public Utility District as shown on the attached Schedule 'A'.

• Carried

RESOLUTION CM-2020-02-08

Moved by BIGGAR

THIRD AND FINAL READING of Bylaw 2019-37, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 40.00 acre within SE-14-27-22-W4M, from Agricultural General District to Public Utility District as shown on the attached Schedule 'A'.

• Carried

2.1.3 Bylaw 2019-35 - Re: 1st Reading & Scheduling of Public Hearing

Land Redesignation Bylaw

RESOLUTION CM-2020-02-09

Moved by KLASSEN

FIRST READING of Bylaw 2019-35, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 0.17 acres within Plan 6742BQ, the North 100 feet of the East 100 feet of Block 3, from Public Utility District to Parks and Recreation District as shown on the attached Schedule 'A'.

• Carried

RESOLUTION CM-2020-02-10

Moved by ARMSTRONG

THAT a Public Hearing for Bylaw 2019-35 be scheduled for March 3, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.4 Bylaw 2020-04 - Re: 1st Reading & Scheduling of Public Hearing

Amend Land Use Bylaw - Re: Cannabis Stores

Following the presentation, Councillor Biggar requested that the following be included as a topic of discussion at a Planning & Priorities Session: Land Use Bylaw - Re: Research options regarding other potential locations for Cannabis Production Facilities.

[Note: M. Williams (Planner II) left the meeting following presentation and decision for Bylaw 2020-04 - time 9:57 A.M.]

RESOLUTION CM-2020-02-11

Moved by ARMSTRONG

FIRST READING of Bylaw 2020-04, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update Highway Commercial, Hamlet Mixed Use, and Hamlet Commercial Land Use Districts, Specific Use Regulations, and Definitions regarding Cannabis Stores as a use.

• Carried

RESOLUTION CM-2020-02-12

Moved by BIGGAR

THAT a Public Hearing for Bylaw 2020-04 be scheduled for March 24, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.5 Bylaw 2020-09 - Re: Bylaw Readings

Nuisance and Unsightly Property Bylaw

K. Permann (Senior Community Peace Officer) presented Bylaw 2020-09 – a bylaw cited as the 'Nuisance and Unsightly Property Bylaw'. Final passing of Bylaw 2020-09 would repeal Bylaw 2016-51. Note: the proposed bylaw includes the following: section that restricts the number of unregistered vehicles, section added under remedial orders granting authority to the CAO (or designate) to make amendments; changes to the violation ticket portion of the bylaw.

Note: following presentation and decision for Bylaw 2020-09, the meeting recessed for a lunch break - time 11:56 A.M. to 12:50 P.M.

RESOLUTION CM-2020-02-16

Moved by KLASSEN

FIRST READING of Bylaw 2020-09 (Nuisance and Unsightly Property Bylaw), this being a bylaw for the purpose of regulating, controlling and abating Nuisances and remedying Unsafe and Unsightly Property.

• Carried

RESOLUTION CM-2020-02-17

Moved by KOESTER

SECOND READING of Bylaw 2020-09 (Nuisance and Unsightly Property Bylaw), this being a bylaw for the purpose of regulating, controlling and abating Nuisances and remedying Unsafe and Unsightly Property.

• Carried

RESOLUTION CM-2020-02-18

Moved by ARMSTRONG

THAT permission be granted to hold third and final reading of Bylaw 2020-09.

• Carried Unanimously

RESOLUTION CM-2020-02-19

Moved by IKERT

THIRD AND FINAL READING of Bylaw 2020-09 (Nuisance and Unsightly Property Bylaw), this being a bylaw for the purpose of regulating, controlling and abating Nuisances and remedying Unsafe and Unsightly Property.

• Carried

2.2 Presentations / Delegations

2.2.1 Town of Strathmore (Update) - Re: Strathmore Motor Products Sports Centre

Note: the Town of Strathmore Representatives were unable to attend the Council meeting at this time due to other commitments. This appointment will be rescheduled to a later date.

2.2.2 RCMP Detachments - Re: Discussion (Policing Priorities)

[Note: the following were present during the 1:30 P.M. appointment: RCMP Representatives (Strathmore, Bassano, Gleichen, & Drumheller Detachments); Municipal Representatives (Villages of Hussar, Standard, & Rockyford); Wheatland County Senior Community Peace Officer.]

[Note: the Bassano RCMP representative was unable to attend due to other commitments.]

Representatives from the RCMP Detachments (Strathmore, Bassano, Gleichen, Drumheller, & Beiseker) provided an overview to Council highlighting their detachment and policing priorities. The following topics were discussed: ongoing issues/concerns related to property crime;

importance of consultation with municipal representatives and community engagement; police presence (rural areas); court system (prosecution of crimes); repeat offenders; value of 'watch clerk' positions; value of security systems and lighting to deter crimes; importance of public safety; follow-up to investigations; concerns related to rural crime. During the presentation, RCMP Representatives identified the following as policing priorities: reducing property crime, traffic law enforcement, application of crime reduction strategy; police presence/visibility, community engagement. The verbal presentations and discussions are included in the recording of the minutes and is posted on the County website for public viewing..

2.3 Unfinished Business or Business Arising

Note: No items presented under agenda item 2.3.

3. **COUNCILLOR REPORTS AND RELATED BUSINESS**

3.1 Reeve’s Report

[Note: prior to the Reeve's Report, the meeting recess for a lunch break - time 11:56 A.M. to 12:50 P.M.]

Reeve Link presented the ‘Reeves Report’ for the month of January 2020 (note: a copy of the report is included in the agenda package); the report highlighted the events/meetings attended. In addition to the report, Reeve Link informed Council of the following: Chamber of Commerce Awards Event (Jan. 31st). Discussion followed regarding the following topics:

- Resolution - Alberta Farmland Trust
- Meetings with Developers regarding potential industrial developments - Re: process/protocol.

RESOLUTION CM-2020-02-20

Moved by LINK

APPROVAL that Wheatland County Administration draft a Resolution - 'Alberta Farmland Trust' for Council review prior to submitting to the Central Rural Municipalities of Alberta (RMA) - District 2 General Fall General Meeting and South Region Agricultural Service Board (ASB) Conference for endorsement consideration.

• Carried

RESOLUTION CM-2020-02-21

Moved by LINK

ACCEPTANCE of the Reeve’s Report, as presented/provided.

• Carried

3.2 Deputy Reeve’s Report

Deputy Reeve Klassen presented the ‘Deputy Reeve’s Report’ for the month of January 2020 (note: a copy of the report is included in the agenda package); the report highlighted the events/meetings attended. In addition to the report, Deputy Reeve Klassen discussed the benefits of membership in the Compost Council of Canada and request to attend an upcoming workshop.

RESOLUTION CM-2020-02-22

Moved by KLASSEN

APPROVAL for the Division 5 Councillor to attend the 'Compost Matters in Alberta' Workshop on March 2nd and 3rd, 2020 in Calgary. Further that Wheatland County become a member of the 'Compost Council of Canada'.

• Carried

RESOLUTION CM-2020-02-23

Moved by KLASSEN

ACCEPTANCE of the Deputy Reeve's Report, as presented/provided.

• Carried

3.3 Division 1 Councillor Report

The 'Division 1 Councillor Report' for the month of January 2020 was not available in the agenda package. Councillor Wilson was not present due to other commitments.

3.4 Division 3 Councillor Report

Councillor Biggar informed Council that a copy of the 'Division 3 Councillor Report' for the month of January 2020 is included in the agenda package; the report highlighted the events/meetings attended.

RESOLUTION CM-2020-02-24

Moved by BIGGAR

ACCEPTANCE of the Division 3 Councillor Report, as presented/provided.

• Carried

3.5 Division 4 Councillor Report

Councillor Ikert informed Council that a copy of the 'Division 4 Councillor Report' for the month of January 2020 is included in the agenda package; the report highlighted the events/meetings attended.

RESOLUTION CM-2020-02-25

Moved by IKERT

ACCEPTANCE of the Division 4 Councillor Report, as presented/provided.

• Carried

3.6 Division 6 Councillor Report

Councillor Koester informed Council that a copy of the 'Division 6 Councillor Report' for the month of January 2020 is included in the agenda package; the report highlighted the events/meetings attended.

RESOLUTION CM-2020-02-26

Moved by KOESTER

ACCEPTANCE of the Division 6 Councillor Report, as presented/provided.

• Carried

3.7 Division 7 Councillor Report

Councillor Armstrong informed Council that a copy of the 'Division 7 Councillor Report' for the month of January 2020 is included in the agenda package; the report highlighted the events/meetings attended. In addition, Councillor Armstrong provided a brief update on the following: Drumheller & District Solid Waste Management Association; Southern Alberta Energy from Waste Association.

RESOLUTION CM-2020-02-27

Moved by ARMSTRONG

ACCEPTANCE of the Division 7 Councillor's Report, as presented/provided.

• Carried

4. DEPARTMENT REPORTS AND RELATED BUSINESS

4.1 Chief Administrative Officer

4.1.1 Chief Administrative Officer Report

B. Henderson presented the Chief Administrative Officer Report for the month of January 2020 (note: a copy of the report was included in the agenda information package for Council review). The report provided updates/highlights on the following departments: Administration and Fire Services. At the request of the Division 6 Councillor, discussion ensued regarding the Wheatland Housing Management Body requisition. CAO Henderson noted that an email was sent to all Councillors providing information regarding this topic.

RESOLUTION CM-2020-02-28

Moved by BIGGAR

ACCEPTANCE of the Chief Administrative Officer's Report, as presented based on the information provided in the request for decision.

• Carried

4.2 Corporate and Financial Services

4.2.1 Corporate & Financial Services Report

On behalf of the Department, CAO B. Henderson presented the Corporate & Financial Services Report (note: a copy of the report was included in the agenda information package for Council review). The report provided updates/highlights on Corporate Services (Assessment, Financial Services, People Services, and Information Technology Services).

RESOLUTION CM-2020-02-29

Moved by KOESTER

ACCEPTANCE of the Corporate & Financial Services Report, as presented based on the information provided in the request for decision.

• Carried

4.2.2 Accounts Receivable Credit Requests - Re: 2019 CVIP Inspections

RESOLUTION CM-2020-02-30

Moved by IKERT

APPROVAL that County Administration direct staff to issue Accounts Receivable Credits for the Commercial Vehicle Inspection Permit (CVIP) Inspections for Strathmore Handi-Bus Association, Dalum Fire Protection Association, and Hussar Rural Fire Association, in the amount of \$3,713.00 for 2019; based on the information provided in the request for decision. Further that this amount be recorded as in-kind contributions to the organizations.

• Carried

4.2.3 Safety Administrative Directive Update

Note: the Request for Decision included the following Safety Administrative Directives for Council review: 10.1.1 - Organizational Commitment and Responsibilities; 10.1.2 - Assignment of Responsibility for Health and Safety; 10.2.1 - Formal Hazard Assessments; 10.2.2 - Field Level Hazard Assessments; 10.3.1 - Hazard Control; 10.3.2 - Personal Protective Equipment; 10.4.1 - Joint Work Site Health and Safety Committee; 10.5.1 - Orientations, Training and Qualifications.

RESOLUTION CM-2020-02-31

Moved by KLASSEN

ACCEPTANCE of the 'Safety Administrative Directive' Update as information, as presented with the request for decision.

• Carried

4.3 Community and Development Services

4.3.1 Community & Development Services Report

General Manager M. Boscarior presented the Community and Development Services Report (note: a copy of the report was included in the agenda package for Council review). The report provided updates and stats on the following: Community Services; Economic Development; GIS; Planning, Development & Safety Codes; Protective Services.

RESOLUTION CM-2020-02-32

Moved by BIGGAR

ACCEPTANCE of the Community and Development Services Report, as presented based on the information provided in the request for decision.

• Carried

4.3.2 Crime Prevention through Environmental Design (CPTED) Audit - Re: Carseland Fire Hall

As information, D. Young (Community Peace Officer I - Protective Services Division) presented the process for the Crime Prevention through Environmental Design (CPTED) Audit program and reviewed the CPTED audit conducted on the Carseland Fire Hall after a criminal break-in.

[Note: D. Young (Community Peace Officer I) left the meeting following the presentation.]

RESOLUTION CM-2020-02-33

Moved by KOESTER

ACCEPTANCE of the 'Crime Prevention through Environmental Design (CPTED) Audit' conducted by the Protective Services Division of Community and Development Services, as information; as provided in the request for decision.

• Carried

4.3.3 Development Permit 2020-002 - Re: Dwelling, Employee (Muirfield - DC7 District)

S. Hayes (Development Officer) presented a Request for Decision and Development Permit Report for DP2020-002 regarding an application to allow for an employee dwelling to be located on the upper floor of the existing golf course clubhouse (note: the development is located within the Lakes of Muirfield - Direct Control District - DC-7).

[Note: S. Hayes (Development Officer) left the meeting following the decision for DP2020-002 - time 3:14 P.M.]

RESOLUTION CM-2020-02-34

Moved by KLASSEN

APPROVAL of DP 2020-002, application for a Dwelling, Employee, Plan 061 4100, Block 8, Lot 1 (Muirfield); subject to the following conditions (Appendix A):

- This development permit is issued solely for the purpose of an employee dwelling to be located above the existing golf course clubhouse - Defined as a Dwelling, Employee.
- No variance have been granted.
- Development shall proceed according to Direct Control 7 District, Cell 4 (DC-7, Cell 4) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
- No permanent development shall occur on or over any utility right of way or easement.

Notes -

- All construction shall conform to Alberta Safety Code Regulations
- Development shall meet all Provincial and Federal Legislation.
- Developer shall adhere to Lakes of Muirfield architectural controls.

• Carried

4.4 Transportation and Agriculture

4.4.1 Transportation & Agriculture Report

General Manager M. Ziehr presented the Transportation & Agriculture Report (note: a copy of the report was included in the agenda package for Council review). The report provided updates on the following topics: Public Works Crews; Hamlet and Utilities / Waste Transfer Sites; Capital Works Projects; Cooperative Stormwater Management Initiative; Land; Facilities; Gravel / Roads; Wheatland Regional Water; Agriculture & Environment Report. Discussion ensued.

RESOLUTION CM-2020-02-35

Moved by ARMSTRONG

ACCEPTANCE of the Transportation & Agriculture Report, as presented based on the information provided in the request for decision.

• Carried

4.4.2 Alberta Community Partnership Grant Application

RESOLUTION CM-2020-02-36

Moved by ARMSTRONG

APPROVAL that Wheatland County Administration submit a 2020/21 Alberta Community Partnership grant application as the Managing Partner in support of the CSMI Regional Stormwater Management Project; based on the information provided in the request for decision.

• Carried

5. CORRESPONDENCE / INFORMATION

5.1 Correspondence & Information Items

During review of the correspondence and information items under agenda 5.1, discussion ensued regarding the upcoming Canadian Badlands Tourism Development Conference.

RESOLUTION CM-2020-02-37

Moved by BIGGAR

APPROVAL that Wheatland County sponsor the 2020 Canadian Badlands Tourism Development Conference in the amount of \$5,000. (Silver Sponsorship).

• Carried

RESOLUTION CM-2020-02-38

Moved by ARMSTRONG

TO ACCEPT the following items as information, as provided in the request for decision:

- Alberta Municipal Affairs (Office of the Minister) Correspondence, dated Jan. 2/20 - Re: Assessment Models
- Alberta Municipal Affairs (Office of the Minister) Correspondence, dated Jan. 10/20 - Re: 2020 Integration of Designated Industrial Property Assessment
- Alberta Justice and Solicitor General (Office of the Minister) Correspondence, dated Jan. 20/20, addressed to the Rural Municipalities of Alberta - Re: Police Costing Model
- Village of Rockyford Correspondence, dated Jan. 16/20 - Re: CRISP Grant Expenditures 2019
- Canadian Badlands - Re: Sponsorship Opportunity (Canadian Badlands Tourism Development Conference)

• Carried

5.2 Alberta Municipal Affairs (Office of the Minister) Correspondence

Addition to the agenda - a hard copy of the Alberta Municipal Affairs correspondence was provided to Council for their review.

RESOLUTION CM-2020-02-39

Moved by KLASSEN

TO ACCEPT the following item as information: Alberta Municipal Affairs (Office of the Minister) Correspondence, dated Jan. 15/20 - Re: Topic of Development Permit Applications and Appeals.

• Carried

6. CLOSED SESSION (IN CAMERA)

During the Regular Council Meeting, two closed sessions were held:

- 9:58 A.M. to 11:52 A.M. - Closed Session (in camera) took place in the Wheatland County Committee Room. The closed session included the following: Members of Council (except Wilson), Chief Administrative Officer, General Manager of Community & Development Services; General Manager of Transportation & Agriculture; Alberta Environment & Parks Representative (J. Jorgensen - Environmental Protection officer and Compliance Assurance Lead).
 - A Motion of Council followed the closed session.
- 3:30 P.M. - 4:19 P.M. - Closed Session (in camera) took place in the Wheatland County Committee Room. The closed session included the following: all Members of Council, Chief Administrative Officer; General Manager of Community & Development Services; General Manager of Transportation & Agriculture. [Note: Councillor Wilson joined Council at this time - 3:30 P.M.; Councillor Biggar left the meeting during closed session - 4:15 P.M.]
 - There were no motions arising from the closed session.

RESOLUTION CM-2020-02-13

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 9:58 A.M., pertaining to the following: Land Matter [FOIP Act - Sec. 24] - Re: 10:00 A.M. Appointment with Alberta Environment & Parks Representative.

• Carried

RESOLUTION CM-2020-02-14

Moved by LINK

THAT the meeting come out of 'closed session' - time 11:52 A.M.

• Carried

RESOLUTION CM-2020-02-15

Moved by KLASSEN

TO ACCEPT, as information, the power point presentation entitled 'Compost Regulations', as presented during the closed (incamera) session by Mr. J. Jorgensen representing Alberta Environment & Parks.

• Carried

RESOLUTION CM-2020-02-40

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 3:30 P.M.,
pertaining to the following: Legal Matter (FOIP - Sec. 16) - Re: Green for Life
Compost Facility; Legal Matter (FOIP - Sec. 16) - Re: Southern Alberta Energy
from Waste Association; Legal Matter (FOIP - Sec. 21) - Re: Spring RMA
Meeting Request; Labour Matter (FOIP - Sec. 16) - Re: Calgary Metropolitan
Region Board

• Carried

RESOLUTION CM-2020-02-41

Moved by IKERT

THAT the meeting come out of 'closed session' - time 4:19 P.M.

• Carried

7. ADJOURNMENT

RESOLUTION CM-2020-02-42

Moved by IKERT

THAT the meeting adjourn – time 4:20 P.M.

• Carried

Reeve

Chief Administrative Officer

Recording Secretary