



## WHEATLAND COUNTY

### Regular Council Meeting Minutes

April 21, 2020, 9:00 a.m.

Councillors Present:   Reeve A. Link, Division 2  
Deputy Reeve S. Klassen, Division 5  
J. Wilson, Division 1  
D. Biggar, Division 3  
T. Ikert, Division 4  
G. Koester, Division 6  
B. Armstrong, Division 7

B. Henderson, 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.

Reeve Link informed that the April 21, 2020 Regular Wheatland County Council meeting will be conducted via conference call in accordance with the Municipal Government Act, Section 199. Reeve Link reviewed the process for the meeting. [Note: a 'notice of virtual meeting' was posted on the County website.]

[Note: Wheatland County staff and members of the public joined and left at various times during the meeting]

##### 1.2    Adoption of Agenda

###### **RESOLUTION CM-2020-04-31**

Moved by ARMSTRONG

APPROVAL of the agenda, as presented, with the following addition(s):

*Under Agenda Item 2.3 - Unfinished Business or Business Arising*

2.3.1 - Ratify Meeting - Planning & Priorities Session

2.3.2 - Strathmore Handi-bus Association

2.3.3 - Correspondence from G. Boehlke, Reeve - Rocky View County

• Carried

##### 1.3    Adoption of Minutes

###### 1.3.1   Regular Council Meeting Minutes - April 7, 2020

###### **RESOLUTION CM-2020-04-32**

Moved by WILSON

APPROVAL of the April 7, 2020 Wheatland County Regular Council meeting minutes, as presented.

• Carried

2. ITEMS FOR DISCUSSION AND RELATED BUSINESS

2.1 Bylaw Readings and Public Hearings

**RESOLUTION CM-2020-04-33**

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 2020-11 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

**Public Hearing – Bylaw 2020-11 (LU2020-05)**

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 4.20 acres within NE-5-23-22-W4M from Agricultural General District to Country Residential District in order to facilitate a future subdivision. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-04-34**

Moved by WILSON

SECOND READING of Bylaw 2020-11, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 4.20 acres within NE-5-23-22-W4M, from Agricultural General District to Country Residential District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-04-35**

Moved by BIGGAR

THIRD AND FINAL READING of Bylaw 2020-11, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 4.20 acres within NE-5-23-22-W4M, from Agricultural General District to Country Residential District as shown on the attached Schedule 'A'.

• Carried

2.1.2 Bylaw 2020-12 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

**Public Hearing – Bylaw 2020-12 (LU2020-06)**

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 4.00 acres within NW-16-24-26-W4M from Agricultural General District to Industrial General District in order to facilitate a future subdivision. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

Note: following the public hearing, discussion continued regarding the adjacent landowner concerns regarding the following: increased traffic volumes; minimum setback requirements to another commercial operation, community or dwelling. Motions for 2nd and 3rd reading of the Bylaw was not forthcoming currently.

**RESOLUTION CM-2020-04-36**

Moved by ARMSTRONG

THAT further readings of Bylaw 2020-12 be deferred at this time to allow the County Planning Department to further review this application.

• Carried

2.1.3 Bylaw 2020-13 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

**Public Hearing – Bylaw 2020-13 (LU2020-07)**

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 3.31 acres within SW-6-24-25-W4M from Agricultural General District to Country Residential District in order to facilitate a future subdivision. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-04-37**

Moved by IKERT

SECOND READING of Bylaw 2020-13, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.31 acres within SW-6-24-25-W4M, from Agricultural General District to Country Residential District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-04-38**

Moved by WILSON

THIRD AND FINAL READING of Bylaw 2020-13, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.31 acres within SW-6-24-25-W4M, from Agricultural General District to Country Residential District as shown on the attached Schedule 'A'.

• Carried

2.1.4 Bylaw 2020-15 - Re: 1st Reading & Scheduling of Public Hearing

On behalf of the Community & Development Services Department, M. Williams (Planner II) presented information pertaining to Bylaw 2020-15

(note: a copy of the request for decision and supporting documentation was included in the agenda information package).

**RESOLUTION CM-2020-04-39**

Moved by IKERT

FIRST READING of Bylaw 2020-15, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 5 acres within NE-18-23-26-W4M, from Agricultural General (AG) District to Country Residential (CR) District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-04-40**

Moved by ARMSTRONG

THAT a Public Hearing for Bylaw 2020-15 be scheduled for June 2, 2020 at 9:00 A.M.

• Carried

2.2 Presentations / Delegations

2.2.1 Bassano RCMP Detachment - Report to Council

On behalf of the Bassano RCMP Detachment, Cpl. Sebastian Andrews provided highlights from the following reports (note: a copy of the detachment reports was included in the agenda information package):

- Bassano Annual Performance Plan 2019/2020 - 4th Quarter Progress Report (January 1st to March 31st)
- Hussar/Wheatland County Monthly Mayor's Policing Report - March 2020

Discussion ensued regarding current operations and policing priorities.

2.3 Unfinished Business or Business Arising

2.3.1 Planning & Priorities Session

**RESOLUTION CM-2020-04-41**

Moved by KLASSEN

APPROVAL to ratify the scheduling of the April 20th Virtual Planning & Priorities Session and participation of Wheatland County Council.

• Carried

2.3.2 Strathmore Handi-bus Association

Councillor Wilson informed Council that the Strathmore Handi-bus Association has requested that Wheatland County provide financial support to the Association for 2020, in same amount as last year - \$35,000. Discussion ensued regarding the following: level of funding (amount); donations to other organizations; service users; representation on the Board. Note: Council representation on other organizations will be reviewed during the upcoming Organizational meeting.

## **RESOLUTION CM-2020-04-42**

Moved by WILSON

APPROVAL that Wheatland County provide financial support to the Strathmore Handi-bus Association, in the amount of \$10,000, in 2020.

• Carried

### **2.3.3 Correspondence from G. Boehlke, Reeve - Rocky View County**

Reeve Link informed Council that correspondence was received from G. Boehlke - Reeve (Rocky View County) requesting Wheatland County to join Rocky View County and Foothills County to bring a legal lobby firm (Alberta Counsel) on board to advocate for disbandment of the Calgary Region Metropolitan Board. Discussion ensued. Note: a copy of correspondence was previously provided to Council and County Administration prior to the meeting for their review.

## **RESOLUTION CM-2020-04-43**

Moved by WILSON

APPROVAL that Wheatland County contribute funding, in the amount of 15% (not to exceed \$9,000.) of the total cost, to partner on a project with Rocky View County and Foothills County to advocate for disbandment of the Calgary Region Metropolitan Region Board.

• Carried

## **2.4 New Business**

### **2.4.1 DP 2020-018 - Re: Variances to Existing Dwelling**

On behalf of the Community & Development Services Department, S. Hayes (Development Officer) presented information pertaining to Development Permit 2020-018 - Re: Variance Requests (Plan 071 0284, Unit 38). Property located within the Direct Control (DC-7) District (Lakes of Muirfield). (Note: a copy of the request for decision and supporting documentation was included in the agenda information package).

## **RESOLUTION CM-2020-04-44**

Moved by KLASSEN

APPROVAL of DP 2020-018 for two variances subject to the following conditions:

1. This Development Permit is issued solely for the purpose of allowing two variances for the existing dwelling – Defined as Variances to the Dwelling, Single Detached.
2. The variances allow the dwelling to remain in a location which is 1.05 m (3.44 ft) from the side property line, and 6.06 m (19.88 ft) from the front property line.
3. Development shall proceed according to Direct Control District 7 (DC-7) District requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw.
4. No permanent development shall occur on or over any utility right of way or easement.

• Carried

#### 2.4.2 Cannabis Cultivation and Enforcement Report

On behalf of the Community & Development Services Department, General Manager M. Boscarior presented the 'Cannabis Cultivation and Enforcement' Report highlighting the following: Cannabis Act; enforcement of the Cannabis Act in the County; relevant policies, practices and legislation.

##### **RESOLUTION CM-2020-04-45**

Moved by IKERT

TO ACCEPT the Cannabis Cultivation and Enforcement report as information, as presented/provided.

• Carried

#### 2.4.3 Carseland & District Community Association & Agricultural Society Request - Re: Utility Refund

On behalf of the Community & Development Services Department, D. Rimes (Community Services Coordinator) presented information to Council regarding a Community Association/Society request for a refund in utilities pertaining to cost associated with the flooding of the Carseland outdoor rink. Discussion ensued regarding the following: water source; responsibility.

##### **RESOLUTION CM-2020-04-46**

Moved by BIGGAR

APPROVAL that Wheatland County refund utility charges, in the amount of \$500.00, to the Carseland & District Community Association & Agricultural Society regarding. Further that an 'alternate' solution/plan be investigated for a water source for the outdoor rink.

• Defeated

#### 2.4.4 Playground Equipment Funding Policy Section 3.28

On behalf of the Community & Development Services Department, D. Rimes (Community Services Coordinator) presented a proposed 'Playground Equipment Funding Policy'. Discussion ensued regarding the following: ownership of equipment; maintenance responsibility; applications for CERB funding. Upon discussion, General Manager Boscarior informed Council that the policy will be revised based on discussion and brought back for review.

##### **RESOLUTION CM-2020-04-47**

Moved by ARMSTRONG

THAT the draft Wheatland County General Policy - Playground Equipment Funding Policy (Section 3.28) be referred to County Administration for further review/amendment and brought to a Committee of the Whole meeting or Planning & Priorities Session for discussion.

• Carried

#### 2.4.5 Expansion of Jurisdiction - Peace Officers

On behalf of the Protective Services Department, K. Permann (Senior Community Peace Officer) presented a request for decision to amend the authorization/appointment for County Peace Officers. Discussion ensued.

##### **RESOLUTION CM-2020-04-50**

Moved by IKERT

APPROVAL that Wheatland County make an application to Alberta Justice and Solicitor General for Community Peace Officers to have expanded jurisdiction on 1- and 2- digit primary highways within Wheatland County.

• Carried

#### 2.4.6 Wheatland FCSS Line of Credit - Guarantees

CAO B. Henderson presented a request for decision regarding the renewal letter of commitment for the Wheatland FCSS line of credit. Discussion ensued.

##### **RESOLUTION CM-2020-04-51**

Moved by KOESTER

APPROVAL that Wheatland County endorse the renewal letter of commitment for the Wheatland Family & Community Support Services (FCSS) line of credit, for the purpose of indicating Wheatland County's commitment as one of the partnering municipalities to the \$100,000.00 line of credit.

• Carried

#### 2.4.7 Request for Relief on Utility Payments

CAO B. Henderson presented information regarding a ratepayer request for relief on utility payments. Discussion ensued.

##### **RESOLUTION CM-2020-04-52**

Moved by BIGGAR

THAT Wheatland County not provide payment relief for Utility Account 2195.03.

• Carried

#### 2.4.8 Operating Budget (2020 – 2022) and Capital Budget (2020 – 2024)

Note: A copy of the following documents was included in the agenda information package:

- Wheatland County Operating Budget (2020-2022)
- Wheatland County Capital Budget (2020-2024)

On behalf of Corporate & Financial Services Department, CAO B. Henderson provided an update to Council on the following: changes to the Operating Budget and Capital Budget (note: changes highlighted in the documents provided). In addition, CAO Henderson reviewed proposed further amendments to the operating budget for Council consideration;

that being a reduction of residential taxation revenue, reduction of farmland taxation revenue, and a reduction of transfer to reserve.

**RESOLUTION CM-2020-04-53**

Moved by WILSON

APPROVAL of the Wheatland County 'Operating Budget (2020 - 2022), as presented, with the following amendments:

- Reduction of residential taxation revenue (1-00-00-1111-00) of \$121,430 for a total of \$7,575,171 *and*
- Reduction of farmland taxation revenue (1-00-00-1114-00) of \$199,957 for a total of \$3,058,668 *and*
- Reduction of transfer to reserve (2-33-00-2762-00) of \$321,387 for a total of \$4,911,471.

• Carried

**RESOLUTION CM-2020-04-54**

Moved by KOESTER

APPROVAL that Wheatland County Resolution 19-12-61 (Dec. 17, 2019) be rescinded, in its entirety.

• Carried

**RESOLUTION CM-2020-04-55**

Moved by IKERT

APPROVAL of the Wheatland County 'Capital Budget' (2020 - 2024), as presented.

• Carried

**3. CORRESPONDENCE / INFORMATION**

Note: No items provided under Agenda Item 3 - Correspondence / Information

**4. CLOSED SESSION (IN CAMERA)**

Note: During the regular Council meeting, a closed session was held. Members of Council declared that they are in a private (secure) location for the purpose of participating in the closed session. For the purpose of conducting the closed session, a separate dial up number would be provided to the participants.

The closed session included the following items for discussion:

- 1st Item [Legal Matter - FOIP Act - Sec. 16] - Re: Lakes of Muirfield Development
  - Participants in the closed session included the following: all members of Council, Chief Administrative Officer, General Manager of Community & Development Services, General Manager of Transportation & Agriculture, Legal Representatives (Brownlee).
- 2nd Item [Legal Matter FOIP Act - Sec. 24(1)] - Re: Audit Findings / Financial Statement
  - Participants in the closed session included the following: members of Council (except Councillor Biggar), Chief Administrative Officer, General Manager of Community & Development Services, Manager of Financial Services; MNP Representative.



**RESOLUTION CM-2020-04-48**

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 11:40 A.M.

Note: the closed session included the following:

Legal Matter [FOIP Act - Sec. 16] - Re: Lakes of Muirfield Development

Legal Matter [FOIP Act - Sec. 24(1)] - Re: Audit Findings / Financial Statement

• Carried

**RESOLUTION CM-2020-04-49**

Moved by LINK

THAT the meeting come out of 'closed session' - time 1:42 P.M.

• Carried

4.1 Motions Arising from Closed Session - Re: Audit Findings / Financial Statement

**RESOLUTION CM-2020-04-56**

Moved by KLASSEN

ACCEPTANCE of the 2019 Audit Findings Report to Members of Council (December 31, 2019); as presented by MNP during closed session.

• Carried

**RESOLUTION CM-2020-04-57**

Moved by KOESTER

ACCEPTANCE of the Wheatland County Financial Statements (for the year ended December 31, 2019); as presented by MNP during closed session.

• Carried

5. **ADJOURNMENT**

**RESOLUTION CM-2020-04-58**

Moved by ARMSTRONG

THAT the meeting adjourn - time 2:19 P.M.

• Carried

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

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Recording Secretary

