



## WHEATLAND COUNTY

### Regular Council Meeting Minutes

October 6, 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

Councillors Absent:    J. Wilson, Division 1

Administration:       B. Henderson, Chief Administrative Officer  
M. Boscariol, GM of Community and Development Services  
M. Ziehr, GM of Transportation and Agriculture  
M. Desaulniers, Recording Secretary  
T. Buteau, GM of Corporate and Financial Services  
M. Maier, Communications Specialist

#### 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: Reeve Link, Deputy Reeve Klassen, and Councillors Biggar, Ikert and Armstrong participated in person. Councillor Koester participated remotely. Councillor Wilson was absent due to other commitments.]

Reeve Link reviewed the process for the October 6, 2020 Regular Wheatland County Council meeting. The meeting will be conducted in person and via conference call in accordance with the Municipal Government Act, Section 199. Public attendance at Council meetings will be facilitated through virtual means (conference call). [Note: a 'notice of meeting' was posted on the County website.]

##### 1.2    Adoption of Agenda

#### **RESOLUTION CM-2020-10-01**

Moved by BIGGAR

APPROVAL of the October 6th, 2020 Regular Council Meeting Agenda, as presented and further amended:

#### Additions

Under Agenda Item 2.3 - Unfinished Business or Business Arising

2.3.3 - Ratify Attendance - Re: Meetings/Events

Under Agenda Item 5.1 - Correspondence and Information Items

- Wheatland Housing Management Body (Oct. 5/20) Correspondence -  
Re: Board Representation

Under Agenda Item 6 - Closed Session (In Camera)  
Village of Rockyford Correspondence - included under Intergovernmental / WRC  
Division 7 Councillor Request for In-Camera Discussion - Re: Landfill Matter; Sanding/Gravel Matter

Deletions

Under Agenda Item 2.2 - Presentations / Delegations  
2.2.1 - Ratepayer Appointment with Council - Re: Water Servicing

• Carried

1.3 Adoption of Minutes

1.3.1 Regular Council Meeting Minutes - September 15, 2020

**RESOLUTION CM-2020-10-02**

Moved by ARMSTRONG

APPROVAL of the September 15, 2020 Wheatland County Regular Council meeting minutes, as presented.

• Carried

1.3.2 Public Hearing Minutes (Sept. 15, 2020) - Re: Bylaw 2020-31 and Bylaw 2020-32

**RESOLUTION CM-2020-10-03**

Moved by KLASSEN

APPROVAL of the September 15, 2020 Wheatland County Public Hearing minutes, as presented, for Bylaw 2020-31 and Bylaw 2020-32.

• Carried

**2. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

2.1 Bylaw Readings and Public Hearings

**RESOLUTION CM-2020-10-04**

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 2020-24 - Land Redesignation Bylaw

Public Hearing - Bylaw 2020-24 (Direct Control District)

A bylaw to redesignate +/- 158 acres from Agricultural General District to a new Direct Control District being proposed to allow an increase in residential density. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

#### **RESOLUTION CM-2020-10-05**

Moved by KLASSEN

APPROVAL to amend Bylaw 2020-24 'Schedule A' to move 'Communal Child Care' and 'Dwelling, Temporary' from discretionary use to permitted use, and to add 'Dwelling, Modular' as a permitted use.

• Carried

#### **RESOLUTION CM-2020-10-06**

Moved by IKERT

SECOND READING of Bylaw 2020-24, as amended this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 158 acres of NE-19-26-25-W4M from Agricultural General District to a new Direct Control District as shown on the attached Schedule 'A'.

• Carried

#### **RESOLUTION CM-2020-10-07**

Moved by ARMSTRONG

THIRD READING of Bylaw 2020-24, as amended this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 158 acres of NE-19-26-25-W4M from Agricultural General District to a new Direct Control District as shown on the attached Schedule 'A'.

• Carried

#### **2.1.2 Bylaw 2020-35 - Land Redesignation Bylaw**

##### Public Hearing - Bylaw 2020-35 (LU2020-18)

A bylaw to redesignate 4.00 acres from Agricultural General District to Country Residential District for the purpose of facilitating 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-2020-10-08**

Moved by IKERT

SECOND READING of Bylaw 2020-35, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 4.00 acres within SE-21-24-26-W4M, from Agricultural General District to Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.

• Carried

#### **RESOLUTION CM-2020-10-09**

Moved by KLASSEN

THIRD READING of Bylaw 2020-35, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 4.00 acres within SE-21-24-26-W4M from Agricultural General

District to Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.

• Carried

#### 2.1.3 Bylaw 2020-30 - Land Redesignation Bylaw

##### **RESOLUTION CM-2020-10-10**

Moved by KLASSEN

FIRST READING of Bylaw 2020-30, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 86.45 acres of NE-27-24-25-W4M from Agricultural General District to Rural Business District as shown on the attached Schedule 'A'.

• Carried

##### **RESOLUTION CM-2020-10-11**

Moved by ARMSTRONG

THAT a public hearing for Bylaw 2020-30 be scheduled for November 10, 2020 at 9:00 AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the public hearing will be held by conference call in accordance with the *Municipal Government Act*, Section 199.

• Carried

#### 2.1.4 Bylaw 2020-33 - Amend Land Use Bylaw - Direct Control District 3

##### **RESOLUTION CM-2020-10-12**

Moved by KOESTER

FIRST READING of Bylaw 2020-33, being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to amend Direct Control District 3 by including 'Communal Child Care' as a permitted use, making textual amendments to the Site and Special Regulations sections and redesignating an additional +/-318.54 acres within NW and NE 6-28-21-W4M to DC-3 as shown on the attached Schedule 'A' forming part of this Bylaw.

• Carried

##### **RESOLUTION CM-2020-10-13**

Moved by BIGGAR

THAT a public hearing for Bylaw 2020-33 be scheduled for November 10, 2020 at 9:00 AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the public hearing will be held by conference call in accordance with the *Municipal Government Act*, Section 199.

• Carried

#### 2.1.5 Bylaw 2020-36 - Land Redesignation Bylaw

Staff informed that the proposed amendment to Direct Control District 7 is no longer required therefore requested that Bylaw 2020-36 be

rescinded. Note: clerical error - map provided in report was incorrect; the correct location was reviewed.

**RESOLUTION CM-2020-10-14**

Moved by KLASSEN

TO RESCIND First Reading of Bylaw 2020-36, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to amend Direct Control (DC-7) 7 District by adding "Community Recreation Facility" as a discretionary use in Cell 8 as shown on the attached Schedule 'A'.

• Carried

2.2 Presentations / Delegations

2.2.1 Ratepayer Appointment with Council - Re: Water Servicing

Note: Appointment cancelled - may be rescheduled at a later date.

2.3 Unfinished Business or Business Arising

2.3.1 Scheduling of Planning and Priorities Session - October 13th

**RESOLUTION CM-2020-10-15**

Moved by ARMSTRONG

APPROVAL that a Wheatland County Planning & Priorities Session be scheduled to take place on October 13, 2020, to commence following the Municipal Planning Commission meeting.

• Carried

2.3.2 Rural Municipalities of Alberta (RMA) - Re: 2020 Fall Convention; Potential Meeting Opportunity with Minister of Municipal Affairs

Note: the Fall 2020 RMA Convention has moved to a completely virtual format (November 3rd and 4th).

**RESOLUTION CM-2020-10-17**

Moved by ARMSTRONG

TO ACCEPT as information, correspondence received from Municipal Affairs - Stakeholder Relations regarding a potential opportunity to meet virtually with the Minister of Municipal Affairs during the upcoming Rural Municipalities of Alberta Convention.

• Carried

**RESOLUTION CM-2020-10-18**

Moved by IKERT

APPROVAL that Council direct Administration to explore a possibility of a networking opportunity for Wheatland County Council to meet with Rocky View County Council during the upcoming RMA Convention.

• Carried

2.3.3 Ratify Attendance - Meetings / Events

Note: Agenda Item 2.3.3 was presented prior to item 2.3.2.

**RESOLUTION CM-2020-10-16**

Moved by ARMSTRONG

TO RATIFY the attendance of Wheatland County Council representation at the following meetings/events during the month of September: Meeting with MLAs (Sept. 3/20); Meeting with Siksika Chief and Council (Sept, 16/20). Note: approval includes per diem and mileage.

• Carried

**3. COUNCILLOR REPORTS AND RELATED BUSINESS**

**3.1 Reeve's Report**

**RESOLUTION CM-2020-10-19**

Moved by LINK

ACCEPTANCE of the Reeve's Report (for the month of September 2020), as presented/provided.

• Carried

**3.1.1 Addendum - Marigold Library System Documents**

**RESOLUTION CM-2020-10-20**

Moved by LINK

THAT Council accept, as information, the Addendum to the Reeve's Report: Re: Marigold Library System - Information Documents.

• Carried

**3.2 Deputy Reeve's Report**

Note: prior to agenda item 3.2, the Council meeting recessed at 10:08 A.M. and resumed at 10:15 A.M.

**RESOLUTION CM-2020-10-21**

Moved by KLASSEN

ACCEPTANCE of the Deputy Reeve's Report (for the month of September 2020), as presented/provided.

• Carried

**3.3 Division 1 Councillor Report**

Note: due to the absence of the Division 1 Councillor, a report was not presented at this time.

**3.4 Division 3 Councillor Report**

Note: the 'Division 3 Councillor Report' for the month of September 2020 was not available in the agenda package. Councillor Biggar presented a verbal report highlighting the following: Speargrass Community - playground project; Canadian Badlands.

**RESOLUTION CM-2020-10-22**

Moved by BIGGAR

ACCEPTANCE of the Division 3 Councillor Report (for the month of September 2020), as presented.

• Carried

3.5 Division 4 Councillor Report

**RESOLUTION CM-2020-10-23**

Moved by IKERT

ACCEPTANCE of the Division 4 Councillor Report (for the month of September 2020), as presented/provided.

• Carried

3.6 Division 6 Councillor Report

**RESOLUTION CM-2020-10-24**

Moved by KOESTER

ACCEPTANCE of the Division 6 Councillor Report (for the month of September 2020), as presented/provided.

• Carried

3.7 Division 7 Councillor Report

**RESOLUTION CM-2020-10-25**

Moved by ARMSTRONG

ACCEPTANCE of the Division 7 Councillor Report (for the month of September 2020), as presented/provided.

• Carried

**4. DEPARTMENT REPORTS AND RELATED BUSINESS**

4.1 Chief Administrative Officer

4.1.1 Chief Administrative Officer Report

Note: in addition to the report, CAO Henderson highlighted the Central RMA General Meeting held on October 2nd, hosted by Wheatland County.

**RESOLUTION CM-2020-10-26**

Moved by BIGGAR

THAT Council accept the Chief Administrative Officer Report as information; and further

THAT Council accept the October 6<sup>th</sup>, 2020 Resolution Tracker report as information.

• Carried

4.2 Corporate and Financial Services

4.2.1 Corporate and Financial Services Report

**RESOLUTION CM-2020-10-27**

Moved by IKERT

THAT Council accepts the Corporate and Financial Services report dated October 6, 2020 as information.

• Carried

#### 4.2.2 Madsen Charity Guidelines Policy - Section 2.4

##### **RESOLUTION CM-2020-10-28**

Moved by ARMSTRONG

APPROVAL to rescind the Madsen Charity Guidelines Policy, Section 2.4, and that the balance of the County portion be transferred to Project Hope (30%) and Hope Bridges (70%) to provide support for special needs youth in the County. Further, the balance of funds allocated for scholarships be transferred to Golden Hills School Division and administered by the Division rather than the County.

• Carried

#### 4.2.3 Commercial Vehicle Inspection Program (CVIP) Fee

##### **RESOLUTION CM-2020-10-29**

Moved by KLASSEN

THAT Council direct Administration to amend Commercial Vehicle Inspection Program (CVIP) fees from \$94.00 to \$300.00 per hour on the Master Schedule of Fees.

• Carried

#### 4.2.4 Award Contract for Broadband Project Manager

##### **RESOLUTION CM-2020-10-30**

Moved by BIGGAR

THAT Council award the contract for Project Manager of the Rural Broadband project to Tricon Solutions Inc. based on the selection criteria and results of RFP 072020PMRB.

• Carried

#### 4.3 Community and Development Services

##### 4.3.1 Community and Development Services Report

##### **RESOLUTION CM-2020-10-31**

Moved by KLASSEN

THAT Council accepts the September 2020 Community and Development Services Report for information.

• Carried

##### 4.3.2 SD2016-17 - Subdivision Time Extension

##### **RESOLUTION CM-2020-10-32**

Moved by KOESTER

THAT Council approve the subdivision time extension request for conditionally approved subdivision SD2016-17 for a period of twelve months, extending the expiry of the conditionally approved subdivision to October 7, 2021.



• Carried

#### 4.3.3 Development Permit - DP 2020-111

Proposal: Community Recreation Facility located within the Lakes of Muirfield (Plan 061 4800, Block 8, Lot 5). Note: a copy of the request for decision and supporting documentation was included in the agenda information package. Discussion ensued regarding conditions.

##### **RESOLUTION CM-2020-10-33**

Moved by KLASSEN

THAT Council approve DP 2020-111 for a Community Recreation Facility subject to the following conditions:

1. This Development Permit is issued solely for the purpose of a 200' x 85' community outdoor rink – Defined as a Community Recreation Facility.
2. No variances have been granted.
3. Development shall proceed according to Direct Control District 7, (DC-7) District, Cell 7 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.
5. Applicant/Landowner to ensure approach and shared parking area has been developed to County standards.
6. Signage to be installed explaining rules for the usage of the public space to the satisfaction to Wheatland County.

Further that additional conditions be included to identify term of development permit (2 years) and agreement outlining responsibility for associated costs/services.

• Carried

#### 4.3.4 Letter to Minister of Municipal Affairs

Note: during review of the draft letter to the Minister of Municipal Affairs; discussion ensued regarding in-person meeting vs virtual meeting.

##### **RESOLUTION CM-2020-10-34**

Moved by LINK

THAT Council authorize the Reeve to sign and send a letter to the Honourable Minister of Municipal Affairs, Tracy Allard, acknowledging and congratulating her new position as Minister, and requesting a meeting to discuss Wheatland County's position on the Calgary Metropolitan Regional Board. Further that letter be amended to request that meeting be held 'in-person'.

• Carried

#### 4.4 Transportation and Agriculture

##### 4.4.1 Transportation and Agriculture Report

##### **RESOLUTION CM-2020-10-35**

Moved by ARMSTRONG

THAT Council accepts the General Manager of Transportation and Agriculture, September 2020 report.

• Carried

#### 4.4.2 Encroachment Agreement - Muirfield

##### **RESOLUTION CM-2020-10-36**

Moved by KLASSEN

THAT Council approves an Encroachment agreement for the placement of the improvements consisting of a roof overhang, a fence and a retaining wall with the owners of Roll #9456179, Condominium Plan 0710284; Unit 179 within Muirfield, based on the information as presented in the Request for Decision.

• Carried

#### 4.4.3 Muirfield Wastewater Hauling

##### **RESOLUTION CM-2020-10-37**

Moved by KLASSEN

THAT Council approve the recommended action plan described in this request for decision to initiate hauling of Muirfield wastewater in-house, utilizing County owned equipment and staff.

Further, that Council approve the revision to the organizational chart for an additional staff member.

Further, that Council approve the purchase of the capital equipment required in an amount not to exceed \$270,000.

• Carried

## **5. CORRESPONDENCE / INFORMATION**

### 5.1 Correspondence and Information Items

Note: In addition to the correspondence/information items provided under agenda item 5.1, correspondence received from Wheatland Housing Management Body (dated Oct. 5/20) was circulated to Council. Discussion ensued.

##### **RESOLUTION CM-2020-10-38**

Moved by ARMSTRONG

APPROVAL that Wheatland County donate \$3,300 to the Strathmore & Wheatland County Christmas Hamper Society in support of the 2020 Campaign; based on the correspondence received from the Society dated September 22, 2020.

• Carried

##### **RESOLUTION CM-2020-10-39**

Moved by ARMSTRONG

THAT the correspondence received from Wheatland Housing Management Body, dated October 5, 2020, regarding 'Board representation' be deferred to the Wheatland County Organizational meeting for review.

• Carried

**RESOLUTION CM-2020-10-40**

Moved by KLASSEN

THAT Council accept the following items as information, as provided in the request for decision:

- The Strathmore & Wheatland County Christmas Hamper Society Correspondence (dated Sept. 22, 2020) – Re: 2020 Campaign.
- Wheatland Housing Management Body Correspondence – Re: Senior’s Housing Project/Hospice in Strathmore

• Carried

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

[FOIP Act - Sec. 21] - Re: Intergovernmental / WRC

Note: The following participated in the closed session: All Members of Council; Chief Administrative Officer; General Manager of Corporate & Financial Services; General Manager of Community & Development Services; General Manager of Transportation & Agriculture.

**RESOLUTION CM-2020-10-41**

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 12:09 P.M., pertaining to the following:

[FOIP Act - Sec. 21] - Re: Intergovernmental / WRC

[FOIP Act - Sec. 16] - Re: Landfill Matter; Sanding/Gravel Matter

• Carried

**RESOLUTION CM-2020-10-42**

Moved by LINK

THAT the meeting come out of 'closed session' - time 1:17 P.M.

• Carried

**7. ADJOURNMENT**

Reeve Link adjourned the meeting - time 1:18 P.M.

\_\_\_\_\_  
Reeve

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

\_\_\_\_\_  
Recording Secretary