



WHEATLAND COUNTY

Regular Council Meeting Minutes

November 10, 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 social media.

REEVE LINK called the meeting to order - time 9:00 A.M. [Note: Reeve Link, Deputy Reeve Klassen, and Councillors Armstrong and Ikert participated in person. Councillors Biggar and Koester participated remotely]. Note: Councillor Wilson was absent due to other commitments.

Reeve Link reviewed the process for the November 10, 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-2020-11-01

Moved by IKERT

APPROVAL of the November 10, 2020 Regular Council Meeting Agenda, as presented and further amended to include the following additions:

Under Unfinished Business / Business Arising

2.2.3 - Muirfield Utility Servicing

2.2.4 - Ratify Meeting/Event Attended - Re: Growth Management Board Rural Caucus

Under Agenda Item 5.1 - Correspondence / Information Items

Strathmore Horseshoe Club Correspondence (dated Nov. 2/20) - Re: Request for Letter of Support

• Carried

1.3 Adoption of Minutes

1.3.1 Organizational Meeting Minutes - October 20, 2020

RESOLUTION CM-2020-11-02

Moved by ARMSTRONG

APPROVAL of the October 20, 2020 Wheatland County Organizational meeting minutes, as presented.

• Carried

1.3.2 Regular Council Meeting Minutes - October 20, 2020

RESOLUTION CM-2020-11-03

Moved by KLASSEN

APPROVAL of the October 20, 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-2020-11-04

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 2020-30 - Land Redesignation Bylaw

Public Hearing - Bylaw 2020-30 (LU2020-15)

A bylaw to redesignate +/- 86.45 acres from Agricultural General District to Rural Business District to expand and diversify the business on the property. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-11-05

Moved by KLASSEN

SECOND 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 within NE-27-24-25-W4M, from Agricultural General District to Rural Business District as shown on the attached Schedule 'A' forming part of this Bylaw.

• Carried

RESOLUTION CM-2020-11-06

Moved by IKERT

THIRD 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 within NE-27-24-25-W4M from Agricultural General District to Rural Business District as shown on the attached Schedule 'A' forming part of this Bylaw.

• Carried

2.1.2 Bylaw 2020-33 - Amend Land Use Bylaw - Direct Control District 3

Public Hearing - Bylaw 2020-33 (Direct Control District)

A bylaw to amend the Land Use Bylaw 2016-01 to update the Direct Control District 3 (DC3) as outlined in the proposed bylaw. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-11-07

Moved by KOESTER

SECOND READING of Bylaw 2020-33, this 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-2020-11-08

Moved by KLASSEN

THIRD READING of Bylaw 2020-33, this 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

2.1.3 Bylaw 2019-40 - Road Closure

Note: Bylaw 2019-40 (Road Closure Bylaw) received first reading (Jan. 14/20), public hearing held on March 24th, 2020, and approval from Alberta Transportation.

RESOLUTION CM-2020-11-09

Moved by KLASSEN

SECOND READING of Bylaw 2019-40, for the closure, and disposal to the applicant, the adjacent owner, of a portion of undeveloped Range Road 260 lying between NW 19-24-25-4/NE 24-24-26-4- described as:

Plan # (to be filled in at time of plan registration)

By Andrew Camaaert, ALS (ALS File No. 19144RC)

Area 'A'
Containing 0.169 ha (0.42 acres)
More or less excepting thereout all mines and minerals
And the right to work the same

• Carried

RESOLUTION CM-2020-11-10

Moved by IKERT

THIRD READING of Bylaw 2019-40, for the closure, and disposal to the applicant, the adjacent owner, of a portion of undeveloped Range Road 260 lying between NW 19-24-25-4/NE 24-24-26-4- described as:

Plan # (to be filled in at time of plan registration)
By Andrew Camaaert, ALS (ALS File No. 19144RC)
Area 'A'
Containing 0.169 ha (0.42 acres)
More or less excepting thereout all mines and minerals
And the right to work the same

• Carried

2.1.4 Bylaw 2020-37 - Public Behaviour Bylaw

Note: A bylaw of Wheatland County to regulate public behaviour. During presentation, staff recommended that the bylaw be amended to include the following addition: Repeal Clause - 'Bylaw 2012-80 is hereby repealed upon the passing and signing of Bylaw 2020-37'.

RESOLUTION CM-2020-11-11

Moved by KOESTER

FIRST READING of Bylaw 2020 – 37, Public Behaviour Bylaw, as amended, being a Bylaw to regulate problematic social behaviours that may have a negative impact on the enjoyment of public spaces within Wheatland County.

• Carried

RESOLUTION CM-2020-11-12

Moved by BIGGAR

SECOND READING of Bylaw 2020-37, Public Behaviour Bylaw, and it was

• Carried

RESOLUTION CM-2020-11-13

Moved by ARMSTRONG

THAT permission be granted to hold third and final reading of Bylaw 2020-37.

• Carried Unanimously

RESOLUTION CM-2020-11-14

Moved by ARMSTRONG

THIRD AND FINAL READING of Bylaw 2020 – 37, Public Behaviour Bylaw, and it was

• Carried

2.2 Unfinished Business or Business Arising

2.2.1 Meeting/Event Calendar 2021 - Amended

Note: since approval at the Organizational meeting; the County's 'Meeting / Event' Calendar for 2021 was amended to correct a scheduling error: Nov. 16th, 2021 - Council Meeting (not MPC).

RESOLUTION CM-2020-11-15

Moved by IKERT

APPROVAL of the Wheatland County 'Meeting/Event' Calendar for 2021, as amended.

• Carried

2.2.2 Planning & Priorities Session - Re: Scheduling

Note: Reeve Link requested that Council consider scheduling a 'Committee of the Whole' meeting in place of a Planning & Priorities Session for the purpose of reviewing the budget.

RESOLUTION CM-2020-11-16

Moved by BIGGAR

APPROVAL that a Wheatland County Committee of Whole be scheduled to take place on Tuesday, November 24th, 2020, to commence at 9:00 A.M.

• Carried

2.2.3 Muirfield Utility Servicing

Note: Discussion ensued regarding the following: utility servicing to Muirfield and other communities/hamlets within Wheatland County; services provided by the Wheatland Regional Corporation (WRC); the County's partnership in the WRC; pros/cons of providing utility services internally vs contracted servicing. At the request of Council, CAO B. Henderson highlighted three possible scenarios pertaining to Administration's review of utility (water and wastewater) services: Scenario 1 - Fully Internal; Scenario 2 - Hybrid; Scenario 3 - Full Contractor (WRC). Discussion continued.

RESOLUTION CM-2020-11-17

Moved by BIGGAR

THAT the following 'Notice of Motion' be presented to Council at the December 1st, 2020 Council meeting for consideration: that Council direct Administration to provide written notice (90 day notice) to the Wheatland Regional Corporation (WRC) to terminate the Interagency Servicing Agreement.

• Carried

RESOLUTION CM-2020-11-18

Moved by KLASSEN

That Council direct County Administration to provide the financial analysis of service delivery for water in the hamlets of Wheatland County to the Wheatland Regional Corporation Board.

• Carried

RESOLUTION CM-2020-11-19

Moved by IKERT

THAT Council direct County Administration to do a historical scan on any agreements and previous resolutions pertaining to the Wheatland Regional Corporation.

• Carried

2.2.4 Ratify Meeting/Event Attended - Re: Growth Management Board Rural Caucus

Note: prior to agenda item 2.2.4, the Council meeting recessed at 10:55 A.M. and resumed at 11:00 A.M.

RESOLUTION CM-2020-11-20

Moved by ARMSTRONG

TO RATIFY the attendance of the Wheatland County Reeve at the Growth Management Board Rural Caucus in Red Deer on October 5th, 2020.

• Carried

3. COUNCILLOR REPORTS AND RELATED BUSINESS

3.1 Reeve's Report

RESOLUTION CM-2020-11-21

Moved by LINK

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

• Carried

3.2 Deputy Reeve's Report

RESOLUTION CM-2020-11-22

Moved by KLASSEN

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

• Carried

3.2.1 Addendum - Re: Agendas and Minutes (Central RMA, WRC Board, CMRB Land Use & Servicing Committee)

Note: documents included under agenda item 3.3.1 were provided by the Deputy Reeve for information only.

3.3 Division 1 Councillor Report

Note: the 'Division 1 Councillor Report' for the month of October 2020 was not available in the agenda package. Due to the absence of the Division 1 Councillor, a verbal report was not presented at this time.

3.3.1 Addendum - Re: ASB Meeting Minutes (October 7th)

RESOLUTION CM-2020-11-23

Moved by IKERT

TO ACCEPT the Agricultural Service Board (ASB) Meeting Minutes (October 7th, 2020) as information.

• Carried

3.4 Division 3 Councillor Report

RESOLUTION CM-2020-11-24

Moved by BIGGAR

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

• Carried

3.5 Division 4 Councillor Report

RESOLUTION CM-2020-11-25

Moved by IKERT

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

• Carried

3.5.1 Item for Discussion - Re: Personal Medical Cannabis Grow Operations

Discussion ensued regarding personal medical cannabis grow operations.

RESOLUTION CM-2020-11-26

Moved by IKERT

THAT County Administration draft a letter on behalf of Council to MP Martin Shields (cc MLAs) regarding Wheatland County Council's concerns/issues pertaining to personal medical cannabis grow operations in Wheatland County and bring back to Council for review and consideration.

• Carried

3.6 Division 6 Councillor Report

RESOLUTION CM-2020-11-27

Moved by KOESTER

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

• Carried

3.7 Division 7 Councillor Report

Note: Note: prior to agenda item 3.7, the Council meeting recessed at 12:15 P.M. and resumed at 1:00 P.M.

RESOLUTION CM-2020-11-28

Moved by ARMSTRONG

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

• Carried

3.7.1 Addendum - Re: SAEWA Document - Summary of Environmental Benefits of EFW Facilities

Note: the Southern Alberta Energy from Waste Association (SAEWA) document was provided as information only.

4. DEPARTMENT REPORTS AND RELATED BUSINESS

4.1 Chief Administrative Officer

4.1.1 Chief Administrative Officer Report

RESOLUTION CM-2020-11-29

Moved by IKERT

THAT Council accept the October 2020 Chief Administrative Officer report as information.

• Carried

RESOLUTION CM-2020-11-30

Moved by BIGGAR

THAT Council accept the November 10th Council Resolution Tracker as information.

• Carried

4.1.2 Marigold Library System Requisition

RESOLUTION CM-2020-11-31

Moved by ARMSTRONG

THAT Council authorize the Reeve to sign Schedule C from the Marigold Library System, committing Wheatland County to a capital levy rate of \$10.74 per capita for 2021 and 2022.

• Carried

4.1.3 IT Support (Technician)

RESOLUTION CM-2020-11-32

Moved by IKERT

THAT Wheatland County Council approve the addition of an IT Support Technician to the Wheatland County organizational chart.

• Carried

4.2 Corporate and Financial Services

4.2.1 Corporate and Financial Services Report

RESOLUTION CM-2020-11-33

Moved by KLASSEN

THAT Council accepts the Corporate and Financial Services report dated November 10, 2020 as information.

• Carried

4.2.2 Capital Spending Update - Q3

RESOLUTION CM-2020-11-34

Moved by ARMSTRONG

THAT Council accepts the Capital Spending Update as at September 30, 2020 as information.

• Carried

4.2.3 Unaudited Financial Statements - Q3

RESOLUTION CM-2020-11-35

Moved by IKERT

THAT Council accepts the Unaudited Financial Statements as of September 30, 2020 as information.

• Carried

4.3 Community and Development Services

4.3.1 Community and Development Services Report

RESOLUTION CM-2020-11-36

Moved by ARMSTRONG

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

• Carried

4.3.2 Development Permit 2020-114

Proposal: Variance request for an existing greenhouse and shed on property located within the Lakes of Muirfield (Plan 071 0284, Unit 108). Note: a copy of the request for decision and supporting documentation was included in the agenda information package. Discussion ensued regarding conditions. Based on updated information, Staff recommended that condition #4 (re: encroachment agreement) be removed.

RESOLUTION CM-2020-11-37

Moved by KLASSEN

THAT Council approve DP 2020-114 for a variance for an existing greenhouse and shed subject to the following conditions:

1. This Development Permit is issued solely for the purpose of an existing shed and greenhouse both requiring a variance – Defined as a Variance for an Accessory Building and Greenhouse, Private.

2. The variance has been granted allowing the existing 2.56 m x 4.40 m greenhouse to be located 0.76 m (2.49 ft) from the rear yard property line and the existing 2.45 m x 3.68 m shed to be located 0.87 m (2.85 ft) from the rear yard property line.
3. Development shall proceed according to Direct Control District 7 (DC-7, Cell 1) requirements and the applicant must comply with all applicable provisions of the Wheatland County Land Use Bylaw

• Carried

4.3.3 Annexation of Former School Lands - Village of Hussar

RESOLUTION CM-2020-11-38

Moved by ARMSTRONG

THAT Council support the annexation of the former school land within the Village of Hussar located at SE-14-24-20-W4 for the purposes of incorporating it into the Village of Hussar's municipal boundaries; and further

THAT Council permit the Village of Hussar to discuss and refer to the annexation of land in its Municipal Development Plan, as it is being drafted concurrently throughout the annexation process.

• Carried

4.4 Transportation and Agriculture

4.4.1 Transportation and Agriculture Report

RESOLUTION CM-2020-11-39

Moved by KLASSEN

That Council accepts the General Manager of Transportation and Agriculture, October 2020 report.

• Carried

4.4.2 Rosebud Ratepayer Waterline Connection

RESOLUTION CM-2020-11-40

Moved by KOESTER

That Council approve the funding of the engineering, construction and any associated equipment or fees for a water service connection of the property located at Plan 021 2978, Block 1, Lot 1 (SW-13-27-22-W4M) to the Wheatland Regional Corporation regional waterline, based on the information included in the Request for Decision.

• Carried

4.4.3 South Truck Fill Contribution

RESOLUTION CM-2020-11-41

Moved by IKERT

That Council approve the reallocation of funds in the amount of \$545,000 from the Phase 1 and 2 loan contributions held by the

Village of Rockyford to the costs associated with the Wheatland Regional Corporation South Truck Fill project.

• Carried

4.4.4 WID Conveyance Rates

During review, staff clarified that the information provided in the chart for Muirfield should be amended to read the following: unit rate is \$72.00 per acre foot; units is 279.99 acre feet.

RESOLUTION CM-2020-11-42

Moved by ARMSTRONG

That Council accept as information the review of the Western Irrigation District current conveyance fees as shown in the included document and further amended.

• Carried

5. CORRESPONDENCE / INFORMATION

5.1 Correspondence and Information Items

Note: prior to agenda item 5.1, the Council meeting recessed at 2:23 P.M. and resumed at 2:30 P.M.

Note: In addition to the correspondence/information items provided under agenda item 5.1, correspondence received from the Strathmore Horseshoe Club (dated Nov. 2/20) was circulated to Council. Discussion ensued.

RESOLUTION CM-2020-11-43

Moved by ARMSTRONG

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

- Alberta Municipal Affairs (Office of the Minister) Correspondence (dated Oct. 8/20) – Re: Submission Deadline – Calgary Metropolitan Region Growth Plan and Metropolitan Region Servicing Plan.
- Alberta Municipal Affairs (Office of the Minister) Correspondence – Re: Infrastructure Funding
- Hon. Martin Shields, MP Correspondence (dated Oct. 14/20) – Re: Investment in Irrigation Infrastructure.
- Village of Rockyford Correspondence (dated Oct. 16/20) – Re: Organizational Meeting.
- Village of Hussar Correspondence (dated Oct. 22/20) – Re: Organizational Meeting.
- County of Newell Correspondence (dated Oct. 27/20) – Re: Organizational Meeting – IMDP Committee Appointments.
- Alberta Justice and Solicitor General (Office of the Minister) Correspondence (dated Oct. 28/20) – Re: Police Funding Model.
- RCMP Bassano – Re: Annual Performance Plan 2020/2021 – Quarterly Report
- Strathmore Horseshoe Club Correspondence (dated Nov. 2/20) - Re: Request for Letter of Support

• Carried

RESOLUTION CM-2020-11-44

Moved by IKERT

THAT Wheatland County provide a 'Letter of Support' to the Strathmore Horseshoe Club in response to their request (correspondence dated Nov. 2, 2020).

• Carried

6. CLOSED SESSION (IN CAMERA)

Note: Prior to the closed session, the following left the meeting: Deputy Reeve Klassen; General Manager of Community & Development Services; General Manager of Transportation & Infrastructure - time 2:31 P.M.

Note: The following participated in the closed session: Reeve Link; Councillors Biggar, Ikert, Koester and Armstrong; Chief Administrative Officer; General Manager of Corporate & Financial Services. Councillor Koester left the meeting following the closed session.

RESOLUTION CM-2020-11-45

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 2:32 P.M., pertaining to the following:
[FOIP Act - Sec. 17] - Re: Early Retirement Incentives

• Carried

RESOLUTION CM-2020-11-46

Moved by LINK

THAT the meeting come out of 'closed session' - time 3:02 P.M.

• Carried

6.1 Business Arising from Closed Session

6.1.1 Early Retirement Incentive

RESOLUTION CM-2020-11-47

Moved by ARMSTRONG

TO ACCEPT, with regret, information received from Employee # 5026 and 5033 providing notice of retirement; and further that Wheatland County provide the retirement incentive to the employee as per County Policy – Retirement Incentive Program.

• Carried

7. ADJOURNMENT

Reeve Link adjourned the meeting - time 3:03 P.M.

Reeve

Chief Administrative Officer

Recording Secretary

Unapproved Copy