



# WHEATLAND COUNTY

## Regular Council Meeting Minutes

March 24, 2020, 9:00 a.m.

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

Councillors Absent: D. Biggar, Division 3

Administration: B. Henderson, Chief Administrative Officer  
M. Boscarol, 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 March 24, 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 meeting change' was posted on the County website.]

#### 1.2 Adoption of Agenda

##### **RESOLUTION CM-2020-03-41**

Moved by ARMSTRONG

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

##### Additions

Under Agenda Item 2.1 – Bylaw Readings and Public Hearings  
2.1.7 – Bylaw 2020-16 - Re: Include Scheduling of Public Hearing

Under Agenda Item 2.3 – Unfinished Business or Business Arising  
2.3.1 – Annual General Meeting - Re: Postponement

Under Agenda Item 3 – Correspondence / Information  
3.1 – MNP Document - Re: Wheatland County Audit Service Plan

Under Agenda Item 4 - Closed Session  
Legal Matter (FOIP Act - Sec. 16) - Re: Green For Life  
Labour Matter (FOIP Act - Sec.16) - Capital Projects  
Legal Matter (FOIP Act - Sec. 16) - Re: Penalties (Utilities/Taxes)

Deletion

Appointment with MNP Representatives - Agenda Item 2.2.1

• Carried

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

2.1 Bylaw Readings and Public Hearings

**RESOLUTION CM-2020-03-42**

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 2019-12 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

**Public Hearing – Bylaw 2019-12 (LU2019-03)**

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 67.09 acres from Agricultural General District to Industrial General District to prepare for future industrial development. A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-03-43**

Moved by IKERT

SECOND READING of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-03-44**

Moved by WILSON

THIRD AND FINAL READING of Bylaw 2019-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 67.09 acres within Plan 041 1592, Block 1, Lot 2, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

• Carried

2.1.2 Bylaw 2020-01 - Re: Public Hearing & Bylaw Readings

Land Redesignation Bylaw

**Public Hearing – Bylaw 2020-01 (LU2020-01)**

A Bylaw for the purpose of amending the Land Use Bylaw No. 2016-01 to redesignate +/- 3.00 acres from Agricultural General District to Industrial General District to accommodate the future subdivision of an existing construction business. A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-03-45**

Moved by WILSON

SECOND READING of Bylaw 2020-01, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.00 acres within SW-11-24-26-W4M, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-03-46**

Moved by ARMSTRONG

THIRD AND READING of Bylaw 2020-01, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.00 acres within SW-11-24-26-W4M, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

• Carried

2.1.3 Bylaw 2020-04 - Re: Public Hearing & Bylaw Readings

Land Use Bylaw Amendment

**Public Hearing – Bylaw 2020-04 (Amend Land Use Bylaw)**

A Bylaw for the purpose of amending the 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. A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-03-47**

Moved by WILSON

SECOND 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-2020-03-48**

Moved by KLASSEN

THIRD AND FINAL 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

#### 2.1.4 Bylaw 2019-33 - Re: Public Hearing & Bylaw Readings

Kneehill County & Wheatland County Intermunicipal Development Plan (IDP)

##### **Public Hearing – Bylaw 2019-33 (Wheatland County / Kneehill County IDP)**

A Bylaw for the purpose of adopting the Wheatland County & Kneehill County Intermunicipal Development Plan (IDP). A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

Note: a public hearing regarding Bylaw 2019-33 was previously held on December 17th, 2019; the hearing was recessed to hold an Intermunicipal Committee meeting to discuss concerns raised during the public hearing.

##### **RESOLUTION CM-2020-03-49**

Moved by KOESTER

FIRST READING of Bylaw 2019-33, as amended, this being a bylaw for the purpose of adopting the Wheatland County and Kneehill County Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Note: Amendments to include the following changes to the IDP:

- Section 4.2.13 – remove wording ‘where no approved ASP or ACP is in place’
- Revise notation under Section 2 – Natural Landscape (pg. 14 of the IDP) to read the following
  - The Rosebud River defines part of the border between the two Counties. The River Valley in both counties is environmentally significant. 4000 acres of the watershed are under Conservation Easement Agreements. Conservation efforts continue in the area.

• Carried

##### **RESOLUTION CM-2020-03-50**

Moved by ARMSTRONG

SECOND READING of Bylaw 2019-33, as amended, this being a bylaw for the purpose of adopting the Wheatland County and Kneehill County Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

• Carried

2.1.5 Bylaw 2020-14 - Re: Public Hearing & Bylaw Readings

Special Areas Board & Wheatland County Intermunicipal Development Plan (IDP)

**Public Hearing – Bylaw 2020-14 (Wheatland County / Special Areas Board IDP)**

A Bylaw for the purpose of adopting the Wheatland County & Special Areas Board Intermunicipal Development Plan (IDP). A copy of the requests for decisions and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2020-03-51**

Moved by IKERT

FIRST READING of Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

• Carried

**RESOLUTION CM-2020-03-52**

Moved by ARMSTRONG

SECOND READING of Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

• Carried

**RESOLUTION CM-2020-03-53**

Moved by WILSON

THAT permission be granted to hold third and final reading of Bylaw 2020-14.

• Carried Unanimously

**RESOLUTION CM-2020-03-54**

Moved by KLASSEN

THIRD AND FINAL READING of Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

• Carried

2.1.6 Bylaw 2019-40 - Re: Public Hearing

Road Closure Bylaw

**Public Hearing – Bylaw 2019-40 (Road Closure)**

A Bylaw to cancel and dispose of undeveloped portion of Range Road 260 lying between NW 19-24-25-4 and NE 24-24-26-4. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

Note: Bylaw 2019-40 (Road Closure) to be forwarded to the Minister of Transportation for approval prior to further readings of the bylaw.

2.1.7 Bylaw 2020-16 - Re: 1st Reading

Road Closure Bylaw

**RESOLUTION CM-2020-03-55**

Moved by WILSON

FIRST READING of Bylaw 2020-16, for the closure, and disposal to the applicant, the adjacent owner, of a portion of undeveloped Road Plan 8459Q lying within NE 7-22-26-4 described as:

*PLAN # (to be filled in at time of Plan Registration)*

BY ANDREW CAMAAERT, ALS (ALS FILE NO. 19143RC)

AREA 'A'

CONTAINING 0.468 Ha (1.16 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

• Carried

**RESOLUTION CM-2020-03-56**

Moved by ARMSTRONG

THAT a Public Hearing for Bylaw 2020-16 be scheduled for May 5, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.8 Bylaw 2020-02 - Re: 1st Reading & Scheduling of Public Hearing

Land Redesignation Bylaw

**RESOLUTION CM-2020-03-57**

Moved by IKERT

FIRST READING of Bylaw 2020-02, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 5 acres within Plan 101 1307, Block 1, Lot 2, from Industrial General District to Commercial Highway District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-03-58**

Moved by WILSON

THAT a Public Hearing for Bylaw 2020-02 be scheduled for May 5th, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.9 Bylaw 2020-11 - Re: 1st Reading & Scheduling of Public Hearing

Land Redesignation Bylaw

**RESOLUTION CM-2020-03-59**

Moved by KLASSEN

FIRST 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-2020-03-60**

Moved by WILSON

THAT a Public Hearing for Bylaw 2020-11 be scheduled for April 21, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.10 Bylaw 2020-12 - Re: 1st Reading & Scheduling of Public Hearing

Land Redesignation Bylaw

**RESOLUTION CM-2020-03-61**

Moved by KLASSEN

FIRST READING of Bylaw 2020-12, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 4 acres within NW-16-24-26-W4M, from Agricultural General District to Industrial General District as shown on the attached Schedule 'A'.

• Carried

**RESOLUTION CM-2020-03-62**

Moved by IKERT

THAT a Public Hearing for Bylaw 2020-12 be scheduled for April 21, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.1.11 Bylaw 2020-13 - Re: 1st Reading & Scheduling of Public Hearing

Land Redesignation Bylaw

General Manager Boscaroli reviewed some technical/clerical errors (maps) in the request for decision document; Mr. Boscaroli informed that this will be corrected prior to public hearing.

**RESOLUTION CM-2020-03-63**

Moved by IKERT

FIRST READING of Bylaw 2020-13, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/- 3.38 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-2020-03-64**

Moved by KOESTER

THAT a Public Hearing for Bylaw 2020-13 be scheduled for April 21, 2020 at 9:00 A.M. in Wheatland County Council Chambers.

• Carried

2.2 Presentations / Delegations

2.2.1 MNP Representatives - Re: Audit Service Plan

Note: During approval of the Council meeting agenda, CAO Henderson advised that the MNP appointment with Council has been cancelled. The 2019 Audit Service Plan document was provided to Council prior to today's meeting (see item 3.2 - addition to agenda under correspondence).

2.3 Unfinished Business or Business Arising

2.3.1 Annual General Meeting (2020)

**RESOLUTION CM-2020-03-65**

Moved by WILSON

APPROVAL that the Wheatland County Annual General Meeting, previously scheduled for March 31st in Rockyford, is postponed until further notice.

• Carried

2.4 New Business

2.4.1 Intermunicipal Collaboration Framework - Re: Wheatland County & Village of Rockyford

**RESOLUTION CM-2020-03-66**

Moved by KOESTER

APPROVAL of the Intermunicipal Collaboration Framework agreement between Wheatland County and the Village of Rockyford, as presented with the request for decision.

• Carried

2.4.2 Intermunicipal Collaboration Framework - Re: Wheatland County & Village of Standard

**RESOLUTION CM-2020-03-67**

Moved by WILSON

APPROVAL of the Intermunicipal Collaboration Framework agreement between Wheatland County and the Village of Standard, as presented with the request for decision.

• Carried

2.4.3 Intermunicipal Collaboration Framework - Re: Wheatland County & Village of Hussar



**RESOLUTION CM-2020-03-68**

Moved by ARMSTRONG

APPROVAL of the Intermunicipal Collaboration Framework agreement between Wheatland County and the Village of Hussar, as presented with the request for decision.

• Carried

2.4.4 Intermunicipal Collaboration Framework - Re: Wheatland County & Special Areas Board

**RESOLUTION CM-2020-03-69**

Moved by WILSON

APPROVAL of the Intermunicipal Collaboration Framework agreement between Wheatland County and Special Areas Board, as presented with the request for decision.

• Carried

2.4.5 Intermunicipal Collaboration Framework - Re: Wheatland County & Town of Drumheller

**RESOLUTION CM-2020-03-70**

Moved by ARMSTRONG

APPROVAL of the Intermunicipal Collaboration Framework agreement between Wheatland County and the Town of Drumheller, as presented with the request for decision.

• Carried

2.4.6 Hamlet Tourism Entrance Sign Policy

Council reviewed the 'draft' Tourism Entrance Sign Policy. The purpose of the policy is to define the process and schedule of fees and services relating to standardized blue hamlet entrance signs for organization promotion to be called Hamlet Entrance Tourism.

**RESOLUTION CM-2020-03-71**

Moved by ARMSTRONG

APPROVAL of the Wheatland County 'Tourism Entrance Sign Policy', as presented with the request for decision.

• Carried

2.4.7 Rural Address Signs - Re: Information

**RESOLUTION CM-2020-03-72**

Moved by WILSON

TO ACCEPT, as information, the Wheatland County process for installation and ratepayer notification of rural address sign replacement; as presented in the request for decision.

• Carried

2.4.8 Dust Control Rates - 2020

**RESOLUTION CM-2020-03-73**

Moved by ARMSTRONG

APPROVAL of the proposed 2020 Dust Control rates of \$1.50 per linear foot for calcium chloride, \$6.00 per linear foot for oiled dust abatement, and \$3.00 per linear foot for reapplications of previously oiled dust abatement; based on the information provided in the request for decision.

• Carried

2.4.9 Letter of Support - Gleichen RCMP

For clarification, Reeve Link informed that the Gleichen RCMP have requested a 'Letter of Support' from the County; this is not a request for monetary commitment.

**RESOLUTION CM-2020-03-74**

Moved by WILSON

APPROVAL that Wheatland County Council send a 'Letter of Support' to the Gleichen RCMP Detachment for an additional position specializing in crime reduction.

• Carried

2.4.10 Strathmore & District Chamber of Commerce - Re: Name Change Request

**RESOLUTION CM-2020-03-75**

Moved by IKERT

APPROVAL that Wheatland County provide the Strathmore & District Chamber of Commerce \$1,500.00 to change the name from Strathmore & District Chamber of Commerce to The Strathmore Wheatland Chamber of Commerce; based on the information provided in the request for decision.

• Carried

**3. CORRESPONDENCE / INFORMATION**

3.1 Correspondence & Information Items

Council reviewed the items included under Agenda Item 3.1 - Correspondence & Information Items. Discussion ensued.

**RESOLUTION CM-2020-03-76**

Moved by WILSON

APPROVAL that Wheatland County Council send a letter to Sturgeon County (Office of the Mayor) to thank them for inviting Wheatland County to partner on an Alberta-focused reception on June 6th at the upcoming Federation of Canadian Municipalities Conference. Further to advise that Wheatland County is unable to commit to the partnership or funding at this time due to the current economic uncertainty.

• Carried

**RESOLUTION CM-2020-03-77**

Moved by ARMSTRONG

APPROVAL that Wheatland County Administration send a letter to the Drumheller Area Health Foundation to inform that their March 12th written request for funding will be included for consideration during the County's budget review.

• Carried

**RESOLUTION CM-2020-03-78**

Moved by WILSON

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

Alberta Environment & Parks (Office of the Minister) Correspondence, dated Mar. 2/20 - Re: Follow-up on White Paper submission.

Sturgeon County (Office of the Mayor) Correspondence, dated Mar. 2/20 - Re: Interest in Alberta-focused Reception at FCM.

Calgary Region Airshed Zone Correspondence, dated Mar. 10/20 - Re: Membership Request

Drumheller Area Health Foundation Correspondence, dated Mar. 12/20 - Re: Request for Funding

News Article - Re: Southern Alberta Energy from Waste Association - Site Selection.

• Carried

3.2 MNP Report to Council - Re: 2019 Audit Service Plan

Note: a copy of the MNP Report to Council was provided to Council prior to the Council meeting.

**RESOLUTION CM-2020-03-79**

Moved by ARMSTRONG

TO ACCEPT the following document as information: MNP Report to Council (dated December 31, 2019) - Re: Wheatland County 2019 Audit Service Plan.

• Carried

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

Legal Matter (FOIP Act - Sec. 16) - Re: Lakes of Muirfield

During the Regular Council Meeting, a closed session was held

11:40 A.M. to 1:24 P.M. - Closed Session (in camera). The closed session included the following: Members of Council (except Councillor Biggar), Chief Administrative Officer, General Manager of Community & Development Services.

Note: prior to commencement of the closed session, Members of Council (except Councillor Biggar) declared that they are in a private (secure) location for the purpose of participating in the closed session. CAO Henderson informed that two members of County Administration would be participating in the closed session (Chief Administrative Officer & General Manager of Community & Development Services). CAO Henderson advised that the General Manager of Transportation & Agriculture was not available to

participate due to other commitments. For the purpose of conducting the closed session, CAO Henderson informed that a separate dial up number would be provided to the participants. Prior to the closed session, the meeting recessed for a short break (time 11:30 A.M to 11:40 A.M).

**RESOLUTION CM-2020-03-80**

Moved by LINK

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

Legal Matter (FOIP - Sec. 16) - Re: Lakes of Muirfield

Legal Matter (FOIP Act - Sec. 16) - Re: Green For Life

Labour Matter (FOIP Act - Sec. 16) - Capital Projects

Legal Matter (FOIP Act - Sec. 16) - Re: Penalties (Utilities/Taxes)

• Carried

**RESOLUTION CM-2020-03-81**

Moved by ARMSTRONG

THAT the meeting come out of 'closed session' - time 1:24 P.M.

• Carried

**5. ADJOURNMENT**

**RESOLUTION CM-2020-03-82**

Moved by IKERT

THAT the meeting adjourn - time 1:25 P.M.

• Carried

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Reeve

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Chief Administrative Officer

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Recording Secretary