1. **CALL TO ORDER**

The Council for Planning and Economic Development meeting for the County of Wetaskiwin No. 10 was called to order by Reeve T. Van de Kraats in the Council Chambers of the County of Wetaskiwin Administration Office, commencing at 9:02 a.m. on Thursday, March 12, 2020.

2. **APPROVAL OF AGENDA**

Resolution PD20200312.001

MOVED: by Councillor K. Adair

that the agenda be accepted as presented.

Carried Unanimously

3. **CONSENT AGENDA**

Resolution PD20200312.002

MOVED: by Councillor K. Rooyakkers

that Council approve the items listed on the Consent Agenda as follows:

- Minutes – Council Planning and Economic Development Meeting, Thursday, February 6, 2020; and
- February 2020 Development Report

Carried Unanimously

10. **NEW SUBDIVISION APPLICATIONS**

10.1 RW/20/01 – David Terry Forsberg – SW 22-47-22-W4M, Roll #384.00 – Report

Resolution PD20200312.003

MOVED: by Councillor L. Seely

to defer discussion regarding RW/20/01 for David Terry Forsberg of SW 22-47-22-W4M, to a later time in the meeting due to time constraints.

Carried Unanimously
4. **9:15 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:19 a.m. and a delegation consisting of Glen Sandin, Andy Pluim, Adam Pluim, and Lorne Nelson entered the meeting.

4.1 **Proposed Area Structure Plan – Malmo Mission Covenant Church (Dwayne & Wendy Pritchard) – NW 8-44-22-W4M, Roll#30.01 – Report**

Mr. David Blades, Director of Planning and Economic Development provided opening comments.

Andy Pluim presented a number of concerns which included:

- The proposed panhandle location;
- The Director of Cemeteries requirements to have a property free of encumbrances;
- That the proposed panhandle would be affected by wetlands;
- The easement concerns presented by Battle River Gas Co-op;
- That there would be a loss of ten (10) metres from the overall ninety (90) metres of property to be purchased; and
- That a legal agreement between the cemetery and the Church to ensure the County receives protection from future access problems be entered into.

Adam Pluim provided the following statements:

- That the Director of Cemeteries does not allow mortgages;
- That a suggested option would be to provide an access easement between the proposed parcel and adjacent lands;
- That the County could be an interest holder of an access right-of-way, which ensures the public has access to parcel; and
- That a wetland assessments for a panhandle access would be required and is an expensive and slow process.

Council asked for clarification for the access right-of-way and expressed concern for the future access to the Cemetery if the Malmo grounds are sold to a private party.

Mr. Pluim confirmed a plan would be registered on title to ensure the property has continued access and provided examples of similar situations.

Council commented on the longevity of ownership for the property.

Mr. Blades provided closing comments.

Reeve T. Van de Kraats declared the Hearing closed at 9:43 a.m. and Council thanked the delegation for attending and they left the hearing.

By-law 2020/11 is a By-law in the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for Malmo Mission Covenant Church, NW 8-44-22-W4M in accordance with Section 633 of the **Municipal Government Act**, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto, subject to the concept of an access easement as proposed by the Applicant.

**Resolution PD20200312.004**

MOVED: by Councillor L. Seely

that By-law 2020/11 be given First Reading.

**Carried Unanimously**
Resolution PD20200312.005
MOVED: by Councillor K. Rooyakkers
that By-law 2020/11 be given Second Reading.

Carried Unanimously

Resolution PD20200312.006
MOVED: by Councillor K. Adair
that By-law 2020/11 be presented for Third Reading.

Carried Unanimously

Resolution PD20200312.007
MOVED: by Councillor D. Woitt
that By-law 2020/11 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously

5. **9:45 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:47 a.m. and a delegation consisting of Magdalena Staub-Odegard and Mark Odegard entered the meeting.

5.1 **Proposed Rezoning – Agricultural (AG) to Recreational (R) – Mark Odegard & Magdalena Staub Odegard – SW 18-47-26-W4M, Roll #2080.00 – Report**

Mr. David Blades, Director of Planning and Economic Development, provided opening comments.

Mr. Jeff Chipley presented two letters of concern received March 11, 2020, which read as follows:

Received from Dean Knull on March 11, 2020:

“Here are my concerns regarding the rezoning of a parcel of land on the SW-18-47-26W4.

1. Parking is the biggest issue going forward as .56 acres does not allow enough parking stalls for any event as the barn and surrounding trees have to come out of that .56 acres. If parking at the local school is allowed the county would have to install lighted crosswalk signage so event goers could be seen at night.

2. There is no RV parking in the local area other than Mulhurst which already has existing event centres.

3. No road access off of 472A road.

4. Also in the diagram the County has sent out, there is no Pipestone Creek shown on it. What is the required setback for this? If RV’s are parked on location will they be discharging grey water over the creek bank allowing it to be washed away with the creek flow? What sort of sewer discharge is the event centre having? Having a Berry farm next door drawing water out of the creek is not good if potential sewer could contaminate it.

5. Would the school board’s insurance cover any liability that might occur with a private function.

These are my concerns with App. # LUA 20/001.

Thank-you

Submitted without prejudice.
Dean Knall."

Received from Pipestone Community Society on March 11, 2020:

"The Pipestone Community Society has some concerns regarding the rezoning of part of SW-18-47-26-W4M from Agricultural District to Recreational District.

Our first concern is the obvious lack of parking on this property. Will the guests attending this facility use the Pipestone School grounds as a parking lot? Will RV’s be camping overnight on this property, or on the adjacent school grounds?

Another concern is there appears to be no access off TWP RD 472A to the proposed events center. There are already 4 approaches off SW-18-47-26-W4M. Will the county approve a fifth approach off of TWP RD 472A?

Finally, having the school playground directly across the road from this facility would be a potential hazard. Children attending events here would be attracted to the playground. With the added traffic and lack of lighting on the playground and TWP RD 472A, children crossing this road would be a safety concern.

Thank you in advance for taking our concerns regarding the rezoning of SW-18-47-26-W4M from Agricultural to Recreational District into consideration.

Sincerely,

Pipestone Community Society"

Mr. Mark Odegard provided the following clarification:

- That there is no plan to develop any Recreational Unit sites;
- That it is understood access would be through the current approach;
- That shuttle services would be utilized to minimize onsite parking;
- That this is an opportunity to diversify the agricultural operation; and
- That there is an intention to utilize local organizations to provide services such as camp sites.

Council requested clarification regarding the following:

- Where the location of the proposed parking area is;
- How the future development would effect local halls and community centres;
- Whether the Barn be a year round facility;
- Parameters regarding the current Agriculture district and if the proposed business could operate within Extensive Recreation; and
- Whether all discretionary uses are available for application after rezoning.

Administration confirmed:

- That future Recreational Unit use would be addressed at the time of a development permit application;
- That there is a specific definition for Rural Event Centre and the discretionary use exists within Recreational and Rural Commercial districts;
- That once rezoned, all applications would require a discretionary permit process and which would allow for appeals; and
- That Administration is able to address development concerns during the permitting stage.

Mr. Odegard confirmed the following:

- That parking will be located to the south and west of the existing structure;
- That they will direct business toward the local halls which may include camping, gift openings and events in the days following;
- That the business will operate from mid-May to the end of September;
That the development will not include Recreational Unit lots; and
That the structure will remain as is, with enhanced cleaning.

Mr. Blades provided closing comments.

Reeve T. Van de Kraats declared the Hearing closed at 10:10 a.m. and Council thanked the delegation for attending and they left the hearing.

By-law 2020/12 is a By-law in the County of Wetaskiwin No. 10, in the Province of Alberta, for the purpose of amending the Land Use By-law by reclassifying approximately 0.56 acres (0.23 hectares) within SW 18-47-26-W4M from Agricultural (AG) to Recreational (R) for Mark Odegard and Magdalena Staub Odegard.

Resolution PD20200312.008
MOVED: by Councillor K. Rooyakkers
that By-law 2020/12 be given First Reading.

Carried Unanimously

Resolution PD20200312.009
MOVED: by Councillor B. Krahn
that By-law 2020/12 be given Second Reading.

Carried Unanimously

Resolution PD20200312.010
MOVED: by Councillor L. Seely
that By-law 2020/12 be presented for Third Reading.

Carried Unanimously

Resolution PD20200312.011
MOVED: by Councillor K. Rooyakkers
that By-law 2020/12 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously

16. **Recess/Reconvene**

The meeting recessed at 10:13 a.m.
The meeting reconvened at 10:19 a.m.

6. **10:00 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 10:20 a.m. and there were no delegates in attendance.

6.1 **Proposed Rezoning – Agricultural (AG) to Institutional (IS) – Buck Lake/Alder Flats Fire Hall – NW 33-45-6-W5M, Roll #4413.00 – Report**

Mr. David Blades, Director of Planning and Economic Development provided comments.

Reeve T. Van de Kraats declared the Hearing closed at 10:21 a.m.

By-law 2020/13 is a By-law in the County of Wetaskiwin No. 10, in the Province of Alberta, for the purpose of amending the Land Use By-law by reclassifying approximately 4.97 acres (2.01 hectares) within NW 33-45-6-W5M from Agricultural (AG) to Institutional (IS) for the Buck Lake/Alder Flats Fire Hall.
Resolution PD20200312.012
MOVED: by Councillor K. Adair
that By-law 2020/13 be given First Reading. Carried Unanimously

Resolution PD20200312.013
MOVED: by Councillor D. Woitt
that By-law 2020/13 be given Second Reading. Carried Unanimously

Resolution PD20200312.014
MOVED: by Councillor B. Krahn
that By-law 2020/13 be presented for Third Reading. Carried Unanimously

Resolution PD20200312.015
MOVED: by Councillor L. Seely
that By-law 2020/13 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10. Carried Unanimously

7. 10:15 A.M. PUBLIC HEARING
Reeve T. Van de Kraats declared the Public Hearing open at 10:23 a.m. and there were no delegates in attendance.

7.1 Proposed Rezoning – Urban Residential (UR) to Urban Commercial (UC) – Backstreet Gifts & Antiques (Maureen Tabler & Elona Bonnett) – Lot 1A, Block 1, Plan 5054HW, NE 9-46-28-W4M, Roll #2699.02 – Report
Mr. David Blades, Director of Planning and Economic Development provided comments.
Reeve T. Van de Kraats declared the Hearing closed at 10:24 a.m.
By-law 2020/14 is a By-law in the County of Wetaskiwin No. 10, in the Province of Alberta, for the purpose of amending the Land Use By-law by reclassifying approximately 0.29 acres (0.12 hectares) within NE 9-46-28-W4M from Urban Residential (UR) to Urban Commercial (UC) for Backstreet Gifts ad Antiques, Maureen Tabler and Elona Bonnett.

Resolution PD20200312.016
MOVED: by Councillor K. Rooyakkers
that By-law 2020/14 be given First Reading. Carried Unanimously

Resolution PD20200312.017
MOVED: by Councillor B. Krahn
that By-law 2020/14 be given Second Reading. Carried Unanimously
Resolution PD20200312.018
MOVED: by Councillor K. Adair
that By-law 2020/14 be presented for Third Reading.

Carried Unanimously

Resolution PD20200312.019
MOVED: by Councillor D. Woitt
that By-law 2020/14 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously

10. NEW SUBDIVISION APPLICATIONS

10.2 RW/20/01 – David Terry Forsberg – SW 22-47-22-W4M, Roll #384.00 – Report

Discussion resumed regarding condition number 5 and the status of the older residential building for RW/20/01 for David Terry Forsberg of SW 22-47-22-W4M.

(Ref Resolution # PD20200312.003)

Resolution PD20200312.020
MOVED: by Councillor J. Bishop

1. The applicant is to engage an Alberta Land Surveyor to prepare a descriptive plan or plan of subdivision as shown on the West Central Planning Agency (WCPA) subdivision drawing with a proposed size of an approximate size of 2.8 hectares (7.0 acres) for registration at Land Titles Office.

2. The applicant is to engage an Alberta Land Surveyor to prepare a Real Property Report and submit it to the County and WCPA for review prior to the registration of the subdivision.

3. If necessary, upgrade the existing approaches into the proposed lot and the remainder to meet County of Wetaskiwin standards. County standards require a minimum 508mm (20 inch) steel culvert with a 7m (23 foot) driving surface. On completion of the work, contact the County's Planning and Economic Development Department to arrange for an inspection. Please note that there will be a fee of $100 per approach for a site inspection of approaches for new subdivisions, this includes the initial site inspection of the approach(es). If deficiencies are noted and subsequent inspections required, an additional fee of $100 will be levied for each subsequent inspection. All payments must be received by the County prior to any site inspections.

4. Have the sewage disposal system on the proposed lot inspected by Superior Safety Codes Inc. and submit a copy of this report to the County and West Central Planning Agency. If the system does not meet current standards, the developer must upgrade it and provide a report certifying that this has been done and meets Provincial Safety Codes.

5. The applicant shall ensure the older residential building complies with the definition of an Accessory Building which means,

"Accessory Building or Structure means, for the purpose of administering the provisions of Part Nine of the Building Code, a building or structure which is subordinate, exclusively devoted, and incidental to the principal building or use located on the same lot but in no instance shall be used as a dwelling. Parking may be an accessory use when it serves the main use and does not serve uses on other sites. May include play structures. The building or structure may precede the principal building or use subject to the developer providing proof of a sufficient, safe, and suitable building site for the principal building and use. Typical structures may include garages, sheds, swimming pools, frame and fabric structure and
wind turbines and solar panel arrays. When a building is attached to the principal building by a roof, floor or foundation above or below grade, it is considered to be part of the principal building. A washroom and small kitchenette may be allowed in one accessory building. (Amended by Bylaw 2019/55)

6. Property taxes must be at a zero ($0) balance.

7. Pay an endorsement fee of $200 to West Central Planning Agency prior to the registration of the subdivision.

8. No reserves are due as this is the first subdivision out of the quarter section.

Carried Unanimously

8. **10:45 A.M. DELEGATION – Kevin Lomas – Bayview Estates Subdivision**

A delegation consisting of Dan Mantey and Kevin Lomas entered the meeting at 10:45 a.m.

8.1 **Request for Permission to Install Pedestrian Bridge – Kevin Lomas – Bayview Estates Subdivision – Report**

**Resolution PD20200312.021**

MOVED: by Councillor K. Rooyakkers

that Council provide approval for the request to proceed with engineering design and construction of the bridge structure within the Environmental Reserve area of the Bayview Estates Subdivision, with all costs being the complete responsibility of the property owner(s).

Carried Unanimously

Reeve T. Van de Kraats thanked the delegation for attending and they left the meeting at 10:58 a.m.

12. **UNFINISHED BUSINESS**

12.1 **Proposed Area Structure Plan – Second & Third Reading – Elaine Goldade – Lot 1, Block 1, Plan 0824350, SW 4-46-7-W5M, Roll #4789.75 – Report**

**Resolution PD20200312.022**

MOVED: by Councillor L. Seely

that By-law 2020/06 be given Second Reading.

Carried Unanimously

**Resolution PD20200312.023**

MOVED: by Councillor K. Rooyakkers

that By-law 2020/06 be given Third Reading and it be declared finally passed and the Reeve and Chief Administrative Officer be authorized to sign and affix thereto the corporate seal of the County of Wetaskiwin No. 10.

Carried Unanimously
15. **ADJOURN**

**Resolution PD20200312.024**

MOVED: by Councillor B. Krahn

that the Council for Planning & Economic Development meeting be adjourned at 11:03 a.m.

*Carried Unanimously*

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REEVE

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CHIEF ADMINISTRATIVE OFFICER