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 9:01 a.m. on Thursday, February 6, 2020.

2. APPROVAL OF AGENDA
Resolution PD20200206.001
MOVED: by Councillor L. Seely
that the agenda be accepted as presented.
Carried Unanimously

3. CONSENT AGENDA
Resolution PD20200206.002
MOVED: by Councillor K. Adair
that Council approve the items listed on the Consent Agenda as follows:

- Minutes – Council Planning and Economic Development Meeting, Thursday, January 9, 2020; and
- January 2020 Development Report
Carried Unanimously

Jarvis Grant exited the meeting at 9:06 am.

7. UNFINISHED SUBDIVISIONS

7.1 RW/16/32 – Third Subdivision Extension – Arnold Barr – Lot 1, Block 1, Plan 7722311, SW 34-47-24-W4M, Roll #1348.00 – Report
Council has the discretion to approve or not approve an extension.
Resolution PD20200206.003
MOVED: by Councillor L. Seely
that Council approve a third subdivision extension for Arnold Barr, RW/16/32 within SW-34-47-24-W4M, Plan 7722311, Block 1, Lot 1 until February 6, 2021.
Recorded In Favour: Opposed:

Reeve T. Van de Kraats X
Councillor J. Bishop X
Councillor B. Krahn X
Councillor D. Woitt X
Councillor K. Adair X
Councillor K. Rooyakkers X
Councillor L. Seely X

Results 4 3

Carried (4 to 3)

8. NEW SUBDIVISION APPLICATIONS

8.1 RW/19/20 – Joseph & Gwen Mathieu (Agent: Victor & Viktoria Dick) – Lot 1, Plan 9422074, NW 4-46-23-W4M, Roll #713.00 – Report

Resolution PD20200206.004
MOVED: by Reeve T. Van de Kraats
that Council refuse the application RW/19/20 as per:

1. Section 10.4.4 (c) of the County of Wetaskiwin No. 10 Land Use Bylaw 2017/48 which states, “parcel size is to be determined by the minimum number of acres required to include residential improvements but not including any other land or buildings.”

2. The previous decision of RW/94-06; when it was approved that the North West corner of lot not to be set below bank break and it must be approximately 3.0 acres. The decision was dated May 3, 1994.

Recorded In Favour: Opposed:

Reeve T. Van de Kraats X
Councillor J. Bishop X
Councillor B. Krahn X
Councillor D. Woitt X
Councillor K. Adair X
Councillor K. Rooyakkers X
Councillor L. Seely X

Results 4 3

Carried (4 to 3)

Jason Tran exited the meeting at 9:21 a.m.

4. 9:15 A.M. PUBLIC HEARING

Reeve T. Van de Kraats declared the Public Hearing open at 9:23 a.m. and a delegation consisting of Larry Creighton, Don Leonhardt, Ernie Leonhardt and Kevin & Cindy Leonhardt entered the meeting.

4.1 Proposed Area Structure Plan – Kevin & Cindy Leonhardt – SW 12-47-2-W5M, Roll #3306.00 – Report
Jason Tran entered the meeting at 9:29 a.m.

Water proofing was discussed as either being a requirement of and Area Structure Plan or as a condition of subdivision.

Applicant Kevin Leonhardt advised that they are stewards of the land and have a fence protecting that natural state area. He further discussed location of Environmental Reserve (ER) dedication abutting the lake and their request to waive that requirement as they feel it is not necessary.

Alberta Transportation access requirements and shared access were discussed.

Adjacent Landowner, Larry Creighton provided his support of the application.

The Applicants advised that their plan is to contact a water well driller to provide proof of sufficient water supply.

Discussion ensued regarding where the Environmental Reserve should be located.

Reeve T. Van de Kraats declared the Hearing closed at 9:57 a.m. and Council thanked the delegation for attending and they left the hearing.

**Resolution PD20200206.005**

MOVED: by Councillor J. Bishop

to defer discussion regarding proposed Area Structure Plan within SW 12-47-2-W5M for Kevin and Cindy Leonhardt to a later time in the meeting due to time constraints

Carried Unanimously

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

Reeve T. Van de Kraats declared the Public Hearing open at 10:00 a.m.

5.1 **Proposed Area Structure Plan – Elaine Goldade – Lot 1, Block 1, Plan 0824350, SW 4-46-7-W5M, Roll 4789.75 – Report**

Discussion ensued regarding the required water proofing and the Levelton Water Report that was provided for an adjacent existing Area Structure Plan.

Reeve T. Van de Kraats declared the Hearing closed at 10:28 a.m.

By-law 2020/06 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 an Area Structure Plan for Lot 1, Block 1, Plan 0824350, SW 4-46-7-W5M for Elaine Goldade in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto.

**Resolution PD20200206.006**

MOVED: by Councillor J. Bishop

that By-law 2020/06 be given First Reading for the proposed Area Structure Plan within Lot 1, Block 1, Plan 0824350, SW 4-46-7-W5M for Elaine Goldade and that prior to Second and Third Reading given, the Applicant is required to provide sufficient proof of water, in accordance with Section 9.13.7 and 9.13.8 of the Land Use Bylaw.

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<th>Recorded</th>
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<td>Reeve T. Van de Kraats</td>
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6. **10:15 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 10:32 a.m. and a delegation consisting of Dave Ellis entered the meeting.

6.1 **Proposed Rezoning – Agricultural (AG) to Rural Conservation (RCV) – David & Cindy Ellis – Lot 1, Block 1, Plan 0929880, SE 3-47-27-W4M, Roll #2451.00 – Report**

Reeve T. Van de Kraats declared the Hearing closed at 10:35 a.m. and Council thanked the delegation for attending and he left the hearing.

By-law 2020/07 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 27.40 acres (11.09 hectares) within SE 3-47-27-W4M Plan 0929880, Block 1, Lot 1 from Agricultural (AG) to Rural Conservation (RCV) for David and Cindy Ellis.

**Resolution PD20200206.007**  
MOVED: by Councillor L. Seely  
that By-law 2020/07 be given First Reading.  
Carried Unanimously

**Resolution PD20200206.008**  
MOVED: by Councillor K. Adair  
that By-law 2020/07 be given Second Reading.  
Carried Unanimously

**Resolution PD20200206.009**  
MOVED: by Councillor B. Krahn  
that By-law 2020/07 be presented for Third Reading.  
Carried Unanimously

**Resolution PD20200206.010**  
MOVED: by Councillor K. Adair  
that By-law 2020/07 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

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

4.2 **Resumed Discussion regarding proposed Area Structure Plan within SW 12-47-2-W5M for Kevin and Cindy Leonhardt**

Discussion resumed regarding proposed Area Structure Plan within SW 12-47-2-W5M for Kevin and Cindy Leonhardt.

Council discussed Alberta Transportation's recommendation of a shared access.

Further discussion ensued regarding reserve dedication location.

Jarvis Grant entered the meeting at 10:39 a.m.
By-law 2020/05 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 an Area Structure Plan for Kevin and Cindy Leonhardt within SW 12-47-02-W5M in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto.

**Resolution PD20200206.011**
MOVED: by Councillor K. Adair

that By-law 2020/05 be given First Reading, and that prior to moving to Second and Third Reading, the Applicants are required to address the matter of joint access with Alberta Transportation and provide proof of water supply in accordance with Section 9.13.7 and 9.13.8 of the Land Use Bylaw. The requirement of a twenty (20) metre wide Environmental Reserve abutting Pigeon Lake shall be waived and Municipal Reserve lands owing are allowed to be deferred on the titles of the lands.

Carried Unanimously

11. **NEW BUSINESS**


**Resolution PD20200206.012**
MOVED: by Councillor J. Bishop

that Council direct Administration to commence the referral process and schedule a Public Hearing for the proposed amendments to Land Use Bylaw 2017/48 as presented.

Carried Unanimously

12. **Recess/Reconvene**

The meeting recessed at 10:51 a.m.

David Blades, Jarvis Grant, Lindsay Jacobsen and Erin Ballhorn left the meeting at 10:52 a.m.

Rod Hawken entered the meeting at 10:56 a.m.

The meeting reconvened at 10:57 a.m.

13. **CLOSED TO THE PUBLIC**

Council will be discussing privileged information, therefore the meeting should be closed to the public, pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and the Freedom of Information and Protection of Privacy Act, Part 1, Division 2 Exceptions to Disclosure, Section 16.

**Resolution PD20200206.013**
MOVED: by Councillor B. Krahn

that the meeting be closed to the public, at 10:58 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and the Freedom of Information and Protection of Privacy Act, Part 1, Division 2 Exceptions to Disclosure, Section 16.

Carried

**Resolution PD20200206.014**
MOVED: by Councillor D. Woitt

that the meeting be opened to the public at 11:32 a.m.

Carried Unanimously
Resolution PD20200206.015
MOVED: by Councillor L. Seely

that Council direct Administration to re-advertise the Request for Proposal Package in order to potentially acquire additional proposals from interested parties.

Carried Unanimously

15. **ADJOURN**

Resolution PD20200206.016
MOVED: by Councillor J. Bishop

that the Council for Planning & Economic Development meeting be adjourned at 11:37 a.m.

Carried Unanimously

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REEVE

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CHIEF ADMINISTRATIVE OFFICER