Council Planning & Economic Development Meeting

MINUTES

Friday, November 8, 2019, 9:00 AM
Council Chambers
County Administration Building

Present
Reeve Terry Van de Kraats
Councillor Josh Bishop
Councillor Dale Woitt
Councillor Ken Adair
Councillor Kathy Rooyakkers
Councillor Lyle Seely

Absent
Councillor Bill Krahn

Staff Present
Jeff Chipley, Assistant Chief Administrative Officer
David Blades, Director of Planning and Economic Development
Erin Ballhorn, Recording Secretary
Jason Tran, WCPA

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 9:00 a.m. on Friday, November 8, 2019.

2. APPROVAL OF AGENDA

Resolution PD20191108.001
MOVED: by Councillor D. Woitt

to approve the following addition to the agenda pursuant to Procedural Bylaw 2018/04, Section 8:

12.1 2019 Library Board Term Expiration Zone B - Report
12.2 Heritage Museum - Women of Aspenland

and that the agenda be approved as amended.

Carried Unanimously

3. CONSENT AGENDA

Resolution PD20191108.002
MOVED: by Councillor J. Bishop

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

- Minutes-Council Planning and Development Meeting, Thursday, October 10, 2019
- October 2019 Development Report
- Whitby v County of Wetaskiwin No. 10 (Subdivision Authority) - Report

Carried Unanimously
9. **NEW SUBDIVISION APPLICATIONS**

9.1 RW/19/18 - Gloria Cecelia Klatt - SW 2-48-28-W4M, Roll# 2775.00 - Report

**Resolution PD20191108.003**

MOVED: by Councillor L. Seely

that Council go outside of Policy and approve subdivision application RW/19/18 by Gloria Cecelia Klatt within SW 2-48-28-W4M, to create a lot of approximately 10.7 acres subject to the following conditions:

1. The applicant is to engage an Alberta Land Surveyor to prepare a descriptive plan or a plan of subdivision as shown on the West Central Planning Agency (WCPA) subdivision drawing with a proposed size of an approximate size of 4.33 hectares (10.7 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. The applicant is to dedicate a 5m road widening along the frontage (south side) of the subdivision. You may direct the surveyor to dedicate it on a plan of subdivision or defer it by entering into a road acquisition agreement with the County then this agreement will be registered as a caveat on title of the proposed subdivision.

4. 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.

5. 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.

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.

*Carried Unanimously*

11. **UNFINISHED BUSINESS**

11.1 Brazeau County/County of Wetaskiwin No. 10 Intermunicipal Development Plan (IDP) – First Reading – Report

Bylaw 2019/45 is a Bylaw in the Count of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of the Brazeau County/County of Wetaskiwin No. 10 Intermunicipal Development Plan.

**Resolution PD20191108.004**

MOVED: by Councillor K. Rooyakkers

that Council give First Reading to Bylaw 2019/45 and for Administration to proceed with the scheduling of an Intermunicipal Committee meeting and Public Hearing.

*Carried Unanimously*
11.2 **Recess/Reconvene**

The meeting recessed at 9:28 a.m.

The meeting reconvened at 9:31 a.m.

4. **9:30 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 9:32 a.m. and a delegation consisting of Bob Riddett and Dave Ellis entered the meeting.

4.1 **Proposed Area Structure Plan - David & Cindy Ellis - SE 3-47-27-W4M, Roll #2451.00 - Report**

Robert Riddett provided additional clarification in support of the application, which included:

- Lot topography;
- Tree coverage; and
- Water wells and the requirement of a future pump tests which could be supplied at time of subdivision.

Reeve T. Van de Kraats declared the Hearing closed at 9:44 a.m. and Council thanked the delegation for attending and they left the hearing.

By-law 2019/50 is a Bylaw 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 David and Cindy Ellis, SE 3-47-27-W4M in accordance with Section 633 of the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto

**Resolution PD20191108.005**

MOVED: by Councillor L. Seely

that Bylaw 2019/50 be given First Reading.

Carried Unanimously

**Resolution PD20191108.006**

MOVED: by Councillor K. Adair

that Bylaw 2019/50 be given Second Reading.

Carried Unanimously

**Resolution PD20191108.007**

MOVED: by Councillor K. Rooyakkers

that Bylaw 2019/50 be presented for Third Reading.

Carried Unanimously

**Resolution PD20191108.008**

MOVED: by Councillor K. Adair

that Bylaw 2019/50 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
11. UNFINISHED BUSINESS

11.3 Clearwater County/County of Wetaskiwin No. 10 Intermunicipal Development Plan (IDP) – First Reading – Report

Bylaw 2019/49 is a Bylaw in the Count of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption adopting the Clearwater County/County of Wetaskiwin No. 10 Intermunicipal Development Plan.

Resolution PD20191108.009
MOVED: by Councillor K. Rooyakkers

that Bylaw 2019/49 be given First Reading and for Administration to proceed with the scheduling of a Public Hearing.

Carried Unanimously

5. 10:00 A.M. DELEGATION

A delegation consisting of Bob Riddett, Ken Taylor and Tress Gibson entered the meeting at 9:53 a.m.

5.1 Request for Road Allowance Closure & Sale - Gian & Tress Gibson - Report

Reeve T. Van de Kraats thanked the delegation for attending and they left the meeting at 10:32 a.m.

Resolution PD20191108.010
MOVED: by Councillor L. Seely

that Council approve the request made by Gian & Tress Gibson, rescind Council Resolution #CG20150707.1016, and instruct Administration proceed with the process for road closure in accordance with County of Wetaskiwin Policy 12.0.4 Road Allowance Lease and relevant legislation, subject to the following:

- That Mr. & Mrs. Gibson provide written confirmation that they will accept responsibility for all costs associated with the road closure including:
  - Advertising of the Public Hearing;
  - Title searches required for notification of referral agencies;
  - Survey costs, if applicable;
  - Land Title Registration Fees, if applicable; and
  - All other charges relating to the closure of road allowances.
- Approval of the Minister of Transportation;
- No objection being received from any person who would be prejudicially affected by the proposed road closure; and
- Provision of a correct and acceptable description of the closure area from an Alberta Land Surveyor, if required.

Recorded

In Favour:  Opposed:

Reeve T. Van de Kraats  X
Councillor J. Bishop  X
Councillor D. Woitt  X
Councillor K. Adair  X
Councillor K. Rooyakkers  X
6. **10:30 A.M. PUBLIC HEARING**

Reeve T. Van de Kraats declared the Public Hearing open at 10:34 a.m. and a delegation consisting of Dean Scrivens, Dalyce Scrivens and Andy Pluim entered the meeting.

6.1 **Proposed Rezoning - Agricultural (AG) to Institutional (IS) - Malmo Covenant Church (Dwayne & Wendy Pritchard) - NW 8-44-22-W4M, Roll# 30.00 - Report**

D. Scrivens requested clarification regarding:
- The septic standards for the property; and
- If there is a limit to future Church growth and development.

D. Blades provided clarification regarding:
- The septic options for the property;
- That all installations must be installed to Safety Code standards; and
- That each development of the Church will be reviewed individually upon application to ensure all requirements, including setbacks, are being met.

A. Pluim provided clarification on the current location of the Church and the importance of safety for children.

Reeve T. Van de Kraats declared the Hearing closed at 10:42 a.m. and Council thanked the delegation for attending and they left the hearing.

Bylaw 2019/51 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 acres (1.6 hectares) within NW 8-44-22-W4M from Agricultural (AG) to Institutional (IS) for Dwayne and Wendy Pritchard on behalf of Malmo Covenant Church.

**Resolution PD20191108.011**

MOVED: by Councillor L. Seely

that Bylaw 2019/51 be given First Reading.

Carried Unanimously

**Resolution PD20191108.012**

MOVED: by Councillor K. Adair

that Bylaw 2019/51 be given Second Reading.

Carried Unanimously

**Resolution PD20191108.013**

MOVED: by Councillor D. Woitt

that By-law 2019/51 be presented for Third Reading.

Carried Unanimously
Resolution PD20191108.014
MOVED: by Councillor J. Bishop
that By-law 2019/51 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

12. NEW BUSINESS

12.1 2019 Library Board Term Expiration Zone B – Report

Resolution PD20191108.015
MOVED: by Councillor K. Rooyakkers
that the addition to the agenda 2019 Library Board Term Expiration Zone B – Report be deemed of a time sensitive nature, unable to wait until the next meeting, pursuant to Procedural Bylaw 2018/04, Section 8.5.

Carried Unanimously

Resolution PD20191108.016
MOVED: by Councillor K. Rooyakkers
that Council re-appoint Mr. Floyd Johnson to the County of Wetaskiwin Library Board for Zone B that covers the area from Secondary Highway 771 east to Highway 2A, effective November 1, 2019 for a three-year term until October 31, 2022.

Carried Unanimously

12.2 Heritage Museum - Women of Aspenland Land

Resolution PD20191108.017
MOVED: by Councillor K. Adair
that the addition to the agenda Heritage Museum - Women of Aspenland Land be deemed of a time sensitive nature, unable to wait until the next meeting, pursuant to Procedural Bylaw 2018/04, Section 8.5.

Carried Unanimously

Resolution PD20191108.018
MOVED: by Reeve T. Van de Kraats
that Council sends regrets as there will be no members available for attendance of the Women of Aspenland event.

Carried Unanimously

12.3 Recess/Reconvene

The meeting recessed at 10:50 a.m.
The meeting reconvened at 11:03 a.m.

7. 11:00 A.M. PUBLIC HEARING

Reeve T. Van de Kraats declared the Public Hearing open at 11:03 a.m. and a delegation consisting of Jarvis Grant, Al Hendriks, Jack Hendriks, Anita Hendriks, Arlen Forth and Lynne Forth entered the meeting.

7.1 Proposed Area Structure Plan - Campground - Pipestone Links Golf Course - Lot 2, Plan 9523943, NW 15-47-24-W4M, Roll #1273.03 - Report
J. Hendriks discussed the following:
That there was a misunderstanding for the rezoning and the Applicants understood they had been in compliance;

That the lots are not individually titled; and

That the road contribution of $1,000 per stall equals a substantial amount of investment for the existing and future lots.

D. Blades discussed the following:

That there has been previously approved camp grounds which have contributed and paid the road contribution fees;

That Road Contribution fees are referred to within the current Policy 66.1.15 Pavement and Per Lot Road Contribution Fee, Policy 61.1.6 Requirements for Area Structure Plans and Land Use Bylaw 2017/48; and

That a three year payment agreement for the Road Contribution Fees is available and the use of half rates ($1000 per lot) is applied to campgrounds.

Reeve T. Van de Kraats declared the Hearing closed at 11:20 a.m. and Council thanked the delegation for attending and they left the hearing.

Council discussed the Road Contribution Fee and if it would be applicable to all lots and sites.

Administration confirmed that all existing and future lots would be required to contribute to the levy.

Bylaw 2019/52 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 Pipestone Links in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto

**Resolution PD20191108.019**

MOVED: by Councillor K. Adair that By-law 2019/52 be given First Reading.

Carried Unanimously

**Resolution PD20191108.020**

MOVED: by Councillor J. Bishop that Bylaw 2019/52 be given Second Reading.

Carried Unanimously

**Resolution PD20191108.021**

MOVED: by Councillor L. Seely that Bylaw 2019/52 be presented for Third Reading.

Carried Unanimously

**Resolution PD20191108.022**

MOVED: by Councillor D. Woitt that Bylaw 2019/52 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
Resolution PD20191108.023
MOVED: by Councillor J. Bishop
that the Land Use Bylaw Committee the fee schedule for the Pipestone Links Development located within Plan 9523943, Lot 2, NW 15-47-24-W4M and review the Road Contribution Fee Policy 61.1.15.

Carried Unanimously

14. ADJOURN
Resolution PD20191108.024
MOVED: by Councillor D. Woitt
that the Council for Planning & Economic Development meeting be adjourned at 11:34 a.m.

Carried Unanimously

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REEVE

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CHIEF ADMINISTRATIVE OFFICER

MINUTES APPROVED:

Ref: Resolution #