

The Council of the Municipal District of Foothills No. 31 met in the Foothills Administration Building, High River, Alberta, for a meeting on February 21, 2008 at 9:00 a.m. Present were Reeve R. McLean, Councillors T. Waddock, R. Chase, R. Nelson, T. Mills, B. Castell, L. Spilak, Municipal Manager H. Riva Cambrin and Recording Secretary B. Bartnik.

The M.D.'s Director of Public Works and Engineering T. Gilliss entered the Council Chambers to answer any questions that Council may have with respect to Public Works.

Reeve McLean called the meeting to order.

AGENDA – FEBRUARY 21, 2008

Moved that Council approve the agenda for the Council meeting of February 21, 2008.

CARRIED

ADDITIONS TO AGENDA

Moved that Council approve the additions to the agenda for the Council meeting of February 21, 2008.

CARRIED

HOEH DIKE

Moved that Council instruct staff to proceed with a joint application with the Town of High River for grant funding to Alberta Environment under the Alberta Water Management and Erosion Control Program for the above-mentioned project and accept the recommendations made by AMEC regarding their inspection of the dike.

CARRIED

338th AVENUE BETWEEN 32nd STREET EAST & HIGHWAY 2

BYLAW 25/2008

Bylaw 25/2008 was introduced into the meeting designating that portion of 338th Avenue between 32nd Street East and Highway 2 a truck haul route and that appropriate signage be installed.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 25/2008 be given third reading.

CARRIED UNANIMOUSLY

Moved third reading.

THE BYLAW WAS PASSED

CAPITAL PURCHASE – LIGHT TRUCKS

Moved that Council accept the staff recommendation as submitted regarding the light truck purchases for 2008.

CARRIED

CAPITAL PURCHASE – PACKER FOR 3rd DUST CONTROL CREW

Moved that Council instruct staff to proceed with the purchase of a VibroMax Packer from J.R. Construction Ltd.

CARRIED

VEGETATION CONTROL ON ROADSIDE POLICY AND PROCEDURE

Moved that Council approve the Vegetation Control on Roadside Policy and Procedure, as amended.

CARRIED

MCWHIR - LAND USE BYLAW AMENDMENT – SW 19-22-02 W5

Landowners Mr. P. McWhir and Ms. V McWhir, were in attendance with their agent, Ms. K. Beunder for the public hearing in connection with the proposed amendment of the 18.38-acre parcel in order to permit the future subdivision of two additional parcels on SW 19-22-02 W5. Also in attendance were Mr. and Mrs. B. Boonstra and Mr. and Mrs. J. Rennie. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located approximately one-mile South of Highway #22x and directly East of 192nd St West.

The Planning Officer noted that the initial application included the proposal to allow for the creation of two 2.5+/-acre parcels, and that due to feedback from area landowners, the proposal had been revised to include two 4.0+/-acre parcels. There is a residence, garage, barn and three sheds on the proposed balance of the parcel, which has existing access off of an internal subdivision road. A pole barn is located on the most Northerly proposed lot and access to the two new parcels is to be provided by a common approach.

Parcel sizes within the quarter-section range from 4.0-acres to 19.25-acres. The Canada Land Inventory Map indicates severe limitations for soil use.

Letters of both support and concern from area landowners have been received in regard to this application. Upon circulation, the Public Works Department recommended geotechnical testing for high water table and percolation. Ms. Beunder indicated that revisions in parcel size were made to the original site plan in response to neighbor feedback. It is proposed that the pond and West-side forest remain with the balance due to sentimental reasons and in an effort to maintain a wildlife corridor.

Mr. J. Rennie commented in regard to parcel size and location. Mrs. Helena Boonstra requested a review of the number of structures currently existing on the property.

The public hearing was closed and no decision was made due to a scheduled public hearing.

GREEN - LAND USE BYLAW AMENDMENT – SW 25-20-29 W4

Mr. D. Green, Mr. M. Walsh and Mr. H. Jowsey were in attendance for the public hearing in connection with the proposed amendment of the 147.85-acre parcel in order to permit the future subdivision of one additional parcel. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located approximately 1.5 miles East of Okotoks off of 64th St. East and 370 Ave.

The Planning Officer noted that there has previously been one 5.02-acre parcel subdivided from the quarter-section in 1991, and that a 7.13-acre power substation exists in the Southwest corner of the quarter. Previous application to allow for subdivision of six additional lots on the subject parcel was given first reading by Council in 2004 however conditions for approval were not finalized by the applicant at that time. There is a residence and outbuildings on the 90.0+/- acre balance parcel that has existing access off of 370th Ave. The tentative plan includes an approach to the new parcel off of 64th St. East. There is a small coulee/drainage course that runs through the proposed parcel area.

Quarter-sections bordering the East and West boundaries of the subject parcel are predominantly zoned as Country Residential and the Canada Land Inventory map indicates limitations for agricultural use in regard to soil class and topography.

The only response upon circulation came from AltaLink Management Ltd. who requested that a copy of detailed design plans be provided for their review and approval prior to commencement of any development or construction, due to the proximity of the proposed area to the existing power substation.

Mr. D. Green stated that he was in attendance at the hearing only as the owner of the property and that he had nothing further to add.

Mr. M. Walsh spoke from the gallery as the agent representing the application for amendment in order to provide further information to Council as to why conditions on the previously approved subdivision application were never finalized.

The public hearing was closed and no decision was made at this time due to a scheduled appointment.

JACKSON/DRIEDGER – SITE SPECIFIC AMENDMENT – NW 30-21-02 W5

Landowner Mr. B. Jackson and the Applicants, his son-in-law Mr. T. Driedger and daughter Mrs. H. Driedger, were in attendance for the public hearing in connection with the proposed site specific amendment to allow for the operation of a Disc Golf Course on NW 30-21-02 W5. Also in attendance were Mr. R. Antony, Ms. S. Oel and the children of the Driedger family. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located East of 192nd St West and South of 258th Ave.

The subject parcel is a 120.02-acre parcel. The application proposes the operation of a Disk Golf Course on the West portion of the property, the layout of which is to include: a total of 18 targets (holes), designated parking area, pro shop (12 ft x 20 ft), day-use picnic area for paying patrons and portable toilet accommodations, all of which are to encompass an actual overall area of approximately 23.0-acres.

Five letters of support from area landowners have been received in regard to this application. Upon circulation, the Public Works Department made recommendation that the applicants install a 20" culvert in the existing approach and that the surface dimensions be increased to meet approach standards.

The Development Officer noted that the applicants have also made a request for the installation of a sign at the corner of the access to the proposed facility. All fees for proceeding with the application were submitted prior to the hearing and consideration to provide all readings at the same time was requested.

The landowner Mr. B. Jackson spoke in favour of the application. Mr. Driedger stated that the operation is intended to be a family oriented venture, with an emphasis on nature and rural life.

Mrs. Driedger stressed the attention that will be given to the area in regard to environmental impact and indicated that the natural landscape is to be preserved and that natural agricultural range management is to be used.

The applicants made a formal request to ask the consideration of having the public works recommendation waived as the natural water flow runs into the pond on the property.

Mr. Antony had questions for the applicants in regard to traffic, parking and how activities on the site would be monitored.

The public hearing was closed.

BYLAW 26/2008

Bylaw 26/2008 was introduced into the meeting to authorize the site specific amendment to allow for the operation of a Disc Golf Course as a discretionary use in NW 30-21-02 W5

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 26/2008 be given third reading.

CARRIED UNANIMOUSLY

Moved third reading.

THE BYLAW WAS PASSED

LUNCH

Moved that Council adjourn for lunch.

CARRIED

MANDY – SITE SPECIFIC AMENDMENT– NW 21-19-28 W4

Mr. M. Mandy and Mrs. L. Mandy were in attendance for the public hearing in connection with the proposed site specific amendment to allow for an RV Storage Facility on Plan 7410128, Block 15, N70m, NW 21-19-28 W4. Also in attendance were Mr. F. Firkola, Mr. S. Beaton and Ms. H. Pust. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located directly East of Highway #2 and South of 466th Ave in the community of Alder Heights.

The subject parcel is a 6.43+/-acre parcel on which the applicants are proposing to allow for storage of approximately 200 recreational vehicles in an area encompassing 3.35+/-acres of the parcel. The Development Officer noted that the application provides for access to the facility using the existing driveway to the residence that comes directly off of 112th St, via 466th Ave off of highway #2. As part of the application, it is proposed that a 40 ft x 32 ft work shop be erected on the site. It was also noted that the majority of the parcel is low land, with a swale running along the South boundary of the property.

Six letters of concern have been received in regard to the application. Upon circulation, the Public Works Department stated that the applicant would be responsible for dust control on 112th St along the West boundary of the parcel and it was recommended that the applicant provide a storm water management plan to the satisfaction of the Municipality.

Mr. M. Mandy commented on the possibility of using vegetation to provide a natural visual screen for the site and explained the use of the existing swale. Mrs. L. Mandy indicated the pride in ownership they had for the property and stressed their intention to have the property remain in exceptional condition.

Mr. S. Beaton commented on the proximity of the site to neighboring properties and expressed concern over possible soil contamination from stored vehicles, the effects that increased traffic may have on local road surfaces and surface water drainage issues. Mrs. H. Pust stated concerns about water run off, local security issues and site upkeep.

The public hearing was closed.

Moved that the application for a site specific amendment to allow for an RV Storage Facility in Plan 7410128, Block 15, N70m, NW 21-19-28 W4 be refused as Council is of the opinion that a facility of this nature is inconsistent with the area.

CARRIED

GREEN - LAND USE BYLAW AMENDMENT – SW 25-20-29 W4

Moved that the application for amendment of the 147.85-acre parcel on SW 25-20-29 W4 in order to permit the future subdivision of one additional parcel be refused.

Mr. Chase requested that the vote be recorded.

In Favour:

B. Castell, L. Spilak, R. Chase

In Objection:

R. McLean, T. Waddock, T. Mills, R. Nelson

THE MOTION WAS LOST

No decision was made at this time due to a scheduled appointment.

1330380 ALBERTA LTD. – REDESIGNATION – SE 12-22-02 W5

Mr. D. Badke, Mr. R. Smith, Mr. T. Sitter and Mr. L. Larsen were in attendance for the public hearing in connection with the proposed redesignation of the parcel in order to permit the future subdivision of twenty Country Residential parcels ranging in size from 3.11+/- acres to 5.38+/- acres. Also in attendance were Ms. K. Lane, Ms. J. Creed, Ms. T. Christie and Mr. B. Cassidy. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located approximately 2.5 miles East of the Cross Conservation area and 2.5 miles South of the City of Calgary.

The Planning Officer noted that Council previously agreed to allow this application without prior adoption of an Area Structure Plan. The current proposal would allow for the creation of a total of twenty-one Country Residential parcels ranging from 3.11 +/-acres to 5.38 +/- acres in size, along with two Municipal Reserve parcels of 4.3+/- acres and an Environmental Reserve Easement of 7.8+/- acres which has been proposed to protect the significant slopes that exist in that area. A subdivision of nine Country Residential, and one Municipal Reserve parcel occurred within the subject quarter in 1998.

Access to the properties is proposed to be by way of one newly created internal subdivision road entering from 96th St West and from the existing internal subdivision road which initiates at 226th Ave West. Upon circulation, the Public Works Department recommended that the applicant be required to provide a 30 x 30 meter cut-off at the corner of 226th Ave and 96th St West, dedicated for future intersection treatment that may be required. Recommendation for the placement of a ditch along the Eastern Boundary of the quarter-section and the requirement of a Traffic Impact Assessment was also made.

Given the proposal, density within the quarter-section would fall within the municipal density provision, however density within the subject parcel itself would exceed current provisions, requiring the lots to be exempt from those specifications within the Land Use Bylaw. A groundwater feasibility study and high water table and percolation tests have been provided by the applicant, the results of which showed that the subject lands are able to sustain the proposed new lots and illustrate no indication of a high water table at the locations tested. Public Works has recommended that Stormwater Management and Site Drainage plans be provided, that a drainage easement should be registered to protect the existing natural drainage course and that high water table and percolation testing be completed.

Four letters of support, thirteen letters of opposition and a signed petition against the proposal were received at the hearing.

Mr. Badke, Agent for the landowners indicated that adjustments could be made to meet density provisions on the subject parcel. He commented that proposed parcel sizes were created based on the size of existing parcels that are immediately adjacent to the site. A topographic survey indicated that there is at least a one-acre building site on each of the proposed lots.

The applicants intend to read percolation test sites again in the Spring in order to ensure conclusive results. It was indicated that as per an independent study, there was in theory, sufficient groundwater reserves to service the lots.

Preference as to communal or independent wells would be accepted on the recommendation of Council and the applicants would look to advice from Council in regard to the type of septic system(s) that would be utilized.

Ms. K. Lane addressed the issue of density as well as water management. She made note of the runoff that occurs in the Spring and indicated concern in regard to the site's proximity to Lloyd Lake and the effect it may have on the Bow River watershed. As a Professional Engineer, Ms. Lane refuted the analysis that has so far been obtained in regard to the groundwater feasibility assessment and said that there are current water quality and availability concerns in the area.

Mr. B. Cassidy and Ms. J. Creed made comment in regard to density, drainage issues and water quality, and concern for local wildlife and adjacent agricultural parcels.

The public hearing was closed.

Moved that the application for redesignation in SE 12-22-02 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of twenty 3.11+/- acre to 5.38+/- acre parcels be refused due to the density of the proposal and concern with respect to area surface water runoff and water supply.

CARRIED

**GREEN - LAND USE BYLAW AMENDMENT – SW 25-20-29 W4
BYLAW 27/2008**

Bylaw 27/2008 was introduced into the meeting to authorize the amendment of SW 25-20-29 W4 from the Agriculture land use rules in order to permit the future subdivision of one additional parcel.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Prior to further consideration, the landowner will be required to submit the following:

Final lot fee of \$650.00;

Development Agreement for the road improvement fee of \$8,000.00;

Subdivision application with appropriate fees.

**McWHIR - LAND USE BYLAW AMENDMENT – SW 19-22-02 W5
BYLAW 28/2008**

Bylaw 28/2008 was introduced into the meeting to authorize the amendment of Plan 6890JK, Lot 3, SW 19-22-02 W5 from the Country Residential land use rules in order to permit the future subdivision of two additional parcels.

Moved first reading.

Ms. Castell requested that the vote be recorded.

In Favour:

L. Spilak, R. McLean, T. Waddock, T. Mills

In Objection:

B. Castell, R. Chase, R. Nelson

THE BYLAW WAS PASSED FOR ONE READING

Prior to further consideration, the landowner will be required to submit the following:

Revised site plan identifying two parcels of at least 4.0-acres in size, with the second, most Westerly parcel revised from the current design and identifying a common approach for the proposed sites;

Proof of removal of identified accessory buildings;

Proof of adequate water supply as per the Provincial Water Act;

Percolation and High water table testing to be submitted to the satisfaction of the Municipality;

Final lot fee of \$650.00 per new lot;

Development Agreement for the road improvement fee of \$8,000.00 per new lot;

Subdivision application with appropriate fees.

**SMIGELSKI – REDESIGNATION – SE 23-21-3 W5
BYLAW 161/2007**

Bylaw 161/2007 was reintroduced into the meeting to authorize the redesignation of the 30.0-acre parcel designated as Plan 0310296, Block 1, Lot 1 in SE 23-21-03 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 8.0+/- acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

SMIGELSKI – SUBDIVISION – SE 23-21-3 W5

Moved that the subdivision of one 8.0+/- acre parcel from Plan 0310296, Block 1, Lot 1, SE 23-21-03 W5 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All approaches to be located and constructed to MD standards and approved by the Public Works Department;

Public Reserve: to be by way of cash in lieu of land based on \$21,713.00 per acre on account of 10% of the proposed new parcel and to be deferred by Caveat on the balance lands;

Dedication for a 30 meter service road right-of-way along the East boundary of the subject parcel to be surveyed out by way of plan to the satisfaction of Alberta Transportation and the Public Works department;

Landowner is to provide all utility easements and agreements to be satisfaction of the MD and the utility companies;

Landowner is to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and furthermore,

It is the applicants' responsibility to provide a Real Property Report or an 'As Built Drawing' signed and sealed by an Alberta Land Surveyor certifying the location of the water well within the boundaries of the new parcel and additionally, that the site plan is surveyed according to municipal requirements

CARRIED

TELSEC INC. & McLEAN HOLDINGS – SE 16-22-03 W5

Moved that Council acknowledge receipt of the request from the landowners and confirm that an Area Structure Plan will be required prior to a redesignation application being submitted in SE 16-22-03 W5.

CARRIED

VAN GRIEKEN – SW 16-22-03 W5

Moved that Council acknowledge receipt of the request from the landowners and confirm that an Area Structure Plan will be required prior to a redesignation application being submitted for NE of Rd Diversion on Plan 3174JK, SW 16-22-03 W5.

CARRIED

BAVARIAN LION CO. LTD. – NE & SE 20-22-02 W5

Moved that the decision with respect to the revised site plan submitted for the proposal in NE & SE 20-22-02 W5 be tabled until receipt of further information.

CARRIED

**DEER CREEK LAND DEVELOPMENTS – REDESIGNATION – NE 23-21-29 W4
BYLAW 141/2006**

Bylaw 141/2006 was reintroduced into the meeting to authorize the redesignation of the 45.49-acre parcel designated as Plan 0612222, Block 6, Lot 1 in NE 23-21-29 W4 from Agricultural District to Country Residential District in order to permit the future subdivision of eight 3.0+/- acre parcels.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

DEER CREEK LAND DEVELOPMENTS – SUBDIVISION – NE 23-21-29 W4

Moved that the subdivision of eight 3.0+/- acre parcels from Plan 0612222, Block 6, Lot 1, NE 23-21-29 W4 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All approaches to be located and constructed to MD standards and approved by the Public Works Department;

Public Reserve: to be provided by way of land dedication;

All requirements as set forth by Alberta Infrastructure and Transportation to be met;

Landowner is to provide all utility easements and agreements to be satisfaction of the MD and the utility companies;

Landowner is to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and furthermore,

It is the applicants' responsibility to provide a Real Property Report or an 'As Built Drawing' signed and sealed by an Alberta Land Surveyor certifying the location of the water well within the boundaries of the new parcel and additionally, that the site plan is surveyed according to municipal requirements

CARRIED

SCOTT – REDESIGNATION – NE 17-18-01 W5

BYLAW 214/2007

Bylaw 214/2007 was reintroduced into the meeting to authorize the redesignation of the 40.0-acre parcel designated as Plan 0413699, Block 2, Lot 1 in NE 17-18-01 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 7.5+/- acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

SCOTT – SUBDIVISION – NE 17-18-01 W5

Moved that the subdivision of one 7.5+/- acre parcel from Plan 0413699, Block 2, Lot 1, NE 17-18-01 W5 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All approaches to be located and constructed to MD standards and approved by the Public Works Department;

Public Reserve: to be by way of cash in lieu of land based on \$6,422.00 per acre on account of 10% of the proposed new parcel and to be deferred by Caveat on the balance lands;

Concurrent registration of the restrictive covenant indicating close proximity to feedlot and gravel pit, with the Plan of Survey;

Landowner is to provide all utility easements and agreements to be satisfaction of the MD and the utility companies;

Landowner is to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and furthermore,

It is the applicants' responsibility to provide a Real Property Report or an 'As Built Drawing' signed and sealed by an Alberta Land Surveyor certifying the location of the water well within the boundaries of the new parcel and additionally, that the site plan is surveyed according to municipal requirements

CARRIED

WOLFE – NW 32-21-28 W4

Moved that Council accept the revised site plan as submitted for three parcels proposed in NW 32-21-28 W4.

CARRIED

McKENNA – LAND USE BYLAW AMENDMENT – SE 07-21-27 W4

BYLAW 236/2007

Bylaw 236/2007 was reintroduced into the meeting to authorize the amendment of the 159.01-acres in SE 07-21-27 W4 from the Agricultural District land use rules in order to permit the future subdivision of one 79.5+/- acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

McKENNA – SUBDIVISION – SE 07-21-27 W4

Moved that the subdivision of one 79.5+/- acre parcel from SE 07-21-27 W4 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All approaches to be located and constructed to MD standards and approved by the Public Works Department; Landowner is to provide all utility easements and agreements to be satisfaction of the MD and the utility companies;

Landowner is to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision; and furthermore,

It is the applicants' responsibility to provide a Real Property Report or an

'As Built Drawing' signed and sealed by an Alberta Land Surveyor certifying the location of the water well within the boundaries of the new parcel and additionally, that the site plan is surveyed according to municipal requirements

CARRIED

NORDLI / 1128492 ALBERTA INC. – LAND USE BYLAW AMENDMENT – NE 31-17-28 W4

BYLAW 233/2007

Bylaw 233/2007 was reintroduced into the meeting to authorize the amendment of the 150.44-acres in NE 31-17-28 W4 from the Agricultural District land use rules in order to permit the future subdivision of one 71.51+/- acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

NORDLI / 1128492 ALBERTA INC.– SUBDIVISION – NE 31-17-28 W4

Moved that the subdivision of one 71.51+/- acre parcel from NE 31-17-28 W4 has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

The application is consistent with Section 7 of the Subdivision and Development Regulations;

The subject land has the appropriate land use designation.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such means as satisfactory to the Registrar of the South Alberta Land Titles Office District;

All approaches to be located and constructed to MD standards and approved by the Public Works Department;

Landowner is to provide all utility easements and agreements to be satisfaction of the MD and the utility companies;

Landowner is to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;

All requirements as set forth by Alberta Infrastructure and Transportation to be met.

CARRIED

REQUEST TO WAIVE LATE PAYMENT OF TAX PENALTIES

Moved that Council deny the request to waive the late payment of tax penalties for Tax Roll No. 2003220010.

CARRIED

MUNICIPAL HERITAGE PARTNERSHIP PROGRAM

Moved that Council refer the information regarding designation of Municipal Historic Resources to the Historical Committee.

CARRIED

CAYLEY - PROPOSED ENVIRONMENTAL PROTECTION AREA

Moved that Council instruct Municipal staff to work with the Community Club in order to explore planning and funding for the proposed site.

CARRIED

HAMLET OF CAYLEY – WETLAND WINTER MAINTENANCE

Moved that Council table the decision in regard to use of the wetland on the Northwest corner of the Hamlet, pending receipt of additional information.

CARRIED

Moved that Council deny the request for snow removal of the Cayley wetland area located on the Northwest corner of the Hamlet.

CARRIED

SPRINGBANK LIONS CLUB BUS

Moved that Council refer the funding request to staff in order to review possible funding opportunities for this purpose.

CARRIED

COMMITTEE REPORTS

The Councillors were all given an opportunity to report on various meetings attended throughout the past week.

'IN-CAMERA'

Moved that Council meet 'In-Camera' to discuss personnel matters.

CARRIED

'OUT-OF-CAMERA'

Moved that Council go 'Out-of-Camera'.

CARRIED

ADJOURN

Moved that Council adjourn at 5:39 p.m.

CARRIED