

The Council of the Municipal District of Foothills No. 31 met in the Foothills Administration Building, High River, Alberta, for a meeting on January 3, 2008 at 9:00 a.m. Present were Reeve R. McLean, Councillors T. Waddock, R. Chase, T. Mills, R. Nelson, B. Castell, L. Spilak, Municipal Manager H. Riva Cambrin and Recording Secretary J. Gordon.

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 – JANUARY 3, 2008

Moved that Council approve the agenda for the Council meeting of January 3, 2008.

CARRIED

ADDITIONS TO AGENDA

Moved that Council approve the additions to the agenda for the Council meeting of January 3, 2008.

CARRIED

MEMORANDUM OF AGREEMENT

HIGHWAY 540

Moved that the Reeve be authorized to sign the provincial cost-sharing agreement between the M.D. of Foothills No. 31 and Alberta Infrastructure and Transportation for the above-mentioned project.

CARRIED

RED DEER LAKE SCHOOL

Moved that the Reeve send a letter to the Foothills School Division No. 38 expressing Council's concerns regarding the opening date of the Red Deer Lake School.

CARRIED

LORD AND NICOL – LAND USE BYLAW AMENDMENT – SE 21-20-28 W4

Mr. D. Lord and Ms. V. Nicol-Lord were in attendance with their agent, Mr. D. Badke, for the public hearing in connection with the proposed amendment of the 17.5-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 directly West of 128th St. E. and approximately one mile South of Highway 547.

Within the subject quarter-section, there are three parent parcels that have been conditionally approved for the future subdivision of one additional parcel. The present application would allow for one additional parcel of 5.2+/-acres along the West boundary with access to be provided by way of a 15-metre panhandle along the South boundary. There is a residence as well as a barn and outbuildings on the 12.3+/-acre balance parcel that has an existing access from 128th St. E. along the Northerly portion of the property. The tentative plan includes the approach to the new parcel in the Southeast corner of the subject property. The existing shelter along the South boundary is proposed to be removed from the property.

Upon circulation, the Public Works Department has responded that they would prefer a common approach off 128th St. East in order to reduce the number of approaches.

Mr. Badke stated that the landowners to the North are not interested in subdividing further and therefore there is no opportunity for a shared driveway at that point.

Ms. Nicol-Lord noted that there are lilac bushes and carriaganas that provide a lot of windbreak and there is also a dog run and a location for RV's within this area.

Mr. Badke stressed that it is extremely important to the landowners that the driveway be located on the Southerly portion of the subject parcel but that they would be willing to accommodate a joint approach to the South if the landowners were interested in that proposal.

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

FIDDLER – LAND USE BYLAW AMENDMENT – SW 31-22-3 W5

Mr. and Mrs. J. Fiddler were in attendance for the public hearing in connection with the proposed amendment of the 12.48-acre parcel in order to permit the future subdivision of one 6+/-acre 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 North of Highway 22 and one-half mile West of the internal subdivision road (282nd St. W.).

The Development Officer outlined the development within the quarter-section. At the present time, there are 15 parcels. The subject parcel applied for one additional parcel in 1994 but were refused at that time due to the response from Alberta Environment stating that they discouraged further subdivision within the

quarter-section and additionally, the Council of that time were of the opinion that they wished to preserve the agricultural nature of the parcel.

There is one existing entrance from the internal subdivision road (282nd Street) which accesses the existing residence and one approach is proposed further East (directly across from the driveway across 282nd Street).

Upon circulation, the Public Works Department stated that the sight line for the proposed approach is approximately 135 metres from the mailboxes located adjacent to Highway 22 and 85 metres from the corner to the North. There is currently no posted speed on 282nd St. W. however the existing approach along this road falls within the same criteria, necessitating the speed limit to be lowered to a posted 50 km. per hr.

Council was informed that at the time of the application that had been refused in 1994, the process of providing water supply was different than it is now and at this time, the applicants are required to prove water in accordance with the Provincial Water Act.

Comments were made by Mr. and Mrs. Fiddler and they noted that they have a pond on their property and they have an ample water supply.

The public hearing was closed.

BYLAW 1/2008

Bylaw 1/2008 was introduced into the meeting to authorize the amendment of the 12.48-acre portion of SW 31-22-3 W5 from the Country Residential District 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 landowners will be required to submit the following:

Final lot fee of \$675.00;

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

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

Subdivision application with appropriate fees.

SPEED LIMIT

BYLAW 2/2008

Bylaw 2/2008 was introduced into the meeting to reduce the speed limit from 80 KM/HR to 50 KM/HR along that portion of 282nd Street West.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 2/2008 be given third reading.

CARRIED UNANIMOUSLY

Moved third reading.

THE BYLAW WAS PASSED

LEMAY AND VAN LARE - LAND USE BYLAW AMENDMENT - SE 9-20-1 W5

Mr. M. Lemay and Ms. K. Van Lare were in attendance for the public hearing in connection with the proposed amendment of the 13.12-acre parcel in order to permit the future subdivision of one 3+/-acre parcel. Mr. C. Bohnet was also in attendance. 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 5 miles Southwest of Okotoks off 48th St. W. and 418th Ave. The subject parcel was created in 1995, with the West boundary of the parcel being set back 6 metres from Spring Creek and any development 120 metres from the creek. In addition, there are five other parcels located within the quarter-section, ranging from country residential parcels of 2.79 acres, 3.71 acres and 7.9 acres in size to agricultural parcels of 92.22 acres and 39.24 acres respectively. The tentative site plan shows a 3+/-acre parcel along the South boundary with one existing approach to the existing residence and outbuildings off 48th St. W. The public hearing was closed and no decision was made at this time.

MINUTES – DECEMBER 20, 2007

Moved that Council adopt the minutes, as circulated, of its December 20, 2007, Council meeting.

CARRIED

BILLS AND ACCOUNTS – JANUARY 3, 2008

Moved that the following cheque nos. 18254; 18258-18263; 18265-18269; 18271-18275; 128278-18287; 18289-18295; totalling \$28,324.15 be approved for payment:

<u>Cheque No.</u>	<u>General</u>	<u>Amount</u>
C18253	A.A.M.D. & C.	\$17,714.64
C18255	Alberta Health & Wellness	6,644.00

C18256	AMEC Earth & Environmental	9,665.69
C18257	Armtec Limited	17,936.67
C18264	The City of Calgary	8,357.50
C18270	Foothills Centennial Centre	6,429.75
C18276	Kortech Ltd.	20,550.63
C18277	Local Authorities Pension Plan	65,661.92
C18288	Ranchland Ford	42,442.40

CARRIED

EDEY – LAND USE BYLAW AMENDMENT - SE 25-18-29 W4

Mr. D. Edey was in attendance for the public hearing in connection with the proposed amendment of the 19.25-acre parcel in order to permit the future subdivision of one 8+/-acre parcel. Mr. G. Top was also in attendance. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located one mile South of High River and one mile West of Highway 2.

The Development Officer outlined the history of development, noting that the subject parcel is the only parcel that has been subdivided from SE 25-18-29 W4 and is closely connected to the NE 25-18-29 W4 due to access. This parcel as well as the parcel to the North have Flood Easement Agreements registered on their titles in order to allow for intermittent flooding upon these lands. In NE 25-18-29 W4, there are three parcels that were created - in 2002, one parcel of 49.52 acres (which includes portions of both NW 25-18-29 W4 and NE 25-18-29 W4 created as part of a diversion project for the Little Bow River with Alberta Transportation); in 1993, one parcel of 12.15 acres and in 2003, one parcel of 5.39 acres. At the present time, there is one 13.6-acre parcel that has been granted subdivision approval immediately North of the subject parcel but has not been formally registered. The Development Officer stated that an Environmental Reserve was required to the top of the bank and the landowners were also required to enter into an agreement whereby access is allowed to the West portion of the subject property.

The Public Works Department is in the process of registering a road plan that goes through the property to the North (Top) and this road was constructed in 2004 to a gravel surface. Upon approval of this application, the Public Works Department has requested that this road be upgraded to a paved surface.

The site plan includes one 8+/-acre parcel directly West of the Little Bow River with the balance of the parcel, located East of the Bow River, containing the residence, shop and horse shelter. The applicants have already drilled a well on the proposed new parcel and is located 15.24 metres West of the Little Bow River. Mr. Top stated that he had no objection to the application but would like to continue using the road to get the cattle from one side to the other.

The Municipal Engineer, T. Gilliss, stated that the Municipality is responsible for the fencing located on the West side of the Little Bow River at the junction of the Top driveway, South to the Edey property. The Municipality will remove all cattle guards that are located on the road. The cattle guards belong to the Municipality and as per the agreement, when the road was to be surveyed out, the requirement was to remove them.

The public hearing was closed.

BYLAW 3/2008

Bylaw 3/2008 was introduced into the meeting to authorize the amendment of SE 25-18-29 W4 (North Half of LSD 7 & 8) from the Direct Control 5 District land use rules in order to permit one additional parcel.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

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

Final lot fee of \$675.00;

Environmental Reserve to be taken to the top of the banks of the East and West sides of the Little Bow River;

Development Agreement for the internal road construction to the satisfaction of Council – statement to be included within the agreement that the cattle cannot be moved on the road;

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

The landowners will be required to apply for a Development Permit prior to final subdivision approval with respect to the requirement that no basement will be permitted on the new parcel based on high water table and percolation testing;

Percolation and high water table testing to be completed to the satisfaction of the Municipal Engineer and Council;

Proof of adequate water supply as per the Municipal Water Policy

**LEMAY AND VAN LARE - LAND USE BYLAW AMENDMENT - SE 9-20-1 W5
BYLAW 4/2008**

Bylaw 4/2008 was introduced into the meeting to authorize the amendment of Plan 9512465 Lot 2 in SE 9-20-1 W5 from the Country Residential District 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 landowners will be required to submit the following:

Revised site plan for one 4+/-acre parcel (balance parcel is to be less than 10 acres in size);

Final lot fee of \$675.00;

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

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

Subdivision application with appropriate fees.

**LORD AND NICOL - LAND USE BYLAW AMENDMENT - E. 21-20-28 W4
BYLAW 5/2008**

Bylaw 5/2008 was introduced into the meeting to authorize the amendment of Plan 7410262 Block 7 in E. 21-20-28 W4 from the Country Residential District land use rules in order to permit the future subdivision of one 5.2+/-acre parcel.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

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

Revised site plan to identify a common approach in addition to a 15-metre requirement along the West boundary of the subject parcel for future road dedication;

Final lot fee of \$650.00;

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

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

Subdivision application with appropriate fees.

**MCNEVIN – REDESIGNATION – SE 20-22-1 W5
BYLAW 228/2007**

Bylaw 228/2007 was reintroduced into the meeting to authorize the redesignation of Plan 9810485 Block C Lot 1 in SE 20-22-1 W5 from Country Residential District to Direct Control #1 District.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

**ROWE, ROWE AND ROWE-HARDIE – REDESIGNATION – SE 19-21-1 W5
BYLAW 135/2006**

Bylaw 135/2006 was reintroduced into the meeting to authorize the redesignation of SE 19-21-1 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 4+/-acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

ROWE, ROWE AND ROWE-HARDIE – SUBDIVISION – SE 19-21-1 W5

Moved that the subdivision of one 4+/-acre parcel from the 149.74-acre portion of SE 19-21-1 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 \$16,285.00 per acre on account of 10% of the proposed new parcel and to be deferred by Caveat on the balance parcel;

The Municipality's road widening requirement of 5 metres of land along both sides of Road Plan 4548L (80th St. W.) from the existing parcel to be dedicated by Caveat and registered concurrently with the Plan of Survey;
Landowners are to provide all utility easements and agreements to be to the satisfaction of the MD and the utility companies;
Landowners are 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

NIELSON – NW 1-22-1 W5

Moved that Council has agreed that no Area Structure Plan will be required for the proposed application as per the site plan submitted in Plan 7959JK Block D in NW 1-22-1 W5.

CARRIED

**MASTALERZ – LAND USE BYLAW AMENDMENT – NE 32-22- 4 W5
BYLAW 195/2006**

Bylaw 195/2006 was reintroduced into the meeting to authorize the amendment of the 13.11-acre portion of NE 32-22-4 W5 from the Country Residential District land use rules in order to permit the future subdivision of one additional parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

MASTALERZ – SUBDIVISION – NE 32-22- 4 W5

Moved that the subdivision of one 5.25+/-acre parcel from the 13.11-acre portion of NE 32-22-4 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 \$25,013.00 per acre on account of 10% of the existing parcel;

An Easement and Right-of-Way Agreement with the Municipality as a third party to be registered concurrently with the Plan of Survey to serve as legal access to the proposed new parcel;

Landowner is to provide all utility easements and agreements to be to the 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 applicant's 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

ENDERSBY - REDESIGNATION - SE 14-20-1 W5

BYLAW 47/2007

Bylaw 47/2007 was reintroduced into the meeting to authorize the redesignation of SE 14-20-1 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 4.5+/-acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

ENDERSBY - SUBDIVISION - SE 14-20-1 W5

Moved that the subdivision of one 4.5+/-acre parcel from the 114.56-acre portion of SE 14-20-1 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 \$19,886.00 per acre on account of 10% of the proposed new parcel and to be deferred by Caveat on the balance parcel;

the Municipality's road widening requirement of 5 metres of land along the South boundary of the existing parcel to be dedicated by Caveat and registered concurrently with the Plan of Survey;

Landowners are to provide all utility easements and agreements to be to the satisfaction of the MD and the utility companies;

Landowners are 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

MEDICINE TREE LAND & CATTLE CO. & WAMBEKE - EAST 1/2 16-18-1 W5

Moved that Council accept the staff recommendation as submitted and therefore the purchase price for the portion of road allowance along the East boundary of NE 16-18-1 W5 and a portion of SE 16-18-1 W5 is set at \$4,180.00 per acre.

CARRIED

MUNICIPAL RESERVE PARCEL - NE 24-17-29 W4

Moved that Council acknowledge receipt of the information pertaining to the lease of the municipal reserve parcel located in NE 24-17-29 W4 and that the advertising for bids for lease be done as per the normal procedure.

CARRIED

REDELBACK - SUBDIVISION - NW 13-21-1 W5

Moved that Council has no objection to the time extension requested and the landowners therefore have until February 1, 2009 to comply with all conditions of subdivision as set forth by Council on February 1, 2007.

CARRIED

VANDENBERG AND BREWER - SUBDIVISION APPEAL BOARD

Moved that Council acknowledge receipt of Subdivision Appeal Board Order S11/07 whereby the appeal against a condition of the subdivision approved in SE 1-22-2 W5 was allowed and therefore the subdivision was allowed, subject to amended conditions of approval.

CARRIED

BAMFORD - NW 13-22-3 W5

Moved that Council relax the previous requirement whereby the landowner was asked to dedicate a road right-of-way along the South boundary of one of the proposed new lots so as to provide a link to the public road to the East of the subject land.

CARRIED

DEER CREEK ESTATES - W. 1/2 23-21-29 W4

Moved that Council acknowledge receipt of the letter dated December 4, 2007 from Longview Planning & Design and that a Development Agreement will be required for the \$266,000.00 road improvement fee (\$7,000.00 per new lot) as well as the contribution to the external road (48th St. E.) will include all road costs towards the rebuilding of 48th St. (the amount is not to be based on the preliminary estimate).

CARRIED

LUNCH

Moved that Council adjourn for lunch.

CARRIED

BOARD AND COMMITTEE MEMBERS
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Moved that Don Stewart and Brian Saltman be appointed to the Subdivision and Development Appeal Board for a three-year term with the expiry date of December 31, 2010, and that David Baker, Douglas Ringstrom and Val LaRocke be appointed for a one-year term with the expiry date of December 31, 2008.

CARRIED

ASSESSMENT REVIEW BOARD

Moved that Rosemary Brocklebank, Hugh Kennedy, Marlene LaMontagne, Leonie Lyttle, Gerrit Top and Kathy Weinacker be appointed to the Assessment Review Board for a one-year term with the expiry date of December 31, 2008.

CARRIED

FAMILY AND COMMUNITY SUPPORT SERVICES COMMITTEE

Moved that Barb Beary be appointed to the Family and Community Support Services Committee for a one-year term with the expiry date of December 31, 2008.

CARRIED

HISTORICAL COMMITTEE

Moved that L. LeGeyt, K. Coutts, F. Groeneveld, P. Laycraft and K. MacMillan be appointed to the Historical Committee for a one-year term with the expiry date of December 31, 2008.

CARRIED

FOOTHILLS FOUNDATION BOARD

Moved that Mr. Flores Groeneveld be appointed to the Foothills Foundation Board as member at large for a one-year term with the expiry date of December 31, 2008.

CARRIED

AGRICULTURAL SERVICE BOARD

Moved that Council confirm that the members at large on the Agricultural Service Board are Bart Brocklebank, Murray Morrison and Jordie Sutor.

CARRIED

CALGARY REGIONAL PARTNERSHIP MEETINGS

Moved that Council authorize staff to send a letter expressing concern with the scheduled meetings being held on Thursdays due to the regular Council meetings being previously scheduled.

CARRIED

COUNCIL MEETING DATE

Moved that the June 10, 2008 Council meeting be rescheduled to June 3, 2008.

CARRIED

PROVINCIAL AGRICULTURAL SERVICE BOARD CONFERENCE

Moved that Mr. Mills be authorized to attend the Provincial Agricultural Service Board Conference to be held from January 21 thru to January 25, 2008, in Grande Prairie, Alberta.

CARRIED

COUNCIL MEETING DATES

Moved that the following dates be set for Council meetings:

February 5, March 4, April 1, June 3, July 8, September 2, November 4 and December 2, 2008.

CARRIED

VEGETATION CONTROL ON ROADSIDE POLICY AND PROCEDURE

Discussion took place regarding the proposed policy and procedure. This agenda item will be brought back to Council for further deliberation.

INQUIRY REGARDING WATER PRICES

Moved that Council acknowledge receipt of the letter dated December 11, 2007, from C. Michailuck and that staff be instructed to respond outlining the reasons for the rate difference between the pumping station rates and hamlet user rates.

CARRIED

ROAD LEVY – NW 27-21-4 W5

Moved that Council acknowledge receipt of the letter from A. Ball and that he be informed that the \$1,000.00 was assigned as a non-refundable road levy and that an agreement for the road levy was signed between himself and the Municipality as a condition imposed prior to the third reading of Bylaw 77/2002.

CARRIED

IN CAMERA

Moved that Council go 'in camera' for personnel reasons.

CARRIED

OUT OF CAMERA

Moved that Council go 'out of camera'.

CARRIED

BUDGET MEETING DATE

Moved that Council schedule the budget meeting date for 12:00 Noon on Wednesday, January 9, 2008.

CARRIED

LINDENBACH AND LINDENSMITH - REDESIGNATION - SW 27-20-4 W5

BYLAW 89/2007

Bylaw 89/2007 was reintroduced into the meeting to authorize the redesignation of the 40-acre portion of SW 27-20-4 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of two 4+/-acre parcels. Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

LINDENBACH AND LINDENSMITH - SUBDIVISION - SW 27-20-4 W5

Moved that the subdivision of two 4+/-acre parcels from the 40-acre portion of SW 27-20-4 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 \$17,496.00 per acre on account of 10% of the proposed new parcels and to be deferred by Caveat on the balance parcel;

the Municipality's road widening requirement of 5 metres of land along the South boundary of the existing parcel to be dedicated by Caveat and registered concurrently with the Plan of Survey;

Landowners are to provide all utility easements and agreements to be to the satisfaction of the MD and the utility companies;

Landowners are 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

664330 ALBERTA LTD. - REDESIGNATION - NW 20-21-2 W5

BYLAW 178/2007

Bylaw 178/2007 was reintroduced into the meeting to authorize the redesignation of NW 20-21-2 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 4+/-acre parcel.

Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

664330 ALBERTA LTD. - SUBDIVISION - NW 20-21-2 W5

Moved that the subdivision of one 4+/-acre parcel from the 145-acre portion of NW 20-21-2 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 \$18,519.00 per acre on account of 10% of the proposed new parcel and to be deferred by Caveat on the balance parcel;
the Municipality's road widening requirement of 5 metres of land along the West boundary of the existing parcel to be dedicated by Caveat and registered concurrently with the Plan of Survey;
All road improvements as requested by the Public Works Department to be completed to the satisfaction of the Municipality;
Agreements for acquisition of land for future road dedication and Easement Agreements to be registered to allow for alternative access to the proposed new parcel as per the approved site plan;
Landowners are to provide all utility easements and agreements to be to the satisfaction of the MD and the utility companies;
Landowners are 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

CURRIE - REDESIGNATION - NW 8-20-2 W5

BYLAW 204/2007

Bylaw 204/2007 was reintroduced into the meeting to authorize the redesignation of the 67.63-acre portion of NW 8-20-2 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 3+/-acre parcel. Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

CURRIE - SUBDIVISION - NW 8-20-2 W5

Moved that the subdivision of one 3+/-acre parcel from the 67.63-portion of NW 8-20-2 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 deferred by Caveat to the balance parcel;

Landowners are to provide all utility easements and agreements to be to the satisfaction of the MD and the utility companies;

Landowners are 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

KITCHEN - REDESIGNATION - SE 15-17-28 W4

BYLAW 132/2007

Bylaw 132/2007 was reintroduced into the meeting to authorize the redesignation of the 148.26-acre portion of SE 15-17-28 W4 from Agricultural District to Country Residential District in order to permit the future subdivision of one 7+/-acre parcel. Moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading.

THE BYLAW WAS PASSED

KITCHEN - SUBDIVISION - SE 15-17-28 W4

Moved that the subdivision of one 7+/-acre parcel from the 148.25-acre portion of SE 15-17-28 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;

Public Reserve: to be by way of cash in lieu of land based on \$2,259.00 per acre on account of 10% of the proposed new parcel and to remain deferred by Caveat to the balance parcel;

Landowner is to provide all utility easements and agreements to be to the 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 applicant's 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

ADJOURN

Moved that Council adjourn at 5:00 p.m.

CARRIED