

The Council of the Municipal District of Foothills No. 31 met in the Foothills Administration Building, High River, Alberta, for a meeting on January 10, 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 10, 2008**

Moved that Council approve the agenda for the Council meeting of January 10, 2008.

CARRIED

**ADDITIONS TO AGENDA**

Moved that Council approve the additions to the agenda for the Council meeting of January 10, 2008.

CARRIED

**MUNICIPAL OWNED LAND FARMING LEASE - N.E. 1-19-27 W4M**

Moved that Council instruct staff to re-advertise the farming lease and accept offers for a one-year term or a three-year term.

CARRIED

**ROAD SIGNAGE**

Discussion took place regarding the request to upgrade existing YIELD signs to STOP signs.

**STOP SIGN**

**BYLAW 6/2008**

Bylaw 6/2008 was introduced into the meeting to authorize the installation of STOP signs at the following locations:

210 Avenue at 80 Street West

210 Avenue at 88 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 6/2008 be given third reading.

CARRIED UNANIMOUSLY

Moved third reading.

THE BYLAW WAS PASSED

Moved that Council acknowledge the letter from M. Weiss and that Public Works respond to these concerns regarding road signage.

CARRIED

**ROAD CONSTRUCTION STANDARD SURFACING CHANGES**

Moved that Council instruct staff to proceed with the following road construction standard surfacing changes:

The 1-14 lot standard be upgraded from 50 mm pavement to 90 mm pavement in two lifts;

The 15+ lot standard pavement width be increased from 7.0 metres to 7.6 metres to accommodate future pavement overlays;

Due to the shortage of sub-base gravel, the new standard will require 200 mm of base gravel instead of the 50 mm base gravel and the 150 mm sub-base gravel; and furthermore,

Any new applications for redesignation or subdivision henceforth will be subject to the new standard.

CARRIED

**MITCHELL – REDESIGNATION – NE 18-17-28 W4**

Mr. F. Mitchell and Mr. T. Arnett were in attendance for the public hearing in connection with the proposed redesignation of the 136-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 one-half mile Southeast of Cayley and is accessed off 674<sup>th</sup> Ave.

The Planning Officer noted that there has previously been one 13.94-acre parcel subdivided from the quarter-section in 1991. The present application would allow for one 9+/-acre parcel in the Northwest corner of the quarter-section leaving a balance of approximately 127 acres. There are two existing approaches South off 674<sup>th</sup> Ave. The residence, three sheds and five shelters are located on the proposed parcel while a grain bin and shed are located within the boundaries of the proposed balance parcel. The proposed balance is separated by the natural

path of the drainage course and therefore the landowner has proposed a 15-metre panhandle to allow for future access to the smaller portion of the balance.

The landowner stated that he would like to remain in his home on the proposed new parcel. The reason he provided a panhandle to the balance is to provide access to the balance as there isn't a dry time of year when it can be crossed due to the drainage course.

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

#### **UNITY ASSETS INC. – SITE SPECIFIC AMENDMENT – NE 1-22-1 W5**

Mr. D. Hippe and Mr. G. Doyle of Greenboro Homes were in attendance for the public hearing in connection with the proposed site specific amendment to allow for a temporary trailer. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located in Heritage Pointe.

The subject parcel is a 1,172 sq. metre parcel located in Heritage Pointe, East of Highway 2A and North of Dunbow Road. The applicant is to allow for a temporary sales trailer (12 ft. x 40 ft.) to be used as a sales office. There are also two large signs and a few small signs placed along the North boundary of the property.

Mr. Hippe stated that the sales trailer is located within Heritage Pointe to accommodate the potential purchasers and is intended to be removed within 8 months when construction will begin. The signage is there on a temporary basis only.

The public hearing was closed.

#### **BYLAW 7/2008**

Bylaw 7/2008 was introduced into the meeting to authorize the site specific amendment to allow for a temporary sales trailer as a permitted use to be located on the property legally described as Plan 0611735 Block 24 Lot 60 in NE 1-22-1 W5.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

The Bylaw will contain a sunset clause whereby the Bylaw expires on January 10, 2009 and also will contain a clause whereby the signage for the sales trailer will be removed by January 10, 2009.

#### **1096023 ALBERTA LTD. – REDESIGNATION – NW 15-21-29 W4**

Mr. B. Sorenson and Mr. D. Badke were in attendance for the public hearing in connection with the proposed redesignation of the 39.69-acre parcel in order to permit the future subdivision of seven additional parcels. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located four miles South of Calgary, one mile South of Highway 552 and adjacent to Highway 2.

The Planning Officer outlined the history of development within the immediate area and specifically noted the seven-lot subdivision development immediately North of the subject property that was approved in 2006. This property was the subject of a public hearing on April 26, 2007 but at that time Council tabled the decision in order that the landowner could submit geotechnical reports. Upon receipt of the reports, Council asked that a new public hearing be set due to the new information received.

The parcels are 3.6 acres to 5.1 acres in size and the municipal reserve dedication consists of two parts - one 0.5 acre pathway and one 3.5+/-acre parcel in the middle of the parcels. The lots will be accessed by way of the internal road previously built for the development that was approved in 2006.

The findings of the geotechnical report that was done in October, stated that ten boreholes were drilled and standpipes installed, water was found to range between 1.39 metres and 3.15 metres below the existing ground surface (M.D. standard is 2.1 metres); the soil structures indicated moist silt soils and gravelly soils and therefore the lots would require mound septic systems. Section 6 of the geotechnical evaluation stated the site is considered to be developable from a geotechnical point of view provided certain recommendations were followed (as outlined in the report under Section 6.1 General, 6.2 Spread and Strip Footings, 6.3 Frost Protection, 6.4 Site Grading and Drainage, 6.5 Construction Excavations and 6.6 Backfill Materials and Compaction). The report, prepared by McIntosh.Lalani Engineering Consultants Ltd., concluded by stating that they should review details of design and specifications related to geotechnical aspects prior to construction and that adequate monitoring would be required.

Upon circulation, the Public Works Department recommended that the internal road will be required to be overlaid with 40 mm asphalt, a Country Residential 'A' designation for building foundation elevations and mound septic systems to coincide with the geotechnical evaluation, drainage paths to be protected by

easement, and also that the applicant's Engineer ensure that the stormwater management plan from the first phase of development still works with the new phase of development.

Mr. Sorenson and Mr. Badke both explained that the two Westerly lots and the two Easterly lots are elevated from the internal lots and the four internal lots will need to be backfilled. Mr. Sorenson also explained that the East parcel is the prime site and as such, he would prefer to have the municipal reserve situated in another location. He would also be willing to place a Restrictive Covenant on the titles to notify any potential landowners of the concerns with respect to building sites. The public hearing was closed.

Moved that the decision regarding the proposed redesignation of Plan 9611353 Block 2 in NW 15-21-29 W4 be tabled until Council can be provided with a written response from an independent Engineer as determined by the Municipal Engineer commenting on the geotechnical evaluation provided by the landowner.

CARRIED

#### **MITCHELL – REDESIGNATION – NE 18-17-28 W4**

##### **BYLAW 8/2008**

Bylaw 8/2008 was introduced into the meeting to authorize the redesignation of NE 18-17-28 W4 from Agricultural District to Country Residential District in order to permit the future subdivision of one 9+/-acre parcel.

Moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

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

Revised site plan with no panhandle to the balance parcel;

Final lot fee of \$650.00;

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

Subdivision application with appropriate fees.

##### **LUNCH**

Moved that Council adjourn for lunch.

CARRIED

#### **BILLS AND ACCOUNTS - JANUARY 10, 2008**

Moved that the following cheque nos. 18298-18300; 18303-18308; 18310-18325; 18327; 18329-18337; 18339-18345; 18347-18357; totalling \$42,690.53 be approved for payment:

<u>Cheque No.</u>	<u>General</u>	<u>Amount</u>
C18296	A.A.M.D. & C.	\$13,484.67
C18297	AAA Petroleum Contracting Ltd.	11,106.87
C18301	Bastian, Paul	5,000.00
C18302	Brownlee LLP	5,246.62
C18309	Chief Construction Company Lt	6,189.29
C18326	Fort Garry Industries Ltd	122,582.92
C18328	Great West Life Assurance Co.	42,273.76
C18338	Maco Paving Ltd.	14,796.75
C18346	Receiver General For Canada	101,851.73

CARRIED

#### **MINUTES - JANUARY 3, 2008**

Moved that Council adopt the minutes, as submitted, of its January 3, 2008, Council meeting.

CARRIED

#### **CANCELLATION OF TAXES - ROLL 2229010170**

Moved that Council authorize the cancellation of taxes in the amount of \$23.01 due to an administrative error for the above noted Roll No. 2229010170.

CARRIED

#### **HERITAGE POINTE**

Moved that Council authorize a letter being sent to E.H. Stack, Development Manager of Heritage Pointe, in response to his letter concerning the Municipality's policy regarding the road levy fee.

CARRIED

#### **TOWN OF HIGH RIVER**

Moved that Council acknowledge receipt of the memorandum from the Town of High River and, due to time commitments, the Council is unable to accept the invitation to participate in the Steering Committee however is willing to authorize Planner Ryan Payne to attend as a staff representative should Municipal representation be requested.

CARRIED

#### **ALBERTA SUSTAINABLE RESOURCE DEVELOPMENT**

Moved that Council acknowledge receipt of the letter dated December 17, 2007 from Alberta Sustainable Resource Development and that Councillor Chase and

Municipal Manager H. Riva Cambrin be authorized to attend a Wildlife Management meeting scheduled for January 29, 2008.

CARRIED

**LITTLE BOW MUNICIPAL ASSOCIATION**

Moved that Councillor Spilak be authorized to attend the Foothills Little Bow Municipal Association meeting scheduled for January 18, 2008.

CARRIED

**AAMDC**

Moved that Council acknowledge receipt of the following information from AAMDC: *Speaking Notes of Executive Director G. Rhodes regarding Elected Officials Training;*

*Draft Terms of Reference for AAMDC Standing Issues Committee on Social Issues, Policy and Services.*

CARRIED

**HIGH RIVER REGIONAL AIRPORT LIMITED**

Moved that Council acknowledge receipt of a copy of the letter from R. Griesdale of the High River Regional Airport Limited and appoint G. Wright as a Board Member for the High River Regional Airport Limited.

CARRIED

**COUNCIL MEETING**

Moved that the Council meeting originally scheduled for March 4, 2008 be rescheduled to March 11, 2008.

CARRIED

**2008 SALARY SCHEDULE**

Moved that Council accept the 2008 salary schedules and mileage expenses as submitted by the Municipal Treasurer.

CARRIED

**2008 CAPITAL BUDGET**

Moved that Council accept the 2008 Capital Budget as submitted by the Municipal Treasurer.

CARRIED

**IN CAMERA**

Moved that Council go 'In Camera' to discuss land issues.

CARRIED

**OUT OF CAMERA**

Moved that Council go 'Out of Camera'.

CARRIED

**ADJOURN**

Moved that Council adjourn at 4:50 p.m.

CARRIED