

The Council of the Municipal District of Foothills No. 31 met at the Foothills Administration Building, High River, Alberta, for a meeting on June 13, 2018 at 9:00 a.m. Present were Reeve L. Spilak, Deputy Reeve D. Miller, Councillors J. Parker, S. Oel, A. Alger, R.D. McHugh and R. Siewert, Municipal Manager H. Riva Cambrin, Director of Planning H. Hemingway and Recording Secretary S. Barrett.

Reeve Spilak called the meeting to order at 9:07 a.m.

The M.D.'s Deputy CAO and Director of Community Services R. Payne, Deputy Director of Operations for Public Works M. Gallant, and Supervisor of Infrastructure J. Edgington were in attendance for a discussion period with Council.

COUNCIL AGENDA

Moved that Council approve the agenda for the Council meeting of June 13, 2018.

CARRIED

ADDITIONS TO COUNCIL AGENDA

Moved that Council approve the additions to the agenda for the Council meeting of June 13, 2018.

CARRIED

SCOTT SEAMAN SPORTS RINK SECURITY SYSTEM

Moved that Council approve the purchase and installation of a surveillance system for the Scott Seaman Sports Rink from The Surveillance Shop for a total cost not to exceed \$18,795.00 plus applicable taxes.

CARRIED

60 KM/HR SPEED LIMIT – 48 ST EAST BETWEEN 338 AVE AND 370 AVE BYLAW 23/2018

Bylaw 23/2018 was introduced into the meeting to authorize a 60 Km/hr speed limit and installation of speed limits signage on 48 Street East between 338 Avenue and 370 Avenue East.

Moved first reading

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 23/2018 be given three readings

CARRIED UNANIMOUSLY

Moved third reading

THE BYLAW WAS PASSED

REQUEST FOR DUST CONTROL – HIGH RIVER AG GROUNDS

Moved that Council approve the request received from the High River Ag Society to provide dust control to a portion of the High River Ag Grounds in advance of the Guy Weadick Days event scheduled for June 21 – June 24, 2018.

CARRIED

ROWLAND – SE 09-21-29 W4M – REDESIGNATION AND LAND USE BYLAW AMENDMENT

W. Rowland and B. Wylie were in attendance for the public hearing in connection to the application for the redesignation of a portion of Plan 0413736, Block 1, Lot 2, Ptn. SE 09-21-29 W4M to allow for the future subdivision of one 5.0 +/- acre Country Residential District lot, and an Amendment to the Agricultural District land use rules to allow the future subdivision of one 40.0 +/- acre Agricultural District lot. The Site Specific Amendment of the Agricultural District land use rules allowing for the existing RV Storage Business and Wholesale Tree Farm is to remain in effect only within the proposed 34.0 +/- acre property. Three existing approaches off of 32 Street provide access to the RV Storage Facility and Tree Farm. Improvements within this proposed 34.0 +/- acre lot include a dwelling, approximately 7.0 acres of RV Storage surface, three storage structures of 10,500 sq. ft., 7,680 sq. ft. and 5,760 sq. ft. in size, a mobile home for use as a temporary office space, a 8,632 sq. ft. tensile fabric structure and a 900 sq. ft. three sided hangar. The proposed 5.0 +/- acre lot is accessed by an existing approach off of 32 Street East. Public works has suggested that a common approach be constructed with the adjacent driveway to the north in order to provide access to the balance lands. Three additional approaches from 32 Street East provide access to the RV Storage facility and Tree Farm. A second dwelling exists within the boundaries of the proposed balance parcel and a

registered private airfield is located within the subject property paralleling the north boundary of the property.

One letter of support was received from C. and J. Kolk, Kayben Farms.

The public hearing was closed.

ROE / ECCO RECYCLING & ENERGY CORPORATION – SE 32-19-28 W4M – SITE SPECIFIC AMENDMENT

A. McDougall, K. McDougall and Agent J. Badke were in attendance for the public hearing in connection to the proposed Site Specific Amendment of the Country Residential District land use rules to allow for a Wood Chip Recycling and Wholesale Business to operate on Ptn. SE 32-19-28 W4M. Also in attendance were B. Dyck, W. Holloway, S. Hansen, K. Bontin and J. Johnstone. Wood salvaged from construction and demolition sites is processed into wood chips for use as animal bedding as well as bulk and packaged landscaping mulch for wholesale distribution. The existing approach off of 1104 Drive East will be upgraded to a commercial standard to provide access to the facility. The 6,000 +/- sq. ft. shop and office space will be utilized for administration and a portion of the indoor manufacturing process. Two 4,800 sq. ft. additions to this building have been proposed. Product is to be shipped to and from the property by semi-tractor/trailer units. Five to eight employees will attend the property between 7:30 a.m. and 5:30 p.m., Monday through Saturday. Application for commercial licensing of the existing well has been made. If not approved, off site water will be hauled in daily. Other improvements on the property include a dwelling, quonset and animal shelter.

A. McDougall submitted that operations related to the business occur indoors with the exception of some outdoor storage of materials. Existing improvements will remain on the property. The subject lands were chosen due to size and location, providing ample room for storage and good access to the highway.

S. Kennedy spoke in support of the application.

The public hearing was closed.

ROWLAND – SE 09-21-29 W4M – REDESIGNATION AND LAND USE BYLAW AMENDMENT

Moved that Council table their decision on this application to the afternoon session of Council.

CARRIED

LUNCH

Moved that Council adjourn for lunch.

CARRIED

ASSESSMENT YEAR 2017 ANNUAL REPORT

Appointed Assessor D. Fraser and Director of Corporate Services C. Hummel were in attendance for a meeting with Council to present the 2017 Assessment Year Annual Report.

ROWLAND – SE 09-21-29 W4M – REDESIGNATION AND LAND USE BYLAW AMENDMENT

BYLAW 24/2018

Bylaw 24/2018 was introduced into the meeting to authorize the redesignation of a portion of Plan 0413736, Block 1, Lot 2, Ptn. SE 09-21-29 W4M to allow for the future subdivision of one 5.0 +/- acre Country Residential Sub-district 'A' lot, and an Amendment to the Agricultural District land use rules to allow the future subdivision of one 40.0 +/- acre Agricultural District lot.

Moved first reading

THE MOTION WAS LOST

BYLAW 25/2018

Bylaw 25/2018 was introduced into the meeting to authorize an Amendment to the Agricultural District land use rules to allow the future subdivision of one 40.0 +/- acre Agricultural District lot from Plan 0413736, Block 1, Lot 2, Ptn. SE 09-21-29 W4M.

Moved first reading

THE MOTION WAS LOST

Moved that Council postpone their decision to the application for the redesignation of a portion of Plan 0413736, Block 1, Lot 2, Ptn. SE 09-21-29 W4M to allow for the future subdivision of one 5.0 +/- acre Country Residential District lot, and an Amendment to the Agricultural District land use rules to allow the future subdivision of one 40.0 +/- acre Agricultural District lot in order to allow

the applicant to bring the RV Storage and Tree Farm into compliance and submit a revised site plan demonstrating adequate access to the balance lands should future development of these Agricultural lands take place.

CARRIED

ROTHNEY ASTROPHYSICAL OBSERVATORY

Dr. Phil Langill, Senior Instructor and Director of the Rothney Astrophysical Observatory, and volunteers Dale McNeil and Maya McNeil were in attendance for a meeting with Council to present information regarding the Dark Sky Initiative.

ASSESSMENT YEAR 2017 ANNUAL REPORT

Moved that Council accept the Annual Assessment Report for the 2017 assessment year.

CARRIED

ROE / ECCO RECYCLING & ENERGY CORPORATION – SE 32-19-28 W4M – SITE SPECIFIC AMENDMENT

BYLAW 26/2018

Bylaw 26/2018 was introduced into the meeting to authorize a Site Specific Amendment of the Country Residential District land use rules to allow for a Wood Chip Recycling and Wholesale Business to operate on Ptn. SE 32-19-28 W4M. In their consideration of the application, Council is of the opinion that the proposed development will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Moved first reading

THE BYLAW WAS PASSED FOR ONE READING

Moved second reading

THE BYLAW WAS PASSED FOR TWO READINGS

Moved that Bylaw 26/2018 be give three readings

THE MOTION WAS LOST

MINUTES – JUNE 6, 2018

Moved that Council adopt the minutes, as circulated, of its June 6, 2018 Council meeting.

CARRIED

BILLS AND ACCOUNTS – JUNE 13, 2018

Moved that the following cheque nos. 65687-65693; 65696-65701; 65703-65706; 65708-65715; EFTs 8004-8006; 8008; 8010; 8012-8014; 8016-8018; 8020-8029; 8031-8033; 8034-8037; 8039-8042; 8044-8053; 8055-8063; 8066-8067; 8069; totaling \$78,037.93 be approved for payment:

65694	Double C Gravel Inc.	\$255,575.25
65695	Excalibur Mechanical Ltd.	\$176,499.49
65702	McLean, Brodie	\$5,000.00
65707	Shea Foams Ltd.	\$13,440.00
EFT008007	Canada Post Corporation	\$5,917.79
EFT008009	CDW Canada Inc.	\$23,880.95
EFT008011	Contain-A-Way Services	\$10,414.59
EFT008015	Falco Electrical Systems Ltd.	\$48,188.49
EFT008019	FRESC	\$5,025.72
EFT008030	Jepson Petroleum (Alberta) Ltd	\$6,315.99
EFT008033	Lake @ Heritage Pointe Owners	\$15,175.00
EFT008038	McAsphalt Industries Limited	\$45,222.69
EFT008043	Nustadia Recreation Inc.	\$82,806.00
EFT008054	RMA	\$37,672.54
EFT008064	Town of High River	\$24,776.22
EFT008065	Town of Okotoks	\$5,824.36
EFT008068	Urban Systems Ltd	\$16,075.34
EFT008070	Wood Environment & Infrastruct	\$8,124.69

CARRIED

ROTHNEY ASTROPHYSICAL OBSERVATORY

Moved that Council acknowledge the Dark Sky Initiative presentation made by Dr. Phil Langill, Senior Instructor and Director of the Rothney Astrophysical Observatory, and volunteers Dale McNeil and Maya McNeil.

CARRIED

ST. SIMEON MIROTOCIVI CHURCH – NW 33-21-29 W4M – DEVELOPMENT PERMIT 16D 219

Moved that Development Permit 16D 219 for the construction and use of a two storey maintenance building, accessory to the existing approved uses within NW 33-21-29 W4M; W ½ LSD 13 be approved, subject to the following conditions:

PRE-RELEASE CONDITIONS:

(Pre-release Conditions must be complied with before the Development Permit will be signed and released. Unless a time extension is issued under agreement between the Development Authority and the Applicant, failure to complete these pre-release conditions on or before November 13, 2018 will see this approval be deemed null and void.)

The applicant is to submit a refundable security deposit in the amount of \$3,000.00 in order to ensure compliance with the Alberta Building and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that confirmation that the development meets the intent of the Alberta Building and Fire Codes for use and occupancy is provided by the Municipal Safety Codes Officer and Municipal Fire Services;

the applicant is required to submit revised site plans that identify:

an additional 64 dimensioned parking stall(s) and associated laneways, along with the inclusion of all-weather maintainable surfacing for those areas, concrete parking bumper(s), barriers, and/or curbing, where appropriate.

dimensioned and labelled loading/unloading areas that illustrate the availability of required site circulation, allowing access for emergency services.

dimensioned location of proposed site signage, including but not limited to, that for the installation of a standard Accessible Parking sign;

ADDITIONAL CONDITIONS

This approval is in addition to Development Permit 11D 209, and allows for development and use of the titled property, including one building, having a footprint of up to 2,000 sq. ft., and supporting infrastructure, on NW 33-21-29 W4M; W1/2 LSD 13;

the applicant shall construct, operate and maintain the development in accordance with all conditions of approval and plans as submitted to, and acknowledged by the Development Authority to be appropriate. **Addition to, or revisions to the uses approved herein may occur only upon obtaining appropriate municipal approvals;**

the applicant is responsible for adhering to the accepted site drainage and grading plans to the satisfaction of the Director of the Public Works Department. Any revision to said plan is required to be submitted to the Municipality for review and acceptance prior to implementation. Prior to the Municipality acknowledging completion of the development, it is the responsibility of the applicant to submit as built drawings, executed by the designated professional, that confirm all improvements are consistent with the plans and recommendations within the drainage and site grading plans, as have been accepted by the Municipality;

the existing temporary sea-can and the facility for outdoor storage of materials (Development Permit 15D 248) are to be wholly removed from the lot within 60 days of occupancy of the maintenance building approved under this permit being granted;

the applicant shall obtain any necessary building and/or safety code permits applicable to use and occupancy of the building, and is to comply with the requirements of the Alberta Building, Plumbing, Electrical and Fire Codes at all times. Professional Engineers stamped design shall include, but not be limited to; illustration of meeting requirements for the storage of combustion engines and flammables within the proposed garage area, fulfillment of requirements for barrier free washroom(s), and the ability to meet Energy Code requirements;

wastewater servicing installations shall be illustrated to comply, at minimum, with the Alberta Private Sewage Systems 2015 Standard of Practice;

development within the property boundaries shall be serviced by shallow rather than overhead utilities, wherever possible. The applicant assumes full responsibility with regard to application for and connection to required utility servicing;

prior to development proceeding, a construction fire safety plan is to be submitted to Municipal Fire Services;

it is the applicant's responsibility to contact Municipal Fire Services for inspection of the development prior to occupancy. An emergency response plan shall be submitted for review and acceptance by that department, and on site address and emergency contact signage is to be installed;

a plan for landscaping and maintenance of those lands identified within the application as the area for development shall be submitted to this office for review and acceptance by the Development Authority, **prior to implementation**. Landscaping and stormwater facilities shall at all times be maintained as per the plan(s) accepted to be appropriate by the municipality and must at all times be safe, functional and in a good state of repair. The property shall at all times have a generally neat and orderly appearance and be free of weeds. Plants are to be maintained to demonstrate healthy and vigorous growth;

any installation of exterior lighting applications accessory to these operations must adhere to the guidelines and technical specifications as outlined within the M.D. of Foothills Dark Sky Bylaw;

the development must meet all requirements of Alberta Health Services and Alberta Environment, including but not limited to; meeting the requirements of those agencies for the use and supply of water;

there shall be no long term storage of refuse or recycling materials on the property, nor burning of waste materials. Receptacles for waste and/or recyclables must be animal proof and weatherproof and shall at all times be screened from the view of neighbouring lands;

all operations and activities, including but not limited to: parking and loading and unloading, must at all times be contained within the boundaries of the titled parcel;

on site activities and use shall at all times comply with the M.D. of Foothills Community Standards Bylaw;

on site address, directional, and identification signs are approved under this permit. Prior to any installation, design specifics shall be submitted to the Development Authority for review and acceptance. The applicant is required to ensure the installation of addressing that is visible from the municipal road surface, and shall provide for site circulation signage. Any jobsite signage related to construction, lot development and marketing is to be removed within 60 days of completion of the development approved herein;

issuance of a development permit by the municipality does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land and/or the storage of materials on the property;

the applicant shall be responsible for payment of any professional costs, including legal fees that may be incurred by the Municipal District with respect to the development approved under this permit.

CARRIED

**FOX – SW 05-21-29 W4M – AMENDMENT
BYLAW 57/2017**

Bylaw 57/2017 was reintroduced into the meeting to authorize an amendment of the Country Residential District land use rules to allow for the future subdivision of one new 5.0 +/- acre lot from Plan 2572JK, Block 1, Ptn. SW 5-21-29 W4M. The new 5.0 +/- acre lot will be designated as Country Residential 'A' District to ensure that all recommendations and restrictions as outlined in the high water table testing for foundation design and septic system, septic disposal evaluation and building envelope identification (all provided as conditions of subdivision) are complied with to the satisfaction of the Public Works Department as conditions of the development permit. A completion certificate by a Professional Engineer verifying all aspects of the noted reports have been met and a \$5,000 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

Moved second reading

THE BYLAW WAS PASSED FOR TWO READINGS

Moved third reading

THE BYLAW WAS PASSED

RECESS

Moved that Council recess to sit as the Subdivision Approving Authority.

CARRIED

FOX – SW 05-21-29 W4M – REQUEST FOR SUBDIVISION

Moved that the subdivision of one new 5.0 +/- acre lot from Plan 2572JK, Block 1, Ptn. SW 5-21-29 W4M 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 other means satisfactory to the Registrar of the South Alberta Land Titles District;

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 adjacent municipal road(s), water well(s) within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;

Environmental Reserve Easement Agreement to be fully executed and registered by right-of-way plan, concurrently with the plan of survey to the satisfaction of the Municipality;

Completion of all pre-release conditions as noted in the executed Municipal Development Agreement to the satisfaction of the Municipality. These conditions include:

Payment of the \$11,000 per new lot Community Sustainability Fee;

All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road standards to the satisfaction of the Public Works Department;

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

Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision;

Public Reserve to be provided by way of cash-in-lieu of land based on \$54,314 per acre on account of 10% of the 10.18 acre parcel, less all land subject to an Environmental Reserve Easement;

Submission of all required engineering review fees to the satisfaction of the Public Works Department; and

Submission of subdivision endorsement fees.

CARRIED

ADJOURN

Moved that the meeting of the Subdivision Approving Authority adjourn and that Council continue with its regular agenda.

CARRIED

EAST LONGVIEW HALL

Moved that Council acknowledge the request for support submitted by the East Longview Hall.

CARRIED

FEDERATION OF CANADIAN MUNICIPALITIES (FCM) SPECIAL ADVOCACY FUND

Moved that Council authorize payment to the Federation of Canadian Municipalities Special Advocacy Fund in the amount of \$1,260.00 for the M.D.'s two-year contribution.

CARRIED

F.C.S.S. – COMMUNITY SERVICES COMMITTEE RECOMMENDATIONS

Moved that Council approve the following recommendations as submitted by the F.C.S.S. Community Services Committee. Council recognized that all contributions are made through the provincially funded program whereby the

Province of Alberta provides 80% of the budget, and that the M.D. is required to provide an additional 20% toward support of qualified programs.

Scott Seaman Sports Rink – July 15, 2018 Stampede Breakfast	\$1,000
Millarville Ag & Racing Society – volunteer appreciation event and the Track Watch newsletter	\$14,236
Foothills School Division – Social-Emotional/Behavioural Continuum Program	\$30,000
Foothills School Division – Family School Liaison Counsellor	\$20,000
Priddis Community Association – Priddis & Millarville Fair Book	\$7,000
Sheep River Health Trust – Volunteer / community appreciation / recruiting event	\$3,000
Davisburg Community Association – Volunteer appreciation / community awareness event	\$3,000
Blackie Community Library – Triple Enhancement Community Program	\$545

CARRIED

ENHANCED POLICING – LETTER FROM THE DEPUTY MINISTER, JUSTICE AND SOLICITOR GENERAL

Moved that Council acknowledge the letter received from Associate Deputy Minister, Solicitor General, Dennis Cooley concerning increased rural property crime in the M.D. of Foothills and requests for increased police resources in order to address resident's concerns.

CARRIED

2018 ALBERTA RECREATION & PARKS ASSOCIATION ANNUAL CONFERENCE & ENERGIZE WORKSHOP

Moved that Council acknowledge the invitation to attend the Alberta Recreation and Parks Association Annual Conference and Energize Workshop scheduled for October 25 to 27, 2018 in Jasper, AB and authorize attendance by Councillor Parker at the event.

CARRIED

LICENSE OF MUNICIPAL PARCEL – NE 24-17-29 W4M

Moved that Council authorize administration to advertise for the purpose of obtaining bids for the license of the Municipal Reserve parcel identified as NE 24-17-29 W4M. The terms of the license will be for a one-year term with the option for renewal upon approval by Council.

CARRIED

DEWINTON COMMUNITY ASSOCIATION – ADDITIONAL NAMED INSURED

Moved that Council authorize the DeWinton Community Association to become an additional named insured group on the M.D. of Foothills' Insurance Policy.

CARRIED

ASSIGNMENT OF DEVELOPMENT AGREEMENTS – ARTESIA

Moved that Council authorize assignment of the following Artesia Development Agreements to Brookfield Residential (Alberta) LP by its General Partner, Carma Ltd.

Phase 1 – November 7, 2011

Phase 2 – December 26, 2013

Phase 3 – September 16, 2014

Phase 4 – November 22, 2017

CARRIED

REQUEST FOR PLACEMENT OF SIGN – FOOTHILLS SCHOOL DIVISION

Moved that Council authorize placement of an Identification Sign by the Foothills School Division to identify the future Foothills Christian Academy (FCA) school site within SW 14-19-29 W4M.

CARRIED

APPOINTMENT OF DEVELOPMENT OFFICER – ALAYNA SMALL

Moved that Council appoint Alayna Small as Development Officer for the M.D. of Foothills.

CARRIED

ADDITION TO COUNCIL AGENDA – JUNE 13, 2018

Moved that Council authorize an addition to the Council Agenda to address a request for support submitted by the Priddis Community Association.

THE MOTION WAS LOST

CONFIDENTIAL – CLOSED MEETING OF COUNCIL

Moved that, in accordance with Section 197 of the Municipal Government Act, Council move into a Closed Meeting of Council at 3:24 p.m. to discuss Item #15

– Champion Park Membership Agreement, as per Section 27 of the Freedom of Information and Protection of Privacy Act (FOIP). Municipal Manager H. Riva Cambrin, Director of Community Services R. Payne, and Recording Secretary S. Barrett attended the closed session of Council for the purpose of providing information to Council.

CARRIED

RETURN TO OPEN MEETING OF COUNCIL

Moved that Council return to their open meeting of Council at 5:20 p.m.

CARRIED

Council recessed to allow the public to return to Council Chambers.

The meeting resumed with the public present.

ADJOURN

Moved that Council adjourn at 5:20 p.m.

CARRIED