

Minutes of a Regular Council Meeting of Clearwater County, Province of Alberta, held May 13, 2014 in the Clearwater County Council Chambers in Rocky Mountain House.

**CALL TO ORDER:** The Meeting was called to order at 9:00 A.M. by Reeve Alexander with the following being present:

- |                               |                 |
|-------------------------------|-----------------|
| Reeve:                        | Pat Alexander   |
| Councillors:                  | Curt Maki       |
|                               | Jim Duncan      |
|                               | Theresa Laing   |
|                               | Earl Graham     |
|                               | Kyle Greenwood  |
|                               | John Vandermeer |
| CAO:                          | Ron Leaf        |
| Recording Secretary:          | Tracy Haight    |
| Director, Public Works:       | Marshall Morton |
| Director, Corporate Services: | Rudy Huisman    |
| Administration:               | Kurt Magnus     |
|                               | Erik Hansen     |
|                               | Brad Welygan    |
|                               | Dustin Bisson   |
|                               | Rhonda Serhan   |
| Media:                        | Helge Nome      |
|                               | Sarah Maetche   |
|                               | Rianne De Lang  |

**AGENDA  
APPROVAL:**

Councillor Duncan requested addition of In Camera item – Rocky Mountain House Arena and Information item – Verbal Report on Land Use 2014 Conference.

Reeve Alexander requested addition of Information item – CDL Homes Groundbreaking Ceremony.

Ron Leaf requested addition of Public Works I1 – Sunchild Highway Subgrade Repairs.

COUNCILLOR GREENWOOD: That the May 13, 2014 Regular Meeting Agenda be accepted as amended.

185/14

CARRIED 7/0

**CONFIRMATION  
OF MINUTES:**

1. April 22, 2014 Regular Meeting Minutes

COUNCILLOR MAKI: That the Minutes of the April 22, 2014 Regular Meeting be accepted.

186/14

CARRIED 7/0

**PUBLIC WORKS: 1. Sunchild Highway Subgrade Repairs**

Marshall Morton stated the Sunchild Highway has incurred severe surface road damage due to subgrade failures. Estimated length of damage is approximately 700 metres long by 4.5 metres wide (one lane width).

Clearwater County Public Works and Border Paving Ltd. began repair work on May 12, as immediate repairs are required to address safety concerns and maintain industry usage. Estimated initial repair cost is \$300,000 with a

completion schedule of approximately ten days. He stated administration proposes reallocating funds from the municipal paving reserve to fund repairs.

Mr. Morton presented a report from WSP Engineering Ltd. and provided technical data and specifics on the damage.

Mr. Morton noted an evaluation is scheduled for the fall to determine if additional overlay is required in order to strengthen the identified areas and to mitigate future damage. Administration will identify estimated costs in the 2015 budget for Council's consideration.

COUNCILLOR VANDERMEER: That Council authorizes reallocating funds from the municipal paving reserves for repair of subgrade failures on the Sunchild Highway.

187/14

CARRIED 7/0

Kurt Magnus, Marshall Morton, Erik Hansen, and Brad Welygan left the meeting.

**CORPORATE  
SERVICES:**

**1. Westview Lodge Financial Statements**

Rudy Huisman presented Rocky Senior Housing Council – Westview Lodge's 2013 audited financial statements and the 2014 Municipal Requisition and noted the requisition amount includes \$538,175 for 2014 operations, a 3% increase from 2013; and \$400,000 for the estimated 2014 capital project shortfall, for a total amount of \$938,175. The requisition amount is shared with the Town of Rocky Mountain House and Village of Caroline. Clearwater County's portion is \$840,445, approximately 89%.

Mr. Huisman responded to questions from Council and provided an explanation on the provincial government's equalized assessment formula as it applies to the requisition.

Rhonda Serhan stated the requisition amount, identified as a separate item on the property tax assessment notice, does not come out of the municipal property tax assessment. The amount is also based on provincial recommendations.

COUNCILLOR LAING: That Council accepts the information as presented.

188/14

CARRIED 7/0

**2. Westview Lodge Requisition**

Trevor Duley left the meeting.

Rudy Huisman stated the 2014 requisition includes \$400,000 to cover estimated cost overruns on Westview Lodge's capital project.

Clearwater County's 2014 Tax Bylaw, passed on April 22, 2014, agrees with the levy for Clearwater County's portion of the operations in the amount of \$482,113. The levy does not cover Clearwater County's portion of the estimated 2014 capital project shortfall, in the amount of \$358,332.

Mr. Huisman stated administration recommends Council authorizes payment in 2014 of the County's portion in the amount of \$358,332 and recover this amount, by special levy, in 2015.

Ted Hickey, Trevor Duley, Darryl Parks, and John Bandura joined the meeting.

COUNCILLOR DUNCAN: That Council approves payment of \$358,332 to Rocky Senior Housing Council for the capital shortfall and authorizes cost recovery in 2015 by special levy.

189/14

CARRIED 6/1

Rudy Huisman and Rhonda Serhan left the meeting.

**COMMUNITY &  
PROTECTIVE  
SERVICES:**

**1. Delegation: Darryl Park, Diamond J Industries Ltd.**

Rick Emmons joined the meeting.

Darryl Park, Diamond J Industries Ltd., introduced himself and John Bandura, President, Diamond J Industries Ltd., to Council.

Mr. Park presented information on the DURA Enviro Spray System. The system, developed and designed for use by the oil industry, potentially reduces the environmental impact of plastic waste in landfill sites; uses a biodegradable product in its application; and is potentially effective in the reduction of hazardous work practices.

Mr. Park and Mr. Bandura responded to questions from Council and discussion followed.

Marilyn Sanders, Keith McCrae, Larry and Terri Cameron joined the meeting.

Council noted staff's recommendation to refer Diamond J Industries Ltd. to Rocky Mountain House Regional Solid Waste Authority and Tervita.

COUNCILLOR GRAHAM: That Council accepts the information as presented.

190/14

CARRIED 7/0

**PLANNING:**

**1. Bylaw 987/14 LUA First Reading**

Marilyn Sanders presented an application from Larry and Terri Cameron, operating as The Prairie Creek Inn Ltd., to amend the Land Use Bylaw for SW 4 37 7 W5, containing 151.78 acres, to redistrict 43.66 acres from Agriculture District "A" to Recreation Facility District "RF".

Ms. Sanders noted the property location, zone boundaries, and access roads. Ms. Sanders stated the specific area to be rezoned is mostly tree covered with a Farmland Assessment Rating of 8.0% on approximately 37 acres of the 43.66 acres and an assessment rating of 40% on approximately 7.0 acres.

Ms. Sanders provided background information on the application; reviewed sections of the Municipal Development Plan (MDP) applicable to the application and noted the MDP Economic Development Goal and Tourism Policy.

Ms. Sanders and Keith McCrae responded to questions from Council on public access to Prairie Creek; criteria used for farmland assessment ratings; and animals housed on property zoned Recreation Facility District "RF".

Councillor Vandermeer noted concerns with sightlines for the current access road. Ms. Sanders noted applicants are aware of the issue and rezoning would allow for an emergency access. Mr. McCrae noted the current access road meets requirements determined by Public Works and traffic volume studies. This issue will be looked into further if future development permits are applied for.

Councillor Laing inquired on future business expansion and Larry Cameron responded there are no plans to expand other than what the existing development permit has allowed.

Terri Cameron noted the zone boundaries are restrictive to the current development.

Mr. Cameron noted an unused borrow pit is located on the property which may decrease the farmland assessment rating.

COUNCILLOR VANDERMEER: That Council grants FIRST Reading to Bylaw 987/14 LUA and schedule a Public Hearing for June 24, 2014.

**191/14**

CARRIED 7/0

Marilyn Sanders, Terri Cameron, and Larry Cameron left the meeting.

## **2. North Saskatchewan Regional Plan Phase 1 Consultations**

Rick Emmons stated the Land Use Secretariat announced meeting dates and locations for public consultation sessions on the North Saskatchewan Regional Plan – Phase 1. Council will receive further information regarding these sessions as it becomes available.

COUNCILLOR MAKI: That Council accepts the information as presented and authorizes all Councillors attendance, based on availability.

**192/14**

CARRIED 7/0

Rick Emmons and Keith McCrae left the meeting.

### **INFORMATION:**

Discussion took place on the invitation from Alberta Environment and Sustainable Resource Development (ESRD) for a member of council to attend an aerial tour of the West Country during the May long weekend. Councillor Graham and Vandermeer indicated their interest.

Dennis Ross and Rianne De Lang left the meeting.

Discussion followed on the province's timetable and review process for the Municipal Government Act (MGA).

COUNCILLOR GRAHAM: That Council authorizes staff to write a letter requesting the Province to consider amending the MGA review schedule and date for introduction in Spring 2015.

**193/14**

CARRIED 7/0

Reeve Alexander, Councillor Duncan and Graham reported on the 2014 Land Use Conference they attended and noted discussions on wetlands, agriculture lands, solutions and pilot programs for land use, and West Country issues from a legal liability perspective.

Reeve Alexander reported he is unable to attend a groundbreaking ceremony for "Park Avenue at Creekside", a retirement community development in Rocky Mountain House, on May 21. Councillor Graham indicated interest in attending.

COUNCILLOR DUNCAN: That the CAO's Report, Public Works Director's Report, Accounts Payable Listing, CAAMDC 2014 Zone Golf Tournament, and additional items are accepted as information.

194/14

CARRIED 7/0

**IN CAMERA:**

COUNCILLOR DUNCAN: That Council meets as a Committee of the Whole to discuss the Rocky Mountain House Arena at 11:30 A.M.

195/14

CARRIED 7/0

COUNCILLOR GRAHAM: That the meeting reverts to an Open Meeting at 12:24 P.M.

196/14

CARRIED 7/0

**ADJOURNMENT:  
12:24 P.M.**

COUNCILLOR GRAHAM: That the Meeting adjourns.

197/14

CARRIED 7/0

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER