

**FOOTHILLS COUNTY
COUNCIL MINUTES
September 18, 2024, 9:00 a.m.**

Present: Reeve Miller, Councillor Siewert, Councillor Castell, Councillor McHugh, Councillor Alger, Deputy Reeve Waldorf, Councillor Oel
Administration: CAO R. Payne, Municipal Manager H. Riva Cambrin, Director of Planning H. Hemingway, Manager of Legislative Services S. Barrett, Recording Secretary N. Poffenroth

GENERAL MATTERS

Call Meeting to Order

The meeting was called to order at 9:00 a.m.

Emergent Item - 2024 Capital Equipment Purchase - Fire Apparatus Replacement

That Council add 2024 Capital Equipment Purchase - Fire Apparatus Replacement as an emergent item to the agenda for the Council meeting of September 18, 2024.

CARRIED

Approval of the Agenda

That Council approve the agenda for the Council meeting of September 18, 2024 as amended.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Deputy Director of Operations for Public Works M. Gallant, Senior Engineering Technologist W. Kruger, and Director of Community, Emergency Services R. Saulnier, Manager of Agriculture Services K. Kornelsen and Fire Chief Russ Friesen were in attendance for a discussion period with Council.

2024 Capital Equipment Purchase - Tractor

That Council authorize the Capital Equipment Purchase of one 2002 TJ 450 New Holland Tractor for a total cost not to exceed \$165,000.00 plus applicable taxes.

CARRIED

2024 Capital Equipment Purchase - Fire Apparatus Replacement

That Council authorize a letter of intent for the purchase of one MaxiMetal Paragon 1200 Engine (INC4284) from Commercial Emergency Equipment Co. for a total cost not to exceed \$653,343.00 plus applicable taxes, subject to final inspection of the unit prior to purchase.

CARRIED

Stop Sign Installation - 322 Avenue and 8 Street East

Bylaw 47/2024

Bylaw 47/2024 was introduced into the meeting to authorize the installation of a stop sign (RA-1) at the intersection of 322 Avenue East and 8 Street East (northbound traffic).

That Bylaw 47/2024 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

That Bylaw 47/2024 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That third reading of Bylaw 47/2024 be considered.

THE MOTION WAS LOST

MISCELLANEOUS PLANNING ITEMS

Miklos - NW 10-21-02 W5M - License of Road Allowance

Bylaw 46/2023

Bylaw 46/2023 was reintroduced into the meeting to authorize road closure for license of the northern 776 metre portion of the undeveloped statutory road allowance located adjacent to the west boundary of the NW 10-21-02 W5M containing approximately 4.0 +/- acres, excepting thereout all mines and minerals.

That Bylaw 46/2023 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That Bylaw 43/2023 be given third reading

THE BYLAW WAS PASSED

Bylaw 48/2024

Bylaw 48/2024 was introduced into the meeting amending Bylaw 46/2023, being a Bylaw of Foothills County authorizing road closure for license of the northern 776 metre portion of the undeveloped statutory road allowance located adjacent to the west

boundary of the NW 10-21-02 W5M containing approximately 4.0 +/- acres, excepting thereout all mines and minerals.

That Bylaw 48/2024 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

That Bylaw 48/2024 be given second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

That third reading of Bylaw 48/2024 be considered.

CARRIED

That Bylaw 48/2024 be given third reading.

THE BYLAW WAS PASSED

MISCELLANEOUS MUNICIPAL ITEMS

Strathcona-Tweedsmuir School - Terry Fox Run - Request for Use of Municipal Roads

That Council approve the request from Strathcona-Tweedsmuir School and authorize the use of municipal roads for the Terry Fox Run on September 20, 2024 from 10:00 a.m. to 12:00 p.m., subject to standard municipal conditions and any further requirements as set forth by the Public Works and Foothills Protective Services departments of Foothills County.

CARRIED

Financial and Assurance Audit Proposal - 2024-2028

That Council award the five-year contract for Financial Audit and Assurance Services for the years ending in December 31, 2024, 2025, 2026, 2027, 2028 to Avail Chartered Professional Accountants.

CARRIED

OTHER MATTERS

Minutes – September 11, 2024

That Council adopt the minutes, as amended, of its September 11, 2024 Council meeting.

CARRIED

PUBLIC HEARINGS & MEETINGS

10:00 a.m. - Levy - NE 03-20-03 W5M - Site-Specific Amendments to Agriculture District

K. and A. Levy and Agents J. Dyck and R. Schmidt were in attendance for the public hearing in connection to the proposed Site-Specific Amendments to the Agricultural District land use rules to allow for the construction of an Oversized Private Arena having a total cumulative size of 44,380 +/- sq. ft., as a permitted use on the subject parcel on NE 03-20-03 W5M.

W. and K. Ritchie were also in attendance.

The public hearing was closed.

Levy - NE 03-20-03 W5M - Site-Specific Amendments to A - Decision

Bylaw 49/2024

Bylaw 49/2024 was introduced into the meeting to authorize a Site Specific Amendment to the Agricultural District land rules in order to allow for the construction of an Oversized Private Arena having a total cumulative size of 44,380 +/- sq. ft., as a discretionary use on the subject parcel on NE 03-20-03 W5M.

In consideration of the application, Council is of the opinion that the proposed Site Specific Amendment, and subsequent use of the subject lands, would not be detrimental to the nature of the area and will not unduly interfere with neighbouring land uses or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

1. Final Site Specific Amendment application fees to be submitted;
2. Submission of a complete Development Permit application and the necessary fees.

That Bylaw 49/2024 be given first reading

THE BYLAW WAS PASSED FOR ONE READING

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Priddis Greens Developments Ltd and Foothills County - NW 30-22-03 W5M - Request for Subdivision Approval (Site 1)

That the subdivision of one 2.10 +/- acre Public Utility parcel on Plan 8910328, Block 3; Ptn. NW 30-22-03 W5M and one Public Utility parcel on Plan 8811148; Ptn. NW 30-22-03 W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 and 20 of the Matters Relating to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan and that a variance be granted to Section 18 of the Regulation for the following reasons:

- The application is consistent with Section 9 of the Matters Relating to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

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

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. All utility agreements to be in place;
3. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision.

CARRIED

Priddis Greens Developments Ltd and Foothills County - S 30-22-03 W5M - Request for Subdivision Approval (Site 2)

That the subdivision of one 0.21 +/- acre Public Utility parcel on Plan 8910328, Block 3 from S 30-22-03 W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 and 20 of the Matters Relating to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan and that a variance be granted to Section 18 of the Regulation for the following reasons:

- The application is consistent with Section 9 of the Matters Relating to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

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

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. All utility agreements to be in place to the satisfaction of the County
3. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision.

CARRIED

Priddis Greens Golf and Country Club Ltd. - NW 30-22-03 W5M - Request for Subdivision Approval (Site 3)

That the subdivision of one 0.08 +/- acre Public Utility parcel on Plan 8910328, Block 3; Ptn. NW 30-22-03 W4M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 and 20 of the Matters Relating to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan and that a variance be granted to Section 18 of the Regulation for the following reasons:

- The application is consistent with Section 9 of the Matters Relating to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

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

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. All utility agreement to be registered to the satisfaction of the County;
3. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision.

CARRIED

Priddis Greens Golf and Country Club Ltd. - NW 30-22-03 W5M - Request for Subdivision Approval (Site 4)

That the subdivision of one 0.03 +/- acre Public Utility parcel on Plan 8910328, Block 3; Ptn. NW 30-22-03 W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 and 20 of the Matters Relating to Subdivision and Development Regulation; therefore, it is recommended that the application be approved as per the tentative plan and that a variance be granted to Section 18 of the Regulation for the following reasons:

- The application is consistent with Section 9 of the Matters Relating to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designation; and
- Pursuant to Section 20 of the regulation, written approval was received from the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the Regulation.

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

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Register of the South Alberta Land Titles District;
2. All utility agreement to be registered to the satisfaction of the County;
3. Landowners are to pay all arrears of taxes on the existing parcel prior to finalization of the subdivision.

CARRIED

Adjourn

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

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Heritage Pointe Fire Hall - Building Automation System Upgrade

That Council authorize administration to award the Building Automation System (BAS) upgrade at Heritage Pointe Firehall to GUEST Automation at a cost not to exceed \$15,240.13 plus applicable taxes.

CARRIED

OTHER MATTERS

Lunch

That Council adjourn for lunch.

CARRIED

PUBLIC HEARINGS & MEETINGS

1:30 p.m. - Earl Wakeford Holdings Inc. - SW/NW 18-19-28 W4M - Proposed Outline Plan

Agents K. Venner and Z. Davey were in attendance for the public hearing in connection to the Wakeford Business Park Outline Plan to guide the future development of a business park on Ptn. SW 18-19-28 W4M and Plan 2110509, Block 1, Lots 1 & 2; Ptn. NW 18-19-28 W4M..

Also in attendance were J. Kehler, L. Reyes, R. Deverell and R. Wescott, L. Kotler, and F. Randle.

The public hearing was closed.

Earl Wakeford Holdings Inc - SW/NW 18-19-28 W4M - Decision

That Council postpone its decision on the Wakeford Business Park Outline Plan within Ptn. SW 18-19-W4M and Plan 2110509, Block 1, Lots 1 & 2; Ptn. NW 18-19-28 W4M and direct administration to provide amendments to the Outline Plan for Council's future consideration.

CARRIED

Bylaw 50/2024

Bylaw 50/2024 was introduced into the meeting to approve the Wakeford Business Park Outline Plan to allow for the redesignation of a portion of SW 18-19-28 W4M and Plan 2110509, Block 1, Lots 1 & 2; Ptn. NW 18-19-28 W4M from Agricultural District and General Industry District to Business Park District and Municipal Reserve District, and an Amendment to the Business Park District, General Industry District and Municipal Reserve District land use rules to allow for the future subdivision of nine Business Park District lots, ten General Industry District lots, and three Municipal Reserve District lots leaving 92.14 +/- acres of Agricultural District lands.

Prior to further consideration of the bylaw the applicant will be required to submit the following:

1. Attain Council's approval of the Wakeford Business Park Outline Plan.

Upon approval of the Outline Plan, additional conditions will be imposed and will need to be met before further consideration of the Bylaw.

That Bylaw 50/2024 be given first reading.

HE BYLAW WAS PASSED FOR ONE READING

OTHER MATTERS

Accounts – September 18, 2024

That the following cheques 0070131-0070135, 0070137, 0070139, 0070141-0070151, 0070153-0070157, ETFs 026550-026553, 026556, 026559-026563, 026565-026571, 026574-026577, 026579-026581, 026585-026590, 026592-026594, 026596-026605, 026608-026610, 026612 and Pre – Authorized Payments from September 5, 2024, September 9, 2024 and September 12, 2024 totalling \$63,403.01 be approved for payment:

<u>Cheque No.</u>	<u>Vendor Name</u>	<u>Vendor Amt.</u>
0070136	Clark, Gordon/Deschenes, M.	\$5,000.00
0070138	Fine Line Homes	\$5,000.00
0070140	Gerlach, Chad	\$5,000.00
0070152	Receiver General For Canada	\$231,432.39
<u>EFT No.</u>	<u>Vendor Name</u>	<u>Vendor Amt.</u>
EFT026554	Associated Engineering Alberta Ltd.	\$15,190.78
EFT026555	BB Services Ltd.	\$8,268.75
EFT026557	Breeze Landscaping Inc.	\$8,807.62
EFT026558	Bridgemen Services Ltd.	\$41,895.00
EFT026564	Foothills County	\$450,000.00
EFT026572	Guest Automation Inc.	\$6,163.25
EFT026573	HD Construction	\$6,363.01
EFT026578	Ironedge Equipment Ltd.	\$8,925.00
EFT026582	Local Authorities Pension Plan	\$106,187.52
EFT026583	McAsphalt Industries Limited	\$109,489.03
EFT026584	McChesney Contracting Ltd.	\$168,967.00
EFT026591	Ravenhill Smith Search Inc.	\$8,400.00
EFT026595	Shaw Business	\$9,613.40
EFT026606	Volker Stevin Highways Ltd.	\$122,518.58
EFT026607	Whiskey Springs Management	\$534,978.00
EFT026611	WSP E&I Canada Limited	\$14,322.00

CARRIED

CONFIDENTIAL CLOSED SESSION

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 5:17 p.m. to discuss Scott Seaman Sports Rink Energy Efficiency CHP Project as per Section 16 and advice from officials as per Section 24 of the *Freedom of Information and Protection of Privacy Act (FOIP)*. Municipal Manager H. Riva Cambrin, CAO R. Payne, Director of Planning H. Hemingway, and Manager of Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

CARRIED

Return to Open Session

That Council return to its open meeting of Council at 5:56 p.m.

CARRIED

MOTIONS ARISING FROM CONFIDENTIAL CLOSED SESSION

That Council award the engineering design and project management work of the Energy Efficiency/CHP project at Scott Seaman Sports Rink to King Engineering at an amount

not exceeding \$104,500.00, which includes a 10% contingency and subject to any applicable taxes.

CARRIED

That Council direct administration to withhold future support to the Longview Recreation Board until such time as shared services between Foothills County and the Village of Longview are reviewed and an Intermunicipal Collaboration Framework agreement is achieved.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of September 11, 2024 – September 17, 2024:

- Reeve Miller: Calgary Metropolitan Region Board - Governance Sub-Committee, Town of Diamond Valley / Foothills County Inter-Municipal Committee
- Deputy Reeve Waldorf: Rural Fire Board, Foothills Regional Airport Board
- Councillor Siewert: Foothills Agricultural Service Board, Foothills Regional Airport Board, Subdivision and Development Appeal Board
- Councillor Castell: Town of Diamond Valley / Foothills County Inter-Municipal Committee, Leighton Art Centre
- Councillor Oel: Rural Fire Board
- Councillor Alger: Foothills Agricultural Service Board
- Councillor McHugh: Foothills Agricultural Service Board, Subdivision and Development Appeal Board

Adjourn

That Council adjourn at 5:59 p.m.

CARRIED