

MINUTES OF THE MAY 9, 2017 REGULAR MEETING  
OF THE COUNCIL OF KNEEHILL COUNTY AT THE KNEEHILL COUNTY OFFICE,  
1600- 2<sup>ND</sup> STREET NE, THREE HILLS, ALBERTA.

**PRESENT:**

Division No. 5	Bob Long, Reeve
Division No. 3	Jerry Wittstock, Deputy Reeve
Division No. 1	Brian Holsworth, Councillor
Division No. 2	Carol Calhoun, Councillor
Division No. 4	Glen Keiver, Councillor
Division No. 6	Ken Hoppins, Councillor
Division No. 7	Bobby Painter, Councillor

**ADMINISTRATION PRESENT:**

Chief Administrative Officer	Al Hoggan
Director Municipal Services	Laurie Watt
Director Corporate Services	Mike Morton
Communications Officer	Debra Grosfield
Sr. Manager of Transportation and Facilities	Brad Buchert
Environmental Services Manager	John McKiernan
Manager of Planning and Development	Barb Hazelton
Planning and Development Officer	Dharmesh Vyas
Manager Agricultural Services and Parks	Bowen Clausen
Economic Development Officer	Patrick Earl
Recording Secretary	Carolyn Van der Kuil

**CALL TO ORDER**

**Reeve Long in the Chair**

Reeve Long called the meeting to order at 8:30 a.m.

**AGENDA**

**1.0 Agenda**

**ADDITIONS**

**1.1 Additions to the Agenda**

**Additions under New Business**

8.8 Stampede Farm Family

**Additions under Council and Committee Reports**

10.4 Community Futures Wildrose

**ADOPTION OF  
AGENDA**

**1.2 Adoption of Agenda**

267/17

Councillor Wittstock moved approval of the agenda as amended.

CARRIED

  
Initials

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MINUTES

**2.0 Minutes**

**2.1 Regular Council Meeting Minutes of April 25, 2017**

268/17

Councillor Holsworth moved approval of the April 25, 2017 Council Meeting minutes as amended.

CARRIED

MUNICIPAL SERV  
TRANSPORTATION  
MUNI SERVICES  
SUMMARY

**5.0 Municipal Services**

**5.1 Transportation**

**5.1.1 Municipal Services Summary**

269/17

Councillor Calhoun moved that Council receive the Municipal Services Summary Report as presented.

CARRIED

WATER

**5.2 Water/Wastewater/Environment**

**5.2.1 Westview Care Water Connection**

270/17

Councillor Wittstock moved to forgive fees and costs associated with providing Westview Care an initial connection to the Sunnyslope Rural Gravity Water System. If Westview Care decides to pursue the option of increased flow, as per policy #14-15 they would then be responsible to pay fees as such.

CARRIED

**5.2.2 Increase Water Volume Request**

271/17

Councillor Calhoun moved to accept the request for increased water volume for service connection located at NW 23-30-25-W4M.

CARRIED

PLANNING

**5.3 Planning**

**5.3.1 Bylaw #1730 – Land Use Bylaw – Amendment from Agriculture District to Local Rural Commercial District**

Councillor Hoppins declared a conflict of interest and recused himself from voting on the Bylaw #1730.

272/17

Councillor Wittstock moved that Council move second reading of proposed Bylaw #1730 for the purpose of amending Land Use Bylaw #1718 by redesignating a portion of the SE 19-34-24 W4 from Agriculture District to Local Rural Commercial District.

CARRIED UNANIMOUSLY

273/17

Councillor Holsworth move third reading of proposed Bylaw #1730 for the purpose of amending Land Use Bylaw #1718 by redesignating a portion of the SE 19-34-24 W4 from the Agriculture District to the Local Rural Commercial District.

CARRIED UNANIMOUSLY

**5.3.2 KNE160126, KNE160127, KNE160128, KNE160129 –  
Badlands Motorsport Resort**

274/17

Councillor Wittstock moved to recommend to the Municipal Planning Commission to approve subdivision applications KNE160126, KNE160127, KNE160128, KNE160129 zoned Direct Control 4 (DC4) as follows:

- A. 11.09 acres ± from 77.1 acres within NE 22-027-21 W4M,
- B. 8.08 acres ± from 158.72 acres within NW 22-027-21-W4M,
- C. 70.77 acres ± from 118.27 acres within SE 22-027-21-W4M; and a
- D. 36.39 acre ± and a 94.74 acre ± from 153.99 acres within the SW 22-027-21-W4M

The following conditions are recommended:

1. The subdivisions must be registered in accordance with the tentative plans submitted and by a way suitable to Alberta Land Titles in accordance with the Land Titles Act.
2. As proposed on the tentative plans, subdivisions 1 + 2 + 4 + 5 (as per tentative plan) are to be consolidated into one parcel for the lower track. Area A + Area B+ subdivision 3 are to be consolidated into one parcel for the upper track.
3. Compliance with Kneehill County Land Use Bylaw setback requirements as demonstrated by an Alberta Land Surveyor.
4. As per Section 664 of the MGA, an Environment Reserve Easement will be required as proposed on the tentative plans and will be registered by caveat on the newly created parcels of land.
5. All outstanding taxes on the land involved (current and arrears if any) are to be paid in full to the municipality before the subdivision may be endorsed.
6. The Developer must enter into a development agreement with Kneehill County pursuant to Section 655 of the Municipal Government Act and amendments thereto in form and substance satisfactory to the County of its sole discretion to ensure all subdivision and development of the lands conform to the principles upon which this and other pertinent bylaws are based and shall require construction or payment for the construction of a road or roads required to give access to the subdivision or development in accordance with the May 30, 2014, Watt Consulting Group Transportation Impact Assessment, inclusive of signage and advertising for the design and construction of the access road, specifically, that portion of Range Road 213 from the intersection of Highway 9 and southward for a distance of approximately 3489.74 m (2.16 miles) to the intersection of Township Road 280, that portion

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eastward on Township Road 280 for approximately 1654.71 m (1.02 mile) to the intersection of Range Road 212, that portion southward on Range Road 212 for approximately 4345 m (2.7 miles) to the intersection to the approach (driveway access) of the lands.

7. Access is to be provided to the approved subdivided parcel and remnant parcel. Confirmation of compliance for all existing and proposed accesses which must be located and constructed in accordance with Kneehill County Approach Construction Guidelines Policy 13-15 and amendments thereto is required.
8. Concurrent registrations of utility easements, rights-of ways and/or crossing agreements, as required by service providers.
9. All services (water, sewer, power etc.) are to be provided by the landowner at their expense and they must conform to the utility provider conditions.
10. The Developer acknowledges and agrees that prior to commencing construction upon the Development Site, appropriate plans and specifications must be submitted to the Development Authority for servicing the Development Site, including all underground and above ground services or improvements deemed appropriate to the Development Authority, which may include but will not be limited to, both on site and off site water and sewage systems, service connections, hydrants or other fire suppression systems, overland drainage systems, and internal roads, walkways, sidewalks or lanes whether paved or graveled or otherwise, and the Developer acknowledges and agrees that all such issues or improvements may be required and shall be dealt with as part of the development permit process which will include an additional development agreement.
11. All future site development will require the appropriate development and safety codes permits and approvals.
12. The County will not be responsible for dust control, as per County policy. If it becomes an issue, the responsibility to pay for dust control would fall to the titled landowner.
13. Approval by approving authority does not exclude the need and/or requirements of the applicants to obtain any and all permits as may be necessary under this or any other legislation, bylaws or regulations.
14. The Owner/Developer shall enter into an agreement with regard to road right-of way widening when required as follows:
  - A. Agree to sell a minimum of a 5m (16.5ft) strip of land for road widening to the County at such time as the County deems it necessary to widen the road adjacent to the quarter section, with the price of land to be in accordance with

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existing County policy at that time, and the survey for the road widening to be undertaken by the County at cost.

- B. The County will file a caveat against the land to protect its interest in the land.

CARRIED

The meeting recessed from 9:17 a.m. to 9:26 a.m.

Brad Buchert, John McKiernan, Dharmesh Vyas were not present when the meeting reconvened.

**IN-CAMERA**

**275/17**

**12.0 In-Camera**

Councillor Wittstock moved that Council go into In-Camera to discuss legal matters at 9:27 a.m.

CARRIED

**276/17**

Councillor Holsworth moved that Council go out of In-Camera at 10:12 a.m.

CARRIED

**MOTIONS FROM IN-CAMERA**

**277/17**

**13.0 Motions from In-Camera**

Councillor Hoppins moved to direct administration to create a development agreement with the Badlands Recreation Development Corporation in regards to the construction of the access road to the Badlands Motorsport Resort.

CARRIED

**PROTECTIVE SERV**

**278/17**

**5.5 Protective Services**

**5.5.1 Appointment of Fire Chief of Torrington Fire**

Councillor Calhoun moved the appointment of Mike Bauer, as Fire Chief of the Torrington Fire Department until May 31, 2019. Should this members leave the department, his position will be deemed vacant immediately.

CARRIED

**279/17**

**5.5.2 Appointment of Deputy Fire Chief for Torrington Fire**

Councillor Holsworth moved the appointment of Ed Look as Deputy Fire Chief of the Torrington Fire Department until May 31, 2019. Should this members leave the department, his position will be deemed vacant immediately.

CARRIED

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**280/17**      **5.5.3 Traffic, Pursuit and Emergency Policy**  
Councillor Calhoun moved that Council approve Policy 8-22 Traffic, Pursuit and Emergency Responses Policy as presented, and delete Policies 8-8, 8-8.1, 8-15.  
CARRIED

**281/17**      **5.5.4 Protective Services Policy Review: Deletions**  
Councillor Wittstock moved that Council approve the deletion of Policies 8-7 (Equipment and Accouterments), 8-17 (Exhibits) and 8-18 (Disclaimer).  
CARRIED

**CORPORATE SERV**

**6.0 Corporate Services**

**282/17**      **6.1 Bank Reconciliation-February & March 2017**  
Councillor Hoppins moved that Council receives the February and March 2017 Bank Reconciliation as information.  
CARRIED

**NEW BUSINESS**

**8.0 New Business**

**283/17**      **8.1 Three Hills Thrashers Junior Hockey Club Funding Request**  
Councillor Calhoun moved that Council provides support to the Three Hills Thrashers Junior "B" Hockey Club, by sponsoring \$350.00.  
CARRIED

**284/17**      **8.2 Committee of the Whole Meeting Cancellation**  
Councillor Holsworth moved that Council cancel the Committee of the Whole Meeting scheduled for Tuesday, May 16, 2017.  
CARRIED

**285/17**      **8.3 Rural Alberta Innovations and Learning (RAIL) Commons Conference**  
Councillor Calhoun moved that Council approve a sponsorship in the amount of \$250.00 to the Rural Alberta Innovations and Learning Conference being held at Olds College from September 29 to October 1, 2017.  
CARRIED

**286/17**      **8.4 Policy #3-20, Group Health Plan and AD&D Insurance Coverage**  
Councillor Calhoun moved that Policy #3-20, Group Health Plan and AD&D Insurance Coverage, be approved as presented.  
CARRIED

  
Initials

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**8.5 Policy #3-21, Elected Official's Expense Allowance**

287/17 Councillor Hoppins moved that Policy #3-21, Elected Official's Expense Allowance be approved as presented.

CARRIED

**8.6 Policy #3-24, Promotional Clothing and Goods Program**

288/17 Councillor Wittstock moved that Policy #3-24, Promotional Clothing and Goods Program, be approved as presented.

CARRIED

**8.7 Policy #3-25, Risk Control Policy Statement**

289/17 Councillor Wittstock moved that Policy #3-25, Risk Control Policy Statement be approved as presented.

CARRIED

**8.8 BMO Stampede Farm Family**

290/17 Councillor Holsworth moved to approve Councillor Calhoun to attend the BMO Stampede Farm Family Ceremony with the Dau Family on July 10, 2017.

CARRIED

The meeting recessed from 10:35 a.m. to 10:49 a.m.

Councillor Holsworth was absent when the meeting reconvened.

291/17 Councillor Hoppins moved to reconsider Motion 277/17.

CARRIED

292/17 Councillor Hoppins moved to amend Motion 277/17 to read:  
Councillor Hoppins moved to direct administration to enter into a development agreement with the Badlands Recreation Development Corporation in regards to the construction of the access road to the Badlands Motorsport Resort.

CARRIED

ASB

**5.4 Agricultural Service Board**

**5.4.1 Policy #1-27. Land Care & Extension**

293/17 Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board, Policy 1-27 Land Care & Extension as presented.

CARRIED

**5.4.2 Policy #1-28, Weed Control – Weed Inspection & Enforcement**

294/17 Councillor Wittstock moved that Council approves as recommended by the Agricultural Service Board, ASB Policy 1-28 Weed Control - Weed Inspection & Enforcement as presented.

CARRIED

**5.4.3 Policy #1-28-1, Weed Control – Public Land Weed Control**

295/17 Councillor Hoppins moved that Council approves as recommended by the Agricultural Service Board, ASB Policy 1-28-1 Weed Control - Public Land Weed Control as presented.

CARRIED

**5.4.4 Policy #1-28-2, Weed Control – Private Land Weed Control**

296/17 Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board, Policy 1-28-2 ASB Weed Control - Private Land Weed Control as presented.

CARRIED

**5.4.5 Policy #1-28-3, Weed Control – Seed Cleaning Plants Inspections and Licensing**

297/17 Councillor Hoppins moved that Council approves the deletion of Policy 1-28-3 Weed Control - Seed Cleaning Plants Inspections & Licensing as recommended by the Agricultural Service Board.

CARRIED

**5.4.6 Policy #1-29, Agricultural Pest and Nuisance Species**

298/17 Councillor Wittstock moved to approve as recommended by the Agricultural Service Board, Policy 1-29 Agricultural Pest and Nuisance Species as presented.

CARRIED

**5.4.7 Policy #1-29-1, Agricultural Pests-Grasshopper Control**

299/17 Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board, Policy 1-29-1 Agricultural Pest-Grasshopper Control as presented.

CARRIED

**5.4.8 Policy #1-29-2, Agricultural Pests-Coyote Predation Management**

300/17 Councillor Wittstock moved that Council approves as recommended by the Agricultural Service Board, Policy 1-29-2 Agricultural Pests - Coyote Predation Management as presented.

CARRIED



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- 5.4.9 Policy #1-29-3, Agricultural Pests-Clubroot Control**  
301/17 Councillor Hoppins moved that Council approves as recommended by the Agricultural Service Board, Policy 1-29-3 Agricultural Pests - Clubroot Control as presented.  
CARRIED
- 5.4.10 Policy #1-30, Soil Conservation-Stubble Burning**  
302/17 Councillor Wittstock moved that Council approves as recommended by the Agricultural Service Board, Policy 1-30 Soil Conservation – Stubble Burning as presented.  
CARRIED
- 5.4.11 Policy #1-30-1 Soil Conservation-ASB Equipment Rentals**  
303/17 Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board, Policy 1-30-1 Soil Conservation - ASB Rental Equipment as presented.  
CARRIED
- 5.4.12 Policy #1-31, Animal Health-Livestock Health and Disease Control**  
304/17 Councillor Wittstock moved that Council approves the deletion of Policy 1-31 Animal Health - Livestock Health & Disease Control as recommended by the Agricultural Service Board as presented.  
CARRIED
- 5.4.13 Policy #1-32, ASB Administrative-Agriculture Pesticide Container Collection**  
305/17 Councillor Hoppins moved that Council approves as recommended by the Agricultural Service Board, Policy 1-32 ASB Administrative-Agriculture Pesticide Container Collection as presented.  
CARRIED
- 5.4.14 Policy #1-32-1, ASB Administrative-Haying County Road Allowances**  
306/17 Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board, Policy 1-32-1 ASB Administrative-Haying County Road Allowances as presented.  
CARRIED

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**307/17** **5.4.15 Policy #1-32-2, ASB Administrative-Public Land Mowing**  
Councillor Wittstock moved that Council approves as recommended by the Agricultural Service Board, Policy 1-32-2 ASB Administrative-Public Land Mowing as presented.

CARRIED

**308/17** **5.4.16 Policy #1-32-3, ASB Administrative-Stampede Farm Family Award**  
Councillor Calhoun moved that Council approves as recommended by the Agricultural Service Board Policy 1-32-3 ASB Administrative – Stampede Farm Family Award as presented.

CARRIED

**309/17** **5.4.17 Kneehill County Tourism and Recreation Masterplan**  
Councillor Hoppins moved that Council approves and adopt the Kneehill County Tourism and Recreation Masterplan as recommend by the Parks Committee.

CARRIED

**310/17** **5.4.18 Weed, Pest and Soil Conservation Inspector**  
Councillor Wittstock moved that Council appoint Fallon Sherlock, Jeffery Guidolin, Nicole Plant, Mikaela Johnson, & Bruce Summerville as Weed, Pest and Soil Conservation Inspectors for Kneehill County for the term of their employment.

CARRIED

COUNCIL REPORTS

**10.0 Council and Committee Reports**

**10.1 AQUA 7 Water Services Commission-** Written report was provided by Councillor Wittstock on the meeting he attended on April 20, 2017.

**10.2 Kneehill Housing Corporation** – A written report was provided by Councillor Hoppins on the meeting he attended on April 21 and April 26, 2017.

**10.3 Drumheller and District Solid Waste Association-** Un-approved minutes were provided by Councillor Calhoun on the April 27, 2017 meeting.

**10.4 Community Futures Wildrose-** A verbal report was provided by Councillor Keiver.

**311/17** Councillor Wittstock moved that Council receive the Council and Committee reports as presented.

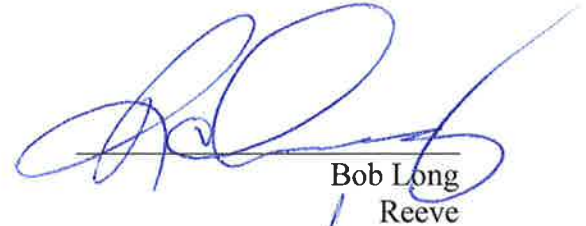
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CARRIED

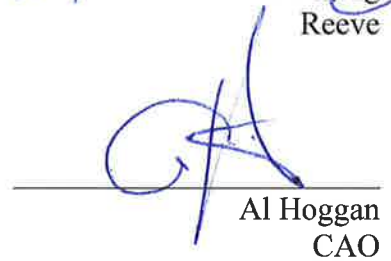
COUNCIL ACT LIST **11.0 Council Follow-Up Action List**  
312/17 Councillor Hoppins moved that Council receive the May 9, 2017  
Council Follow-Up Action List as presented for information.

CARRIED

ADJOURNMENT **Adjournment**  
The meeting adjourned at 11:18 a.m.



Bob Long  
Reeve



Al Hoggan  
CAO



Initials