



# WHEATLAND COUNTY

## Regular Council Meeting Minutes

May 18, 2021, 9:00 a.m.

Councillors Present: Reeve A. Link, Division 2  
Deputy Reeve S. Klassen, Division 5  
J. Wilson, Division 1  
D. Biggar, Division 3  
T. Ikert, Division 4  
G. Koester, Division 6  
B. Armstrong, Division 7

Administration: B. Henderson, Chief Administrative Officer  
M. Boscariol, GM of Community and Development Services  
T. Buteau, GM of Corporate and Financial Services  
M. Desaulniers, Recording Secretary

### 1. CALL TO ORDER AND RELATED BUSINESS

#### 1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County social media channels.

REEVE LINK called the meeting to order - time 9:00 A.M. [Note: Reeve Link, Deputy Reeve Klassen, and Councillors Wilson, Biggar, Ikert, and Armstrong participated in person. Councillor Koester participated remotely].

Reeve Link reviewed the process for the May 18, 2021 Regular Wheatland County Council meeting. The meeting will be conducted in person and via conference call in accordance with the Municipal Government Act, Section 199. Public attendance at Council meetings will be facilitated through virtual means (conference call). [Note: a 'notice of meeting' was posted on the County website.]

#### 1.2 Adoption of Agenda

##### **RESOLUTION CM-2021-05-33**

Moved by BIGGAR

APPROVAL of the May 18, 2021 Regular Council Meeting Agenda, as presented and amended to include the following additions:

Under Agenda Item 2.4 - New Business

2.4.6 - Ratepayer Correspondence - Request for Letter to Alberta Environment & Parks - Re: Badlands Motorsports Resort

2.4.7 - Boat Launch (Bow River / Hwy. 24)

Under Agenda Item 3.1 - Correspondence and Information Items

Drumheller Area Health Foundation – Re: Invitation to Wheatland County Council to attend AGM (June 22/21).

Community Futures Wild Rose – Re: AGM of the Directors and AGM of the Shareholders of Community Futures Wild Rose (June 3/21).

Under Agenda Item 4 - Closed Session  
[FOIP Act - Sec. 21 - Intergovernmental Relations] - Re: Tri-Party Meeting Update

• Carried

1.3 Adoption of Minutes

1.3.1 Wheatland County Regular Council Meeting Minutes - May 4, 2021

**RESOLUTION CM-2021-05-34**

Moved by ARMSTRONG

APPROVAL of the May 4, 2021 Wheatland County Regular Council meeting minutes, as presented.

• Carried

1.3.2 Wheatland County Public Hearing Minutes (May 4/21) - Re: Bylaw 2021-03

**RESOLUTION CM-2021-05-35**

Moved by ARMSTRONG

APPROVAL of the May 4, 2021 Wheatland County Public Hearing minutes, as presented, for Bylaw 2021-03.

• Carried

**2. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

2.1 Bylaw Readings and Public Hearings

**RESOLUTION CM-2021-05-36**

Moved by LINK

THAT the process for the Wheatland County Council meeting, as it pertains to the scheduled Public Hearing(s), will be as follows: Public Hearing; First Reading (if required); consideration for further readings of bylaw for those Public Hearings that have been closed. Further moved, that the above process will take place with the absence of resolutions to go into and out of Council before and after each public hearing.

• Carried

2.1.1 Bylaw 2021-10 - Rocky View and Wheatland County IDP

Note: Agenda Item 2.1.1 proceeded following Agenda Item 2.1.2.

Public Hearing - Bylaw 2021-10 (Rocky View County / Wheatland County Intermunicipal Development Plan)

A bylaw to adopt the Rocky View County and Wheatland County Intermunicipal Development Plan (IDP). The purpose of the IDP is to foster a collaborative planning approach for lands along the common border between the two municipalities. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2021-05-39**

Moved by KLASSEN

Second Reading of Bylaw 2021-10, this being a bylaw for the purpose of adopting the Rocky View County and Wheatland County Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

• Carried

**RESOLUTION CM-2021-05-40**

Moved by ARMSTRONG

THAT Council direct Administration to proceed with the Calgary Metropolitan Regional Board approval process, and once approved bring the Rocky View County and Wheatland County Intermunicipal Development Plan back to Council for consideration of Third Reading.

• Carried

2.1.2 Bylaw 2021-11 - to Repeal Bylaw 2012-56 (Litt Area Structure Plan)

Note: Agenda Item 2.1.2 proceeded following Agenda Item 1.3.2.

Public Hearing - Bylaw 2021-11 (Repeal Bylaw 2012-56)

A bylaw to repeal Bylaw 2012-56 (The Litt Family Area Structure Plan). The Area Structure Plan has served its intended purpose and it has been determined that the ASP is obsolete. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

**RESOLUTION CM-2021-05-37**

Moved by IKERT

Second Reading of Bylaw 2021-11, this being a bylaw for the purpose of Repealing Bylaw 2012-56 otherwise known as the Litt Family Area Structure Plan.

• Carried

**RESOLUTION CM-2021-05-38**

Moved by KLASSEN

Third Reading of Bylaw 2021-11, this being a bylaw for the purpose of Repealing Bylaw 2012-56 otherwise known as the Litt Family Area Structure Plan.

• Carried

2.1.3 Bylaw 2021-04 - Election Bylaw

Note: The purpose Bylaw 2021-04, cited as the 'Election Bylaw', is to regulate the conduct of elections. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review. Discussion ensued regarding the process for the upcoming municipal election.

**RESOLUTION CM-2021-05-41**

Moved by WILSON

THAT Council provide first reading to the Election Bylaw 2021-04.

• Carried

**RESOLUTION CM-2021-05-42**

Moved by IKERT

THAT Council provide second reading to Bylaw 2021-04.

• Carried

**RESOLUTION CM-2021-05-43**

Moved by KLASSEN

THAT Council grant permission to hold third and final reading of Bylaw 2021-04.

• Carried Unanimously

**RESOLUTION CM-2021-05-44**

Moved by ARMSTRONG

THAT Council provide third and final reading to Bylaw 2021-04.

• Carried

**RESOLUTION CM-2021-05-45**

Moved by BIGGAR

THAT Council rescind Bylaw 2017-49, being a bylaw that authorizes the designation of additional voting stations in divisions.

• Carried

2.2 Presentations

2.2.1 10:00 A.M. Appointment - Calgary Metropolitan Region Board - Re: CMRB Growth and Servicing Plan Update

Note: Due to scheduling, Agenda Item 2.2.1 proceeded following Agenda Item 2.4.4 - time 10:07 A.M.

Note: The following HDR Inc./Calthorpe (Consultants for the CMRB) representatives participated in the meeting remotely: Charles Hales (Senior Planner); Jonathan Schmidt (Senior Planner); Stephen Power (PM).

As information, HDR Inc./Calthorpe Representatives presented the 'Calgary Metropolitan Region Board (CMRB) Growth and Servicing Plan Update' providing an overview of the following: Introduction and Principles; Review of Approach; Key Changes since February; Servicing Plan (note: a copy of the presentation was included in the agenda information package). The final Growth and Servicing Plan is to be presented to the CMRB on May 21, 2021 for approval prior to delivery to the Minister by June 1, 2021.

Discussion ensued following the presentation. As the County's CMRB representative, Reeve Link shared comments previously presented to the

CMRB members expressing concerns regarding the plan process and the need for more information.

Note: following Agenda Item 2.2.1, the meeting recess for a short break - time 11:22 A.M.

**RESOLUTION CM-2021-05-50**

Moved by IKERT

WHEREAS the Regional Growth Plan directs growth primarily to urban municipalities and restricts rural growth except in limited areas under the supervision of urban neighbours and the oversight of the Calgary Metropolitan Region Board; and

WHEREAS the majority of growth can freely occur in the urban municipalities with limited Board oversight; and further

WHEREAS the Regional Growth Plan limits the opportunity for rural municipalities to create new employment areas to support municipal sustainability, economic activity, and jobs for Albertans; and

WHEREAS the Regional Growth Plan impacts the agriculture industry by removing the rural municipalities' authority to create the tax base to fund infrastructure required by agriculture; and

WHEREAS the Regional Growth Plan prevents rural municipalities from implementing best rural planning practices for economically viable commercial and cluster residential development; and

WHEREAS the Regional Growth Plan and the provisions therein significantly increase red tape and expenses for municipalities, which is contrary to the Provincial Governments Red Tape Reduction mandate; and

WHEREAS the Regional Growth Plan fails to speak to the need to restrict expansion of urban boundaries; and

WHEREAS the Regional Growth Plan fails to respect the consensus-based approach and mandate to sustain economic growth outlined in the Calgary Metropolitan Region Board Regulation; and

WHEREAS the Servicing Plan is incomplete in that it fails to deliver a comprehensive servicing strategy for the Region, and does not address the logical extension of servicing for future growth; and

WHEREAS the effective date for approved plans to come into alignment with the growth plan will jeopardize plans adopted under the Interim Growth Plan; and

WHEREAS Wheatland County Council has not reviewed all preliminary data sets used by the Growth Plan consultant including assumptions made, indicators, and various models used to create the plan, therefore eliminating the confidence that the Growth Plan is in the best interests of Wheatland County residents, businesses, and future investors;

NOW THEREFORE BE IT RESOLVED THAT Wheatland County Council direct the County's Calgary Metropolitan Region Board representative, Reeve Link, to vote against the approval of the Regional Growth Plan as presented.

Note: Recorded Vote. In Favour - Reeve Link, Deputy Reeve Klassen, Councillor Wilson, Councillor Biggar, Councillor Ikert, Councillor Koester, Councillor Armstrong. Opposed - none.

• Carried Unanimously

2.3 Unfinished Business or Business Arising

2.3.1 Corporate & Financial Services Update - Re: Long Term Investments

As information, Administration informed Council that Corporate & Financial Services is working on updating the County's Investment Policy.

2.4 New Business

2.4.1 Council Resolution Tracker

**RESOLUTION CM-2021-05-46**

Moved by BIGGAR

THAT Council accept the Council Resolution Tracker Report dated May 18, 2021, as information.

• Carried

2.4.2 Letter of Support - Re: Alberta Cultural Grant Funding

**RESOLUTION CM-2021-05-47**

Moved by LINK

THAT Council ratify the Wheatland County (Office of the Reeve) letter, dated May 6, 2021, in support of the Trellis Commons/Siksika Family Resource Network joint application for the Alberta Cultural Grant to assist in funding a traditional event during Blackfoot Days at Siksika.

• Carried

2.4.3 Strathmore Handi Bus Office Lease

Note: prior to presentation of Agenda Item 2.4.3, Deputy Reeve Klassen declared a pecuniary interest and left the meeting - time 9:35 A.M. Deputy Reeve Klassen re-joined Council at 9:40 A.M. following Agenda Item 2.4.3.

**RESOLUTION CM-2021-05-48**

Moved by WILSON

THAT Council authorize the Reeve and Chief Administrative Officer to sign a Lease Agreement with the Strathmore Handi Bus Association for the use of the office space in the Administration Building for a 10-year term, at the rate of \$1.00 per year, based on the information as presented in the request for decision.

• Carried

2.4.4 Rosebud Gravity Sewer System Cost Projection

Note: Agenda Item 2.4.4 was presented in follow-up to a previous motion of Council - Res. CM-2021-04-21. Discussion ensued pertaining to options for wastewater management for Rosebud.

**RESOLUTION CM-2021-05-49**

Moved by KOESTER

THAT Council accept the May 2021 Rosebud gravity system cost update report as information. Further that Council direct Administration to bring back additional information based on Council discussion.

• Carried

2.4.5 Strathmore K-9 School & Regional Recreation Facility Joint Use Agreement Addendums

Note: due to scheduling, Agenda Item 2.4.5 proceeded following Agenda Item 2.2.1. Prior to Agenda Item 2.4.5, the meeting recessed for a short break at 11:22 A.M. and resumed at 11:29 A.M.

**RESOLUTION CM-2021-05-51**

Moved by BIGGAR

THAT Council authorize the Reeve and the CAO to sign the "Addendum B – Joint Use Agreement – Electricity" for the electrical costs of the recreational portion of the Regional Recreation Facility.

• Carried

2.4.6 Request for Letter to Alberta Environment & Parks - Re: Badlands Motorsports Resort

Note: Agenda Item 2.4.6 proceeded following Agenda Item 2.4.8

Note: Addition to Agenda - correspondence received from County Ratepayers requesting that Wheatland write a letter to Alberta Environment and Parks requesting that they conduct a Provincial Environmental Impact Assessment of the proposed Badlands Motorsports Resort (Badlands Racetrack).

Note: following Agenda Item 2.4.6, the meeting recessed for a lunch break at 12:03 P.M.

**RESOLUTION CM-2021-05-53**

Moved by WILSON

THAT Council accepts the ratepayer correspondence (dated May 17, 2021) as information, regarding request for letter to Alberta Environment and Parks for an Environmental Impact Assessment of the proposed Badlands Motorsports Resort.

• Carried

**RESOLUTION CM-2021-05-54**

Moved by ARMSTRONG

THAT the following be added to the 'Closed Session': [FOIP Act. Sec. 21 - Intergovernmental Relations] - Request for Letter to Alberta Environment & Parks - Re: Badlands Motorsports Resort

• Carried



2.4.7 Access to Bow River (Hwy. 24) - Re: Boat Launch

Note: following the lunch break, the meeting resumed at 12:46 P.M.

Note: Addition to Agenda - Councillor Biggar informed Council that complaints were received that access to the Bow River (east side of Highway 24 near Wyndham Carseland Provincial Park) has been blocked. This location has been used in the past as a boat launch. Staff informed that Alberta Transportation had closed the access point. Discussion ensued regarding possible options for a caretaker agreement.

**RESOLUTION CM-2021-05-55**

Moved by BIGGAR

THAT Council direct Administration to provide information to Council for consideration regarding a temporary option (Caretaker Agreement) for access to the boat launch (Bow River - east side of Hwy. 24 near Wyndham Carseland Provincial Park).

• Carried

**RESOLUTION CM-2021-05-56**

Moved by KLASSEN

THAT Wheatland County send a letter to the MLA (Chestermere/Strathmore) to request information regarding Alberta Transportation's decision to close access point/boat launch to the Bow River (note: east side of Hwy. 24 near Wyndham Carseland Provincial Park).

• Carried

2.4.8 Solar Project - Administration Building

Note: Following Agenda Item 2.4.5, Councillor Ikert requested that Council consider a late addition to the agenda - Re: Update - Solar Project (Administration Building). There was no objection from Council. Note: Agenda Item 2.4.8 proceeded following Agenda Item 2.4.5.

**RESOLUTION CM-2021-05-52**

Moved by IKERT

THAT Council direct Administration to provide a report regarding the return on investment pertaining to the Wheatland County Solar Project (Administration Building).

• Carried

**3. CORRESPONDENCE / INFORMATION**

3.1 Correspondence and Information Items

Note: in addition to items listed under Agenda Item 3.1, Council reviewed correspondence received from the following:

- Drumheller Area Health Foundation – Re: Invitation to Wheatland County Council to attend AGM (June 22/21).
- Community Futures Wild Rose – Re: AGM of the Directors and AGM of the Shareholders of Community Futures Wild Rose (June 3/21).



As information, Reeve Link informed that she would be attending the Community Futures Wild Rose Annual General Meetings as Council's representative to the Board.

**RESOLUTION CM-2021-05-57**

Moved by WILSON

APPROVAL for Councillor Armstrong to attend the Drumheller Area Health Foundation Annual General Virtual Meeting (June 22, 2021) on behalf of Wheatland County Council.

• Carried

**RESOLUTION CM-2021-05-58**

Moved by WILSON

THAT Council accepts the Community Futures Wild Rose correspondence (dated May 10, 2021), as information, regarding the Annual General Meeting of the Directors and Annual General Meeting of the Shareholders.

• Carried

**RESOLUTION CM-2021-05-59**

Moved by BIGGAR

THAT Council accepts the following items as information, as provided in the request for decision:

- Western Irrigation District Correspondence dated April 27, 2021 – Re: Update on Marigold and WID Joint Headquarters Project.
- Alberta Municipal Affairs (Office of the Minister) Correspondence dated May 4, 2021 – Re: Intermunicipal Recreation Cost-Sharing Agreement.

• Carried

**4. CLOSED SESSION (IN CAMERA)**

Note: The following were present during the duration of the Closed Session: Reeve Link; Deputy Reeve Klassen; Councillors Wilson, Councillor Biggar, Councillor Koester (remote), Councillor Armstrong, B. Henderson (Chief Administrative Officer), and M. Boscariol (GM of Community & Development Services). Councillor Ikert and T. Buteau (GM of Corporate & Financial Services) were present for a portion of the closed session - time 1:01 P.M. to 2:50 P.M. K. Permann (Senior Community Peace Officer) was present for a portion of the closed session - time 1:01 P.M. to 1:12 P.M.

**RESOLUTION CM-2021-05-60**

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 1:01 P.M., pertaining to the following:

[FOIP Act - Sec. 24 - Advice from Officials] - Re: Addition of Penalty to Tax Roll  
[FOIP Act - Sec. 29 - Information that is or will be available to the public] - Re: Next Level Signage Strategy

[FOIP Act - Sec. 21 - Intergovernmental Relations] - Re: Wheatland Regional Corporation

[FOIP Act - Sec. 24 - Advice from Officials] - Re: Pay Grid and Organizational Chart

[FOIP Act - Sec. 21 - Intergovernmental Relations] - Re: Tri-Party Meeting

Update  
[FOIP Act - Sec. 21 - Intergovernmental Relations] - Request for Letter to Alberta  
Environment & Parks - Re: Badlands Motorsports Resort

• Carried

**RESOLUTION CM-2021-05-61**

Moved by LINK

THAT the meeting come out of 'closed session' - time 3:03 P.M.

• Carried

4.1 Business Arising from Closed Session

Note: Councillor Ikert left the meeting during the closed session therefore was not present during Agenda 4.1 - Business Arising from Closed Session (Items 4.1.1 to 4.1.6 inclusive).

4.1.1 Legal Matter - Addition of Legal Costs to Tax Roll

**RESOLUTION CM-2021-05-62**

Moved by WILSON

THAT Council authorizes the addition of Court Approved Legal Fees totalling \$28,953.66 to Tax Roll #6274000, based on the information provided.

• Carried

4.1.2 Next Level Signage Strategy

**RESOLUTION CM-2021-05-63**

Moved by BIGGAR

THAT Council support 'Option 2' for the County's new Corporate Identity, and that the project continue as proposed.

• Carried

4.1.3 Wheatland Regional Corporation

**RESOLUTION CM-2021-05-64**

Moved by KLASSEN

THAT Council direct the Reeve to send a written response to the Wheatland Regional Corporation General Manager declining invitation to attend the May 18th, 2021 WRC Board meeting.

• Carried

4.1.4 2021 Pay Grid and Organizational Chart

**RESOLUTION CM-2021-05-65**

Moved by ARMSTRONG

THAT Council approve amendments to the 2021 Pay Grid (Section 6.2.1 of the Human Resources Policies) and Organizational Chart (Section 6.4.1 of the Human Resources Policies), as per discussion.

• Carried

4.1.5 Tri-Party Meetings

**RESOLUTION CM-2021-05-66**

Moved by BIGGAR

APPROVAL for attendance of the Wheatland County Reeve and/or designate at monthly tri-party meetings with Siksika Nation and the Town of Strathmore until October 18, 2021.

• Carried

4.1.6 Request for Letter to Alberta Environment & Parks - Re: Badlands Motorsports Resort

**RESOLUTION CM-2021-05-67**

Moved by KOESTER

THAT Wheatland County write a letter to the Director (Regulatory Assurance Section) for Alberta Environment and Parks (AEP) requesting that AEP conduct a Provincial Environmental Impact Assessment (EIA) of the proposed Badlands Motorsports Resort.

• Defeated

**RESOLUTION CM-2021-05-68**

Moved by KLASSEN

THAT Council direct Administration to prepare background information regarding potential development (Badlands Motorsports Resort) adjacent to Wheatland County and information relevant to the request for the letter of support regarding the environmental impact assessment.


• Carried

5. **ADJOURNMENT**

Reeve Link adjourned the meeting - time 3:12 P.M.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer

  
\_\_\_\_\_  
Recording Secretary