

STARLAND COUNTY

COUNCIL MEETING, FEBRUARY 14TH, 2012

A regular meeting of the Council of Starland County was held in the Big Country Gas Co-op Meeting Room, Morrin, Alberta, on Tuesday, February 14th, 2012, commencing at 9:00 a.m.

Attendance

Present: Reeve: Barrie Hoover
Deputy Reeve: Allen Avramenko
Councillors: Murray Marshall, Norman Stanger and Bob Sargent
Staff: CAO R. Rawlusyk
Special Projects Manager M. Kreke
Recording Secretary S. Bremer

C12-020 Approval of Minutes

[C12-020] MOVED BY COUNCILLOR MARSHALL

that the minutes of the January 24th, 2012 regular meeting of the Council of Starland County be approved.

CARRIED UNANIMOUSLY.

Accounts Checked

Deputy Reeve Avramenko and Councillor Sargent checked accounts with Administrative Assistant Laya Montgomery.

C12-021 Approval of Accounts

[C12-021] MOVED BY COUNCILLOR SARGENT

that accounts (cheque no. 34118 to 34177 inclusive) totalling \$403,439.96, be approved for payment.

CARRIED UNANIMOUSLY.

CAO Report

Chief Administrative Officer Ross Rawlusyk reviewed his CAO Report with Council. Highlights of his report included the following:

- The Starland Economic Development Plan has now been completed and the Regional Economic Development Committee endorsed same.
- The construction on the office is progressing well and on Wednesday of this week there will be an inspection to determine substantial completion. Once this has been determined we will be able to occupy the new (old) section of the office. A date for the "Grand Opening" of the new office is tentatively set for April 20th, 2012.
- The tax sale scheduled for today has been resolved and the tax sale cancelled.
- He provided highlights of the Provincial Budget which was released on February 9th, 2012. He noted that the MSI funds have been secured and increased for the next three years. Most other municipal grant programs have been sustained and funding for several of the agricultural programs were increased. The Alberta Senior's benefit was increased by 6.6%, but the lodge assistance program was left at the same level as last year.
- The new Statistics Canada's population numbers came out for 2011, however the population in Starland County declined to 2057 from 2371, down 13.2%.
- The Growing Rural Tourism Conference is scheduled for April 2nd to 4th, 2012 in Camrose, Alberta.
- The new On-Farm Energy Management Program only has about \$160,000 for a budget and Agriculture has already filled the program.
- On February 23rd a number of SAIT students will be touring our office to take a look at the solar system we have installed. SAIT will be using our live data information to supplement their

technical studies.

Attendance of
Ass't PWS Pratt
& PW Report

At 9:30 a.m., Assistant Public Works Supervisor Pratt attended the meeting and reviewed his Public Works Report with Council. Highlights of his report included the following:

- Crews have been cutting trees for firewood;
- Other areas are being brushed with the track-hoe and brusher;
- A few icy areas have required sanding;
- Regular maintenance in the shop is ongoing;
- Tom Armstrong and Buck Benoit have both applied for their CVIC License;
- He has looked into various auction opportunities to disperse of the County equipment which is no longer being used;
- He would like to develop two miles of Range Road 17-2 between Township Road 31-2 and Township Road 31-4 which would benefit the gravel hauling program and hauling routes;
- The 1999 Hyster 60" Double Drum Compactor needs approximately \$10,000 worth of repairs. He is looking for direction as to whether to sell it and replace it with a newer used compactor, or whether to try and work without it;
- He addressed a few other issues including doing private work. He noted there have been some issues arising from this and if Council decides to continue this practice, he feels it should all go through the Public Works Supervisor including any work that Glen Riep or Alan Hampton needs done;
- He is also concerned about the accumulation of in-lieu time. He suggested that there should be a limit on the number of hours employees are allowed to bank for a year.

C12-022
**Motion to
discontinue
private work
unless Council
approves**

[C12-022] MOVED BY COUNCILLOR STANGER

that Starland County discontinue doing private work for ratepayers and/or residents, unless this work receives approval from Council at a regular meeting of the Council of Starland County.

MOTION CARRIED.

Road Tour

A Road Tour is scheduled for Friday, March 23rd, 2012, commencing at 8:00 a.m.; and a Road Meeting is scheduled for Thursday, March 29th, 2012, commencing at 9:00 a.m.

C12-023
**Council Meeting
Cancelled**

[C12-023] MOVED BY REEVE HOOVER

that the regular meeting of the Council of Starland County scheduled for Tuesday, March 27th, 2012, be cancelled.

CARRIED UNANIMOUSLY.

Departure of Ass't
PWS Pratt

At 10:40 a.m., Assistant Public Works Supervisor Pratt departed from the meeting.

Public Hearing
Procedures

CAO Rawlusyk reviewed the procedures with Council that will be followed at the Public Hearing Meeting, scheduled for 11:00 a.m. this morning.

C12-024
**Motion to Recess
Council**

[C12-024] MOVED BY DEPUTY REEVE AVRAMENKO

that the regular meeting of Council be recessed to allow for the Public Hearing scheduled for 11:00 a.m.

CARRIED UNANIMOUSLY.

Council Meeting
Resumed

At 11:40 a.m., the regular meeting of Council resumed.

Municipal Services Report

CAO Rawlusk reviewed the Municipal Services Report in the absence of Manager Riep. Highlights of his report included the following:

- He continues to work on preparation for the project development and construction of a new truckfill station in the Munson area.
- Representatives from Nexen and Joss Wind Power provided an update on the proposed Hand Hills Wind Farm Project. AESO is in the process of reviewing the application pertaining to the high voltage line for this project and it is anticipated that approval is forthcoming.
- He is working with Brad at Palliser Regional Planning Commission to review and update Starland's Draft Municipal Development Plan. This MDP was initiated in 2004 but was never completed at that time.
- The Regional Emergency Management Committee met to review the regional partnership agreement and the Terms of Reference for the "Advisory Committee" and the "Management Agency". This Regional Committee is scheduled to meet April 25th, 2012 at which time they can commence setting some directives and goals for regional emergency planning.

Discussion on Information from Public Hearing

Council discussed the information gathered at the Public Hearing held in regards to the application from Weldon and Linda Seidler to redesignate a portion of the NW 1/4 05-31-17-W4M from the "A" Agricultural District to the "CR" Country Residential District.

C12-025
Defeated Motion re: Amending Bylaw No. 1107

[C12-025] MOVED BY REEVE HOOVER

that Amending Bylaw No. 1107 to amend Land Use Bylaw No. 1064 for the redesignation of a Portion of the NW 1/4 05-31-17-W4M from the "A" Agricultural District to the "CR" Country Residential District, be given 2nd Reading.

MOTION DEFEATED.

Annual Spring Convention

Correspondence was received from the Alberta Association of Municipal Districts and Counties with regards to the Annual Spring Convention. Copies of the Convention Program were distributed to Council for their review. In addition, the Mayors and Reeves Liaison Committee Meeting will be held March 19th, 2012 at 4:30 p.m. in Salon 4 of the Shaw Convention Centre.

Resolution 13-10S

In conjunction with the Spring Convention, the AAMDC provided an update on the progress of Resolution 13-10S which was passed at the 2010 AAMDC Spring Convention and was in support of an appeal of an SDAB decision. The membership supported and passed this resolution in accordance with the AAMDC's Policy on Involvement in Member Legal Matters. The County has concluded their case and were unsuccessful in defending the appeal. As a consequence of these proceedings, it is now time for the Association and membership to financially support the appeal as directed by resolution 13-10S. Starland County's requisition for outstanding fees is \$240.86.

C12-026
Motion to pay Requisition from AAMDC re: Resolution 13-10S

[C12-026] MOVED BY COUNCILLOR STANGER

that Starland County agrees to pay the requisition for legal fees in conjunction with Resolution 13-10S, in the amount of \$240.86.

MOTION CARRIED.

MSI Capital 2011 re: Approval of Funding to Badlands Community Facility

Correspondence was received from Alberta Municipal Affairs, advising that Starland County's project application under the capital funding component of the Municipal Sustainability Initiative (MSI), CAP-3645 - Badlands Community Facility - Drumheller for \$100,000 has been accepted as a qualifying project under their guidelines.

C12-027
Approval of
Funding to
Badlands
Community
Facility

[C12-027] MOVED BY COUNCILLOR MARSHALL

that Starland County approve a donation in the amount of \$100,000 to the Town of Drumheller's Badlands Community Facility.

MOTION CARRIED.

Cancellation of
Tax Sale

CAO Rawlusyk advised that the Tax Sale for a Portion of the SW 1/4 09-31-18-W4M (Registered Plan 0712796; Block 1; Lot 3) has been cancelled, as the outstanding taxes on this property have now been paid in full.

Extension of
Completion Date
re: Broadband
Project

Chief Administrative Officer Rawlusyk advised that he requested an extension of the completion date of our project under the Rural Connections: Community Broadband Infrastructure Pilot Program Grant Agreement.

C12-028
Motion to enter
into Amending
Agreement re:
Time Extension

[C12-028] MOVED BY DEPUTY REEVE AVRAMENKO

that Starland County enter into Amending Agreement No. 1 to revise the completion date for our project under the Rural Connections: Community Broadband Infrastructure Pilot Program Grant Agreement, extending the completion date to July 31, 2012; and that the Chief Administrative Officer be authorized to endorse this Agreement on behalf of Starland County.

CARRIED UNANIMOUSLY.

Administration
Construction
Update

CAO Rawlusyk provided an update to Council on the progress of the Administration Office construction. A list of deficiencies was reviewed and he also noted that a substantial performance of the work is to be reviewed on Wednesday, February 15th, 2012.

2011 Census
Results

The 2011 Census results are now available and indicate that Starland County declined in population by 13.2% to 2,057. CAO Rawlusyk noted that this number seems unreasonable and suggested that Council consider conducting their own municipal census.

Borrowing Bylaw

CAO Rawlusyk presented a draft copy of a proposed borrowing bylaw.

C12-029
Motion to
Establish
Borrowing Bylaw
No. 1108

[C12-029] MOVED BY REEVE HOOVER

that Starland County establish Borrowing Bylaw No. 1108, to authorize the County to borrow funds on a short term basis in 2012, from the Morrin Branch of the Mountain View Credit Union.

CARRIED UNANIMOUSLY.

C12-030
Bylaw No. 1108
1st Reading

[C12-030] MOVED BY DEPUTY REEVE AVRAMENKO

that Borrowing Bylaw No. 1108, to authorize Starland County to borrow funds on a short term basis in 2012, from the Morrin Branch of the Mountain View Credit Union be given First Reading.

CARRIED UNANIMOUSLY.

C12-031
Bylaw No. 1108
2nd Reading

[C12-031] MOVED BY COUNCILLOR MARSHALL

that Borrowing Bylaw No. 1108 be given Second Reading.

CARRIED UNANIMOUSLY.

C12-032
Motion to give
3rd Reading

[C12-032] MOVED BY COUNCILLOR STANGER

that Borrowing Bylaw No. 1108 be presented at this meeting for Third Reading.

CARRIED UNANIMOUSLY.

C12-033
Bylaw No. 1108
3rd & Final
Reading

[C12-033] MOVED BY COUNCILLOR SARGENT

that Borrowing Bylaw No. 1108, to authorize Starland County to borrow funds on a short term basis in 2012, from the Morrin Branch of the Mountain View Credit Union be given Third and Final Reading.

CARRIED UNANIMOUSLY.

Mtn. View County
re: Red Deer River
Watershed Alliance

Correspondence was received from Mountain View County inviting Council to attend a presentation by the Red Deer River Watershed Alliance Executive. This presentation is to provide the membership with further information on the activities and goals of the Alliance.

PRMS re:
Safety Code Fees

Palliser Regional Municipal Services provided a copy of their new Safety Code Fees which became effective February 1st, 2012 for Council's review.

C12-034
Authorization to
attend MALW

[C12-034] MOVED BY COUNCILLOR STANGER

that CAO Rawlasyk, Assistant CAO Bremer and Special Projects Manager Kreke be authorized to attend the Municipal Administration Leadership Workshop from May 8th to 11th, 2012 at Kananaskis Village; and that registration and expenses be paid.

CARRIED UNANIMOUSLY.

Water Quality
Study Workplan
for Michichi & Wolf
Creek

Special Projects Manager Kreke reviewed Stantec Consulting Ltd.'s estimate for a Water Quality Study Workplan on the Michichi Creek and Wolf Creek. This estimate would be for the scope of work and budget to collect water quality samples, provide training on the collection of the water samples to Starland County staff and characterize current conditions in Michichi and Wolf Creeks. This Water Quality Study Workplan was proposed as both Starland County and members of the community have expressed concerns about the quality of the water in the creek system.

C12-035
Defeated Motion
re: Michichi/Wolf
Creek Water
Quality Study

[C12-035] MOVED BY COUNCILLOR STANGER

that Starland County proceed with the Water Quality Study Workplan on the Michichi Creek and Wolf Creek as outlined by Stantec Consulting Ltd., for a total of \$17,313.00.

MOTION DEFEATED.

Amateur Team
Grant Funding
Requests

Two requests for Amateur Team Grant funding were received for Council's review. Firstly, the Morrin Figure Skating Club have requested consideration of funding for their organization, which has 28 members. Secondly, Morrin Minor Hockey have 11 registered players and would also like consideration of funding under the Amateur Team Grant program.

C12-036
Approval of
Amateur Team
Grants

[C12-036] MOVED BY COUNCILLOR SARGENT

that Amateur Team Grant Funding be approved as follows based on \$50.00 per registered member:

- 1) Morrin Figure Skating Club - \$1,400.00
- 2) Morrin Minor Hockey Association - \$550.00

CARRIED UNANIMOUSLY.

AB Planning Exchange Conference

CAO Rawlusk noted that an Alberta Planning Exchange 2012 Planning Conference is to be held in the Black Knight Inn, Red Deer, Alberta from April 16th to 18th, 2012.

FCM Correspondence

CAO Rawlusk provided Council with a copy of the FCM's "Building Canada's Green Economy: The Municipal Role" for their review.

Peace Officers Regulation & Policy Changes

Correspondence was received from the Solicitor General and Public Security Office with regards to Peace Officers. They noted that the process regarding the proposed peace officer regulation and policy changes has concluded. A Bulletin with regards to this regulation, as well as the *Position Paper* on the Stakeholder Consultation on the Peace Officer Program Regulations and Policy were distributed to Council for their review.

Property surrounding Ducks Unlimited Dam

CAO Rawlusk discussed the possibility of purchasing a portion of the NW 1/4 21-31-19-W4M which surrounds the current Ducks Unlimited dam property. This purchase will be further discussed once it is confirmed that Ducks Unlimited will be transferring their property to the County.

Committee Reports

Each of the Councillors present briefly reported on the various committees to which they are appointed.

Council Communications

Council Communications:

- i) Alberta Municipal Affairs re: Alberta Emergency Alert Program
- ii) Government of Alberta news Release re: Speech from the Throne Highlights
- iii) Alberta Infrastructure re: Land Assembly Project Area Act
- iv) Alberta Transportation re: Salvaging Precast Concrete Girder Units
- v) Alberta Association of Municipal Districts and Counties re:
 - Member Bulletin: Asset Management Alberta Invites: Municipal Participation
 - Member Bulletin: Rural Perspectives on Budget 2012
 - Member Bulletin: Developments Concerning Application of Off-Site Levies
 - Member Bulletin: Call for Input: Railway Crossings Consultation
 - Contact Newsletter (1 issue)

Accounts

Accounts - see prior motion.

AAMDC	CK# 34118	\$	195.09
ALLIED DISTRIBUTORS DRUM LTD.	CK# 34119		1,041.60
CAPITAL H2O SYSTEMS INC.	CK# 34120		297.68
ENMAX	CK# 34121		9,434.25
HI SIGNS	CK# 34122		4,331.75
NEW WEST FREIGHTLINER INC.	CK# 34123		383.15
NILEX INC.	CK# 34124		1,304.65
REED ATWOOD BUILDERS INC.	CK# 34125		107,615.41
STARLAND REGIONAL WATER AUTH.	CK# 34126		589.49
TELUS COMMUNICATIONS INC.	CK# 34127		289.92
TELUS MOBILITY INC.	CK# 34128		4,246.33
TOWN OF DRUMHELLER	CK# 34129		2,446.95
VILLAGE OF MORRIN	CK# 34130		220.00
VILLAGE OF MUNSON	CK# 34131		5,560.44
WFR WHOLESALE FIRE & RESCUE	CK# 34132		4,209.89
WSH LABS (1992) LTD.	CK# 34133		2,278.50

Sub-Total: \$ 144,445.10

A&D HARPER TIRE (1979) LTD.	CK# 34134	\$	879.19
ACKLANDS-GRAINGER	CK# 34135		67.39
ACTIVE GLASS	CK# 34136		699.64
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 34137		251.55
AAMDC	CK# 34138		17,270.06
ALBERTA DEVELOPMENT OFFICERS	CK# 34139		100.00
ALBERTA FIRE CHIEF ASSOCIATION	CK# 34140		150.00
ARMAA	CK# 34141		600.00
ALTALIS JV	CK# 34142		1,077.30
ARCTIC TRUCK PARTS & SERVICE	CK# 34143		809.68
AVRAMENKO, ALLEN	CK# 34144		1,245.25
CARGO CONTAINERS	CK# 34145		168.00
CLEARTECH INDUSTRIES INC.	CK# 34146		295.68
CREDIT UNION MASTERCARD	CK# 34147		7,410.30
DELIA SKATING CLUB	CK# 34148		1,280.00
DRUM WIRELESS LTD.	CK# 34149		268.80
GLENTEL INC.	CK# 34150		259.83
GREYHOUND COURIER EXPRESS	CK# 34151		40.52
HAMPTON, ALAN W.	CK# 34152		350.00
HI-WAY 9 EXPRESS LTD.	CK# 34153		505.50
HOOVER, BARRIE	CK# 34154		1,531.50
JUBILEE INSURANCE AGENCIES	CK# 34155		4,078.80
KAIZEN LAB	CK# 34156		1,401.75
KELTECH COMMUNICATIONS INC.	CK# 34157		735.00
KREKE, MATTHEW	CK# 34158		470.50
LAPP	CK# 34159		16,537.47
MALANSKY, JARED	CK# 34160		350.00
MARSHALL, MURRAY	CK# 34161		1,575.00
RAWLUSYK, ROSS	CK# 34162		145.60
RECEIVER GENERAL OF CANADA	CK# 34163		31,764.64
RIEP, GLEN	CK# 34164		388.00
SARGENT, ROBERT	CK# 34165		268.20
STANGER, NORMAN	CK# 34166		1,366.00
TELUS MOBILITY INC.	CK# 34167		681.12
THE DRUMHELLER MAIL	CK# 34168		4,420.50
TKNT MECHANICAL LTD.	CK# 34169		74.75
TOWN OF ECKVILLE	CK# 34170		100.00
TRINUS TECHNOLOGIES INC.	CK# 34171		194.25
TROUT, RAY	CK# 34172		1,115.00
VILLAGE OF DELIA	CK# 34173		787.50
VILLAGE OF MORRIN	CK# 34174		20.00
Sub-Total:		\$	101,734.27
CANADIAN NATURAL RESOURCE LTD.	CK# 34175	\$	155,668.09
Sub-Total:		\$	155,668.09
STAHL, JOE	CK# 34176	\$	370.00
WOLF, SANDY	CK# 34177		1,222.50
Sub-Total:		\$	1,592.50
TOTAL:		\$	403,439.96

C12-037
Adjournment

[C12-037] MOVED BY COUNCILLOR STANGER


that the meeting be adjourned at 3:50 p.m.

CARRIED UNANIMOUSLY.

The next regular meeting of the Council of Starland County is to be held on Tuesday, February 28th, 2012 in the Starland County Administration Office Council Chambers, Morrin, Alberta, commencing at 9:00 a.m.



Reeve:
J. Barrie Hoover



Chief Administrative Officer:
Ross D. Rawlusyk

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**STARLAND COUNTY
PUBLIC HEARING, FEBRUARY 14, 2012**

RE: Amending Bylaw No. 1107 for Reclassification of Land Use

A Public Hearing regarding Starland County's proposed Bylaw No, 1107, regarding an amendment to Land Use Bylaw No. 1064 to reclassify a portion of land, was held in the Morrin Fire Hall in Morrin, Alberta, on Tuesday February 14, 2012, commencing at 11:00 a.m.

Present: Reeve Barrie Hoover
Deputy Reeve Allen Avramenko
Councillors Murray Marshall, Norman Stanger, and Robert

Sargent
Chief Administrative Officer Ross Rawlusyk
Recording Secretary Marcia Raymond

Also in Attendance: Shirley Bremer, Assistant Chief Administrative Officer
Matthew Kreke, Special Projects Manager
Garry Wilson, Planner, Palliser Regional Municipal Services
Dave Suen, Planning Intern, Palliser Regional Municipal

Services
Caroline Siverson, Chief Administrator Officer, Village of Delia
Linda Seidler, Landowner and Applicant
Geoff Hall, Adjacent Landowner in Delia

The Meeting was called to order by Reeve Barrie Hoover. Introductions were provided, and Recording Secretary Marcia Raymond outlined the nature of the proposed amending bylaw. She advised that the public hearing is held pursuant to Section 692 (1) (c) of the Municipal Government Act, to discuss a proposed bylaw to amend Land Use Bylaw No. 1064, by reclassifying a portion of the North West Quarter of Section Five Township Thirty One, Range Seventeen, West of the Fourth Meridian (Ptn. Of NW 1/4 05-31-17-W4M) from the "A" Agricultural District to the "CR" Country Residential District. This bylaw was presented to Council on January 24th, 2012 and was given first reading.

Marcia Raymond advised that notice of the Public Hearing was advertised in the February 1st and February 8th, 2012 editions of the Drumheller Mail. In addition, as the proposed amendments will change the district designation of a parcel, written notification was provided to each owner of adjacent land, as required in the Municipal Government Act. For the purpose of the adjacent land notification, all landowners within a full one mile radius of the proposed reclassification received written notification. Notification was also provided to the Director of the Palliser Regional Municipal Services Agency and to the applicant as is required by Land Use Bylaw No. 1064.

Marcia Raymond informed those in attendance that Section 230(4) of the Municipal Government Act provides that the Council must hear:

- (a) any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw or resolution and who has complied with the procedures outlined by the Council, and
- (b) may hear any other person who wishes to make representations and whom the Council agrees to hear.

She added that after considering any other matter it considers appropriate, the Council in accordance with Section 230(5) of the Municipal Government Act may:

1. Pass the proposed bylaw

2. Make any amendment to the bylaw it considers necessary and proceed to pass it without further advertisement or hearings, or
3. Defeat the bylaw

Copies of the Public Hearing information, including the public hearing procedures were provided to all in attendance.

Reeve Hoover asked for presentation in support of the Amending Bylaw. Linda Seidler advised that the proposed amendment will allow them as landowners to subdivide a parcel for their son to build on.

Reeve Hoover inquired if anyone was in opposition to the Amending Bylaw 1107. Recording Secretary Raymond read a letter from Denise Battle and Shandele Battle, adjacent landowners in regards to their concerns. They advised that they are concerned about their waterline which runs from the Village of Delia across the N.W. 1/4 of Section 5 to their home on the S.W. 1/4 of Section 8. The waterline was installed in 1996, and there was a verbal agreement for access across the property at the time. She noted that they are having the waterline surveyed and plan to register an easement.

CAO Caroline Siverson, representing the Village of Delia, spoke about some concerns which was outlined in their submitted letter. She identified that the proposed subdivision lies directly on the West side of the Village of Delia boundary. She added that in the late 1970's, the property was identified as a key component for future growth for the Village, and the Village is concerned that this proposed reclassification will jeopardize this plan. She identified in her letter that the best direction for growth for the Village would be to the west, and future development of these lands could negatively impact the Village's long range plans. Ms. Siverson noted that if the Village was able to annex the land to the West, it is a logical extension of their services and roadways. She suggested that a conceptual plan that includes the Village's roads and sewer lines should be prepared. She also added that the Village of Delia has requested Palliser Regional Municipal Services to work with them to develop a current conceptual plan with mixed residential properties and outlining how services and road infrastructure can best accommodate growth. She concluded by noting that the Village is very interested in working with the landowners to come to a satisfactory conclusion for all parties.

Planner, Gary Wilson, stated that the applicant is proposing to create three country residential lots located on the east boundary of the quarter section on which they currently have a farm residence, located in the lower south-west corner along Highway 851. The larger, southerly proposed Lot 1 of 6.7 acres (2.7 ha) is for a family member to construct a new residence, while the other two smaller lots will be offered up for sale. However under the current Starland County land use designation for "CR" - Country Residential District the minimum requirements for site area is 1 acre (0.5 ha.) to a maximum of 5 acres (2 ha.)

He added that the Starland County Land Use Bylaw No. 1064 only allows one (1) parcel to be removed from an un-subdivided quarter section to be used for residential purposes for land designated as "A" - Agricultural District. Therefore, the proposed parcels would be required to have a land use amendment to allow for multi country residential uses as per example where the "CR" - Country Residential District allows up to ten (10) parcels per quarter section. This quarter section already has a 3.13 acre (0.954 ha.) Parcel that had been subdivided in 1963 for extra school grounds (Block A, Plan 2373 JK) and a portion of the Village of Delia sewage lagoon site, access and pipeline right-of-way (Plan 1376 HO) that crosses into the adjoining quarter to the south. The subject quarter is fragmented by the CN railway right-of-way which enters into the Village on the eastern boundary.

Gary Wilson added that due to concerns expressed and close proximity to the Village of Delia it would be prudent and good planning to have at the very least a concept plan in place before proceeding in conjunction with the land use

amendment and subdivision of the proposed parcels. An older planning report, has indicated this subject area was shown as the location where the Village could expand its residential district and urban growth. Even though the plan was developed for short and intermediate term planning, much of the principals would be relevant for today. With this in mind and the proposal of potentially connecting into municipal services, a study or concept plan should be undertaken to find the best use of this area to see if it would not better a mix of residential development. At the high cost of servicing lots, maybe it would be best to have some of these parcels made smaller to allow for a greater concentration of residential lots. The Planning Study has shown that this property is one of two potential locations for residential subdivision and an area most likely to annexed and used by the Village of Delia for urban growth and development.

Gary Wilson also noted that there are issues of sewage and water supply to address. As this is an undeveloped site there are currently no services located on the property. The applicant has indicated that the water supply could possibly be provided by an existing water line through the property that is connected to the waterline within the adjoining Village of Delia. There are currently two private water lines that cross the quarter-section, one that services the residence within the parent quarter along the westerly boundary and an additional line that services two residences in the quarter- section to the north. The private sewage system will require a development permit and will have to comply with all regulations of the Private Sewage Disposal System Standard of Practice 2009 and Private Sewage Disposal systems Regulation (AR 229/1997) as well as meeting any required minimum setbacks to property lines. Originally the applicant had indicated that the proposed parcels would each have private sewage disposal systems. Subsequently it has been learned from the Village of Delia that they have been approached with a proposal of tying into their municipal sewer line if feasible.

Gary Wilson summarized his presentation with a recommendation that the decision on this reclassification be tabled. He added that due to the proximity of this proposal to the Village of Delia the area should be looked at and studied in detail prior to a land use district amendment to determine the potential for future development considerations. If the application were tabled for a specific time period the planning consideration may be established by the Village of Delia, Starland County and Palliser Regional Municipal Services.

Linda Seidler asked if the Village would be interested in purchasing the land for future growth. Caroline Siverson noted that the Village would probably look at it. She suggested that it would be best if the property could be connected to existing roads and utility services.

Gary Wilson added that the major cost of a development like this would be the servicing costs, and additional lots might help to recoup some expenses.

Linda Seidler asked about the time frame for getting all this work done.

Gary Wilson noted that it would take some months to develop a conceptual plan, but added that annexation could take quite a bit longer because the Municipal Government Board is involved in the process.

Ross Rawlusyk asked if the existing Village lagoon would impact the lots the applicant had applied for. Gary Wilson noted that it probably would require the proposed lot 1 to be reduced in size, and added that this area could be a buffer.

Geoff Hall noted that there is an existing oil well adjacent to the proposed reclassification area as well. Reeve Hoover asked Gary Wilson how close a proposed development could come to an existing oil well. Gary noted that it's usually 50 to 100 metres. He added that he hasn't received anything from the ERCB on setback distances through circulation.

Ross Rawlusyk noted that the applicant had indicated she preferred the southern

most lot for her family member to construct on. He asked if that would still be the case with the lagoon issue and oil and gas setback item. Linda Seidler advised that the end parcel would still be the preferred location for even a single parcel subdivision.

Linda Seidler asked if the property was annexed would she be subject to the Village's bylaws. She questioned if horses would be allowed? Caroline Siverson responded that the Village does have a small holding district, but it is possible that horses within the Village boundary could be a problem.

Barrie Hoover asked where the water line runs. Caroline Siverson noted that it does leave the Village at this location, but noted there is no easement registered. Linda Seidler asked if it would be an option to move the line. Caroline Siverson advised that depending on how the property is developed, the line may have to be moved. She added that it would probably have to be done at the expense of the developer.

Linda Seidler added that the Battle's don't want the line touched, and they are not willing to discuss alternative locations. She also noted that people have been on their land without permission to survey. Gary Wilson added that the water line as currently located would probably go across all three parcels the applicant intends to subdivide should the reclassification proceed. Gary added that when the concept plan is prepared it's highly likely that the line will have to be relocated anyway.

Caroline Siverson concluded her comments by suggesting there's probably a solution for development of the area, and she encouraged all parties to work together.

All parties were offered an opportunity to provide closing comments.

Reeve Barrie Hoover moved that the Public Hearing be closed at 11:39 a.m.



Chairman



Recording Secretary

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