



BEYOND THE HORIZON

COUNCIL HIGHLIGHTS

January 14, 2010

Public Hearing: Municipal Historic Resource

Council gave second and third reading to Bylaw No. 1100/09, which adds a Historical Preservation Overlay District to the County's Land Use Bylaw. The proposed amendments allow the County to designate a site or building as a Municipal Historic Resource if a request is made by a landowner. The purpose of the Overlay District is to ensure that uses, levels of activity and appearance of the building protect the historical character of an area. Council also gave second and third reading to Bylaw No. 1101/09 to designate St. Monica's Anglican Church in the Hamlet of Mirror as a Municipal Historic Resource.

Public Hearing: Amendments to the Lacombe County Municipal Development Plan

Bylaw No. 1104/09 proposes to restrict agricultural subdivisions to an unsubdivided quarter section only, similar to the policy used for 'first parcel out' subdivisions. This proposal gives the landowner a choice of whether they want a 'first parcel out' residential subdivision or an agricultural subdivision where they meet the requirements of the Municipal Development Plan. This change would still provide opportunity for more intensive agricultural operations on smaller parcels of land, but the restriction would help reduce the fragmentation of agricultural lands across the County.

The bylaw also provides clarity on how the County will deal with parcels potentially restricted by watercourses or other water bodies that are not visually defined by a riparian area where the vegetation and soils are strongly influenced by the presence of water. The previous lack of definition of what a watercourse is for the purpose of this policy has created difficulties for staff and frustrated some ratepayers, who have more generously interpreted what might be allowed. The change would be to require confirmation from Alberta Sustainable Resource Development that the Crown claims ownership to the bed and shore of the watercourse or body of water where the fragmentation is not visually defined.

A number of members of the public took the opportunity to make a presentation to Council, expressing their feedback on the proposed amendments.

Council gave second and third reading to Bylaw No. 1104/09.

Lac La Biche Watershed Plan

Council directed Administration to invite representatives from Lac La Biche to make a presentation regarding the Lac La Biche Watershed.

Long Range Planning Program Progress Report

- **Gull Lake IDP:** The Request For Proposals (RFP) has been approved by the Steering Committee and the Councils of all four member municipalities. The proposals received from the RFP will be reviewed by the Steering Committee at the February meeting.
- **West of Highway 2 ASP:** A Traffic Impact Assessment (TIA) and a report outlining possible water and wastewater servicing concepts for the Plan Area have been completed. The TIA has been sent to Alberta Transportation for review.



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- **Village of Clive IDP:** A draft plan is complete and will be circulated to committee members by early next week. The plan should be presented back to Council at the next Planning meeting.
- **Highway 11 (West of Joffre Bridge to Haynes) ASP:** Staff are finalizing the draft Land Use Concept Map and policy direction given by Council and will present it to Council at the February 11 Council meeting. A public meeting will be held in early spring.

Sylvan Lake Management Plan Committee – Staffing Request

The Sylvan Lake Management Committee (SLMPC) is requesting that each of the member municipalities designate a Planning staff member to sit on the committee. The SLMC is also recommending that the Sylvan Lake Watershed Society and Alberta Environment also have representation. Lastly, the committee is also recommending that a sub-committee be struck that would be composed of these new member appointees. This sub-committee would be tasked with reviewing all matters relating to existing lake studies and determine and make recommendations to the committee regarding the methods and processes necessary in the completion of a watershed management plan. Council directed Administration to send a letter asking for a clear recommendation as to what the committee's plans are.

Blaine Calkins

MP Blaine Calkins provided attended the Council with an update on current events of the Canadian Parliament.

Summer Village of Sunbreaker Cove – MGB Appeal

On November 26, 2009 County Council gave third and final reading to bylaw 1087/09 to rezone 60 ha in the NE 34-39-2-W5 from Agricultural to Recreational Vehicle Resort. On December 17, the Summer Village of Sunbreaker Cove appealed the passing of bylaw 1087/09 to the Municipal Government Board. The MGB acknowledged receipt of the notice of appeal on December 18, 2009 and requested that Lacombe County provide the names and mailing address of landowners that are subject to the appealed Bylaw and submit a statutory declaration to the MGB and Summer Village of Sunbreaker Cove stating the reasons why mediation was not possible or that mediation was undertaken and the reasons why it was not successful. Council appointed Reeve Engen and Councillor Wigmore to sit on the committee, with Councillor Soper acting as an alternate. Council directed Administration to make application to Alberta Municipal Affairs for funding to assist in the cost of hiring a mediator, and authorized the County Commissioner to select a mediator for the mediation between the Summer Village of Sunbreaker Cove and Lacombe County.

Overview of Subdivision & Bare Land Condominium Plan and Land Use Bylaw & Condominium Bylaw

County Commissioner Terry Hager presented Council with an overview of the general differences between a Subdivision Plan and a Bare Land Condominium Plan, as well as the differences between a Land Use Bylaw and a Condominium Bylaw.

Bylaw No. 1096/09 – Amendments to the County's Land Use Bylaw – RV Resort Developments

Several amendments are proposed to the Recreational Vehicle Resort District, partly in response to concerns raised at the public hearing but also from what was learned from the tours and discussions with developers and municipal officials. The proposed amendments are intended to provide for a RV



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resort development that allows for 'all season' use while discouraging permanent, year-round occupancy. Council passed a resolution to adopt the proposed amendments to Bylaw 1096/09 as presented and hold a second public hearing to give interested parties the opportunity to comment on these changes. A public hearing will be held on February 11, 2009 at 9 a.m..

Mirror School Closure

Mr. Hager advised Council that notice has been received from the Wolf Creek Public Schools that the Board will be considering the future of the Mirror School at its March 16 meeting. Wolf Creek asked the County for comments on how the school closure may affect the community and if the County has any proposals with regard to the dispersal of the land and buildings. A public meeting regarding the proposed closure will be held on February 2, 2010 at the Mirror School gym. Council directed Administration to send a letter to the School Board stating the County's preference that the school stay open.

Bashaw & District Ambulance

Members of the Bashaw & District Ambulance Authority have agreed to serve notice to Alberta Health Services (AHS) to terminate the Emergency Medical Services agreement. While 180 days written notice of termination is required, Bashaw Ambulance has requested that AHS consider terminating it on March 31, 2010. The early transition date is being requested in order that AHS can negotiate a collective agreement with the ambulance staff rather than the Bashaw Ambulance Board. AHS has responded that they will try to work to accommodate this advanced transition timeline. In subsequent correspondence AHS advised that they feel if they are to consider the March 31 transition, to accommodate the Bashaw Ambulance Board's desire to avoid union negotiations and relate costs, they would the Bashaw Ambulance Board to consider transferring all of the existing ambulance assets to them for \$1. The appraised value of the assets is approximately \$60,000 which includes the \$14,000 ambulance garage that is owned by the Ambulance Service and located on AHS property. Council authorized the Bashaw and District Ambulance Authority Board of Directors to negotiate the sale of ambulance assets to AHS for less than their appraised value, subject to the Emergency Medical Services agreement between the Town of Bashaw, Lacombe County, Ponoka County and AHS being terminated on March 31, 2010.

Eckville Fire Department Water Tanker

During budget deliberations in the fall of 2009, Council approved the purchase of a water tanker to replace the existing tanker in Eckville. Council authorized the County Commissioner to offer Freightliner of Red Deer Inc. \$94,000 for the purchase of a 2008 Columbia model CL 120 Conventional Chassis and to purchase and have a 100 barrel water tanker installed on this chassis by Goldec of Red Deer for a cost of \$44,620. \$150,000 has been allocated for this purchase in the 2010 budget.

Alix Emergency Services Committee Recommendations

Lacombe County and the Village of Alix have committed to make improvements to the Alix Fire Hall. As a result of this proposal, the committee is making a recommendation to their respective councils to build a new facility to accommodate these improvements. Council approved: that the Village of Alix and Lacombe County proceed with the Village of Alix Fire Hall project, with the Alix Emergency Services Committee approving all tenders; that the administration of the Village of Alix and Lacombe County act as project managers; that the project managers have authorization to approve up to



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\$10,000 in change orders; that the total budget for the project will be established at \$485,000 with an additional contingency of \$45,000 for a maximum project cost of \$530,000; and that the Alix Fire Hall be built on Lot 7 Block 5 Plan 002 2127 within the Village of Alix.

Haynes Bridge Tenders

The County's road construction crew has been working on the Haynes pavement and it is anticipated to be completed in the early part of the 2010 construction season. The road is being constructed to a Main Asphalt Road Standard, which means the road will have a 9.4 meter finished top once the new asphalt has been placed. The new road width creates a bottle neck with the current width of the bridge. The County has received many concerns from area farmers that the current width is not sufficient for the ever increasing width of farm equipment and farmers have to detour several miles to get around. Preliminary figures estimated the costs for the widening at \$135,000. Provincial funding for the repairs was expected to be in the neighborhood of \$50,000. Tender documents were sent out to two candidates. Bridgemen Services Ltd. submitted the lower tender and was awarded the contract for ht repair and widening of the Haynes Creek Crossing, Bridge File No. 1418.

Lacombe County Groups – 2010 Funding

The Town of Lacombe and Lacombe County approved 2009 funding for three Lacombe County Groups: the Chamber of Commerce (Visitor Information Centre), Lacombe and District Historical Society and the Lacombe Flatiron Building and Regional Tourism Coordinator. By funding these three groups, the Town and County have demonstrated their support for cultural, tourism and economic development initiatives in Lacombe and area which ultimately contributes to the economic viability of the region. Council received 2010 funding requests from these organizations and agreed to provide the following funding:

- Lacombe & District Chamber of Commerce: \$10,000
- Lacombe & District Historical Society: \$10,000
- Lacombe Flatiron Building & Regional Tourism Coordinator: \$19,200