

M.D. of Ranchland No. 66
Minutes of the Regular Council Meeting
Tuesday, August 20, 2024

The meeting of the Council of the Municipal District of Ranchland No. 66 was held in Council Chambers in the Municipal Office located at the Chain Lakes Provincial Park on Tuesday, August 20, 2024, commencing at 10:30 a.m.

IN ATTENDANCE

Ron Davis, Reeve
Harry Streeter, Deputy Reeve
Cameron Gardner, Councillor

Robert Strauss, CAO
Sheldon Steinke, Council Liaison
Nikki Funk, Recording Clerk
Rick Niwa, Agriculture Fieldman

Kelly Starling, Director of Emergency Management
Steve Harty, Senior Planner, ORRSC

CALL TO ORDER

Reeve Davis called the meeting to order at 10:36 a.m.

ACCEPTANCE OF AGENDA

Motion No. 24/08/20/268 MOVED by Councillor Gardner to accept the agenda as presented.

CARRIED

ACCEPTANCE OF MINUTES

Motion No. 24/08/20/269 MOVED by Deputy Reeve Streeter that the minutes of the August 6th Council meeting be adopted as presented.

CARRIED

EXTERNAL CORRESPONDANCE

5.C.i – Cypress County Ag Connections Conference
5.E.i – Minister B. Jean – Letter to RMA RE: Municipal Tax
Issues

Motion No. 24/08/20/270 MOVED by Deputy Reeve Streeter to accept external correspondence items 5.C.i and 5.E.i for information.

CARRIED

Rick Niwa joined the meeting at 10:52 a.m.
Kelly Starling joined the meeting at 11:21 a.m.
Rick Niwa left the meeting at 11:36 a.m.

AD. *RS*

BUSINESS

6.C.i – Orphan Wells / MD of Ranchland – Rick Niwa
6.C.ii – Update RE: Contractor Weed Services
Motion No. 24/08/20/271 MOVED by Councillor Gardner to accept the discussion regarding agenda items 6.C.i and 6.C.ii for information.

CARRIED

Kelly Starling left the meeting at 12:05 p.m.

Reeve Davis recessed the meeting at 12:05 p.m.

Reeve Davis resumed the meeting at 1:02 p.m.

Greg Brkich joined the meeting at 1:02 p.m.

Sheldon Steinke joined the meeting at 1:02 p.m.

6.A.i – Bank Rec and Cheque Register
Motion No. 24/08/20/272 MOVED by Deputy Reeve Streeter to accept the July Bank Rec and Cheque Register for information

CARRIED

6.A.ii –LAPP Pension Policy 1200-01
Motion No. 24/08/20/273 MOVED by Reeve Davis to approve the M.D. of Ranchland Pension Policy.

CARRIED

6.B.i – STIP-LRB Grant Application for BF 84582
Motion No. 24/08/20/274 MOVED by Councillor Gardner that Council approves the execution of the STIP funding grant agreement.

CARRIED

6.E.i – RMA Convention Invitation for Meeting with Minister of Municipal Affairs
Motion No. 24/08/20/275 MOVED by Councillor Gardner to accept the correspondence with the Minister of Municipal affairs at the upcoming Fall RMA Convention, as information.

CARRIED

6.E.iii – Orphan Well Association
Motion No. 24/08/20/276 MOVED by Deputy Reeve Streeter to direct administration to reach out to the representative of OWA with Council's topic list of concerns in advanced of their delegation at the September 06th Council Meeting.

CARRIED

6.E.iv – RMA Input RE: Bill 20 Regulations
Motion No. 24/08/20/277 MOVED by Deputy Reeve Streeter to accept the document regarding RMA's input on Bill 20, for information.

CARRIED

Reeve Davis recessed the meeting at 2:01 p.m.

Steve Harty joined the meeting at 2:14 p.m.

Reeve Davis resumed the meeting at 2:14 p.m.

Reeve Davis declared a conflict and abstained from participating in the Subdivision Referral decision.

Motion No. 24/08/20/278

6.E.i – Subdivision (Consolidation Referral) - Waldron

MOVED by Councillor Gardner that the Agricultural subdivision of N1/2 30-10-2-W5M & S1/2 31-10-2-W5M (Certificate of Title No. 231083 929, 231 083 928 +1, 231 083 928 +4, 231 083 928 +5), to reconfigure title boundaries, through the subdivision and consolidation of land; BE APPROVED subject to the following: CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Ranchland.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Ranchland, if required, which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portions of land to be subdivided from the SW/SE31 10-2 W5M and NW/NE30 10-2 W5M be consolidated by a plan from an Alberta Land Surveyor into one title for each side of the Oldman River and municipal boundary, in a manner such that the resulting Certificate of Title(s) could not be subdivided without the approval of the Subdivision Authority.
4. That a concurrent approval be provided by the MD of Pincher Creek Subdivision Authority prior to final endorsement.
5. That any conditions or requirements of Alberta Environment Water Boundaries division be met prior to final endorsement

CARRIED
(Reeve Davis abstained)

Steve Harty left the meeting at 2:56 p.m.

Motion No. 24/08/20/279

6.D.ii – DEM Report to Council

6.D.i – Discussion RE: Draft Fire Bylaw

MOVED by Councillor Gardner to accept the DEM Report to Council and the discussion about the draft Fire Bylaw as information.

CARRIED

IN-CAMERA

Motion No. 24/08/20/280

MOVED by Reeve Davis that, in accordance with Section 197 of the Municipal Government Act, Council moves into a closed meeting at 2:59 p.m. to discuss advice from officials, per section 24, as well as matters involving legal privilege, per section 27, of the Freedom of Information and Protection of Privacy Act (FOIP).

CARRIED



Motion No. 24/08/20/281 MOVED by Reeve Davis that Council return to an open meeting at 3:17 p.m.

CARRIED

BUSINESS ARISING FROM IN-CAMERA

Motion No. 24/08/20/282 7.A – Liaison Officer’s Report to Council
MOVED by Councillor Gardner to accept the Liaison Officer’s report to Council for information

CARRIED

ADJOURNMENT Being that the agenda matters have concluded, the meeting adjourned at 3:18 p.m.

These minutes approved this 3rd day of September 2024.



Ron Davis, Reeve



Robert Strauss, Chief Administrative Officer

RESOLUTION

2024-0-089(b)

M.D. of Ranchland and M.D. of Pincher Creek No. 9 **Agricultural** subdivision of N1/2 30-10-2-W5M & S1/2 31-10-2-W5M

THAT the Agricultural subdivision of N1/2 30-10-2-W5M & S1/2 31-10-2-W5M (Certificate of Title No. 231 083 929, 231 083 928 +1, 231 083 928 +4, 231 083 928 +5), to reconfigure title boundaries, through the subdivision and consolidation of land; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Ranchland.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Ranchland, if required, which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portions of land to be subdivided from the SW/SE31 10-2 W5M and NW/NE30 10-2 W5M be consolidated by a plan from an Alberta Land Surveyor into one title for each side of the Oldman River and municipal boundary, in a manner such that the resulting Certificate of Title(s) could not be subdivided without the approval of the Subdivision Authority.
4. That a concurrent approval be provided by the MD of Pincher Creek Subdivision Authority prior to final endorsement.
5. That any conditions or requirements of Alberta Environment Water Boundaries division be met prior to final endorsement.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan, the Intermunicipal Development Plan, and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision, with the consolidation of lands, is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposal complies with the subdivision criteria of the MD of Ranchland's Municipal Development Plan and Land Use Bylaw as it involves the reconfiguration of parcels into rational and larger agricultural title holdings.
4. The Subdivision Authority has determined the subdivision and consolidation proposal is in conformity with the policies the MD of Ranchland and the MD of Pincher Creek IDP. As the proposal is a multi-jurisdictional application/approval between the MD of Ranchland and the MD of Pincher Creek, the Subdivision Authority is satisfied the MD of Pincher Creek has not expressed any concerns or objections.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

"In response to the request for comment on the above noted subdivision, we have reviewed the information and wish to provide the following comments:

- We have no concerns at this time.

We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require any further information, please don't hesitate to contact me."

- (g) Historical Resources – Barry Newton, Land Use Planner:

"We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required."

- (h) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

"Please note, we have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

As a condition of subdivision, we request that a Service Agreement be signed by the Applicant prior to subdivision finalization."

- (i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s)

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.


The requirements of Section 19 are met, therefore no variance is required.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information."



MOVER



CHAIRMAN

August 20, 2024

DATE