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**Claresholm, Alberta, July 13, 2011**

The joint meeting of the Councils of The Municipal District of Willow Creek No. 26 and the Town of Nanton was held in the Tom Hornecker Recreational Centre in the Town of Nanton on the above date for the purpose of holding a Joint Public Hearing to discuss an amendment to the Intermunicipal Development Plan (IMDP) with the following people in attendance:

**Representing the M.D. of Willow Creek:** Deputy Reeve Councillor Hemmaway, Councillors Neufeld, Wakelin, Wilson and Sundquist, Manager of Development and Planning Services Gibeau as recording secretary & Mike Burla – Planner (ORRSC)

**Representing the Town of Nanton:** Mayor John Blake, Councillors Jakob Hensel, Charles “Dick” Fenton, Dave Mitchell, Rick Rogers and Bill Szabon.

**Ratepayers:** Morgan Wilson, Kurt & Sandi Sandberg, John Smith, Daniel & Serena Smith, Stan Price, Doug & Gloria Cowan, Keith & Mandy DeMan, Bob Turnbull, Dan Deman.

The Joint Special Meeting of The Municipal District of Willow Creek No. 26 and the Town of Nanton was called to order by Deputy Reeve Councillor Ian Sundquist and Mayor Blake at 7:03 p.m.

Moved by Councillor Hemmaway to adopt agenda as presented.

Carried.

Moved by Councillor Sundquist to appoint Mayor John Blake as the chairman for the Public Hearing

Carried.

Mayor Blake called the Public Hearing on Bylaw 1631 for the Municipal District of Willow Creek No. 26 and Bylaw 1234/11 for the Town of Nanton to order at 7:06 p.m.

Mayor Blake requested that Council Members, staff and members of the public introduced themselves.

Mayor Blake advised that the Public Hearing is being called to order, pursuant to Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000. The purpose of the Public Hearing is to hear any submissions regarding the passing of Bylaw 1631 for the Municipal District of Willow Creek No. 26 and Bylaw No.1234/11 for the Town of Nanton. The purpose of the proposed Bylaw No. 1631 and Bylaw No. 1234/11 is to amend the urban fringe boundary to include lands legally described as:

N½ 9 16-28 W4M;

N½ 10 16-28 W4M;

NW 11 16-28 W4M;

Portion of NE 11 16-28 W4M lying west of the proposed Highway 2 bypass;

Plan 2670JK Block A, B, C;

Plan 3570JK Block 1;

Plan 8011316 Block 1 Lot 1;

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Plan 0311231 Block 1 Lot 1;

Plan 2010JK Block A;

Plan 0313496 Block OT;

Plan RY8 Block RLY Lot 16

The amendment also includes an amendment to the text by adding to paragraph 2 under 'Section 5. Plan Area' the following 'those lands lying south of Highway 533 extending from NW9 16-28-W4 east to the proposed Highway 2/533 Interchange'.

Mayor Blake advised that the notice of the Public Hearing was duly advertised on June 29 and July 6, 2011 in the Nanton News.

Mayor Blake called for presentation from the public and received no response. He then asked if any of the planners from the Oldman River Regional Services Commission wished to make a presentation.

Gavin Scott advised that the IMDP was first adopted in September 2010 and at that time both Councils discussed including the lands adjacent to the Town and located south of Highway 533 in the plan area. However including the lands at that time would have delayed the adoption of the IMDP which neither Council was in favor of. It was then determined that an amendment would be pursued at a later date. Pursuant to councils instruction administration is now pursuing the amendment. He further advised that the subject lands will remain in the MD jurisdiction but would now have a new land use district that being the 'Nanton Urban Fringe District'. Existing uses may continue however new development applications will go through a referral process with the Town.

Mayor Blake asked Burla if he wished to make any additional comments, Burla responded no.

Mayor Blake asked if there was anyone else present who would like to make a comment.

John Smith (landowner within proposed plan amendment area) asked for a definition of urban fringe.

Gavin Scott cited Appendix A of the IMDP which defines the urban fringe as 'a specified rural district immediately adjacent to the corporate limits of a town, hamlet or village where certain land uses are either allowed or prohibited to protect the interests of both jurisdictions'.

Gibeau advised that the uses allowed under the new 'Nanton Urban Fringe' land use district closely resembles the uses allowed under current 'Rural General' with the exception of the more noxious uses. She noted that grouped country residential uses are prohibited under the current Rural General land use district and would require a land use amendment before council could consider an application for such a use. That process will not change with the new 'Nanton Urban Fringe' land use

district as grouped country residential development is also prohibited under the new district.

Burla advised that grouped country residential uses are prohibited in the Rural General district and would have to be rezoned to Grouped Residential Country to accommodate that use. He further noted that uses such as confined feeding operations (CFO's) are not under the MD's jurisdiction so that uses would be excluded, however existing CFOs could continue indefinitely.

Mayor Blake referenced map 2 of the IMDP which shows a two mile referral boundary around the town and noted that the process would allow the town to have more of a say with regards to development in the lands immediately around the town.

Brad Mason, Town of Nanton CAO, added that the referral process in the IMDP is a more co-operative effort between the two municipalities.

Councillor Wilson presented an example of recreational use rezoning and explained that it gives the Town and the public opportunity to have input into the development process. This document [IMDP] is co-operational – to resolve any issues.

Doug McGowan (landowner within proposed plan amendment area) asked if he will also have political representation in the Town as well.

Councillor Sundquist advised McGowan that he will continue to be a resident of the MD and his representative will remain the same.

Mayor Blake further advised McGowan the subject lands will remain in the MD and will not be a part of the town.

Morgan Wilson (landowner within proposed plan amendment area) asked what exactly is the 2-mile referral boundary and if the lands outside the 2-mile referral boundary will be affected.

Gibeau stated that under the current land use bylaw, applications for discretionary uses within 2-miles of the Town are referred to the Town for comments. The referral boundary on map 2 of the IMDP denotes those lands that the MD currently and will continue to refer to the Town for comments when dealing with applications discretionary uses.

Gavin Scott noted that the IMDP describes how the policies in the IMDP affect those landowners.

Mayor Blake advised that applications for discretionary uses are handled differently than applications for permitted uses.

Brad Mason referenced figure 1 in the IMDP which shows the flow chart of an application through the IMDP process. He added that the M.D. still has authority with the M.D. boundaries.

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Dan Deman (landowner within proposed plan amendment area) asked about decisions regarding discretionary uses and how will they be treated.

Gavin Scott advised that the Town could provide recommendations/comments only and that the M.D. of Willow Creek Land Use Bylaw is the governing document. The Municipal Planning Commission for the MD will make decisions on the applications.

Kurt Sandberg (landowner within proposed plan amendment area) asked if he would have to get permission from both the MD and the Town.

Mayor Blake responded by stating that the Town will only provide comments to the MD, the MD would be the authority making the decision.

Dan Smith asked about the use of gravel pits in the Urban Fringe, and whether the Town would have opportunity to comment.

Gavin Scott replied by stating that regardless of the development if it is in the Urban Fringe or within the 2 mile referral boundary, the Town would be able to provide only comments.

Mike Burla advised that referrals between adjacent municipalities is not a new phenomena and has been in place since 1985 when the Province has jurisdiction and has been carried on by municipalities. The IMDP is a formalization of this process.

Mayor Blake asked if there were any more comments, hearing none he declared the public hearing closed at 7:31 pm.

Moved by Councillor Sundquist that the Joint Special Meeting of The Municipal District of Willow Creek No. 26 be adjourned.

Carried.

Meeting adjourned at 7:31 p.m.

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Reeve

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Municipal Administrator