

Minutes of a
Public Hearing for
FOX CREEK INTERMUNICIPAL DEVELOPMENT PLAN

Municipal District of Greenview No. 16 & Town of Fox Creek
Joint Council Meeting
held in the Town of Fox Creek Council Chambers
Wednesday, October 28, 2009

CALL TO ORDER: The hearing was called to order at 7:09 p.m. with the following present:

PRESENT

Chairman	Tony Yelenik
Council Members for M.D. of Greenview No. 16	Tom Burton
	Rennie Cauchie
	Donald Gourlay
	Dale Gervais
	Billy McDonald
	Ed Tollefson
	Lesley Vandemark
Secretary	Jim Squire
Manager of Development	Sally Ann Rosson
Recording Secretary	Polly Hamelin
Town of Fox Creek Mayor	Leora MacKinnon
Council Members for Town of Fox Creek	Mary Campbell
	Louis Beloin
	Jim Ahn
	Paul Marinus
Chief Administrative Officer for Town of Fox Creek	Dennis Egyedy
Executive Secretary for Town of Fox Creek	Katlynn Bennett
Assistant Development Office for Town of Fox Creek	Cindy Nielson

GUEST(S) Town of Fox Creek Resident Sheila Beloin

INTRODUCTIONS Chairman Mr. Yelenik asked each member to introduce themselves and asked Council if there was any reason that they should be disqualified from hearing this case. Each member's reply was, no.

PURPOSE OF HEARING Chairman Mr. Yelenik asked Mr. Squire to explain the purpose of the hearing, which Mr. Squire read from page two of the agenda, being:

The purpose of the Public Hearing was to give the Council(s), for the Town of Fox Creek and the M.D. of Greenview No. 16 general public input. The plan would develop a cooperative framework for the resolution of land use planning issues that are of mutual interest. The plan also addresses the coordination of information exchange between the two municipalities on development issues.

BACKGROUND INFORMATION Mr. Squire read the background information from page two of the agenda, being:

The Town annexation effective July 1, 2006 has prompted review of the existing 1996 Plan. Key issues outlined in the draft Plan have been noted below:

- Provides a cooperative planning framework between the Town of Fox Creek and Municipal District Greenview;
- Identifies growth direction of the Town of Fox Creek;
- Ensures that policy provisions remain current and relevant;
- Revised plan has been approved by the Town's Council;
- Review the Plan with M.D. Council; and
- Hold an Open House & Public Hearing to finalize the Plan.

Council input was required for any necessary revisions to the enclosed plan.

HIGHLIGHTS ON REVISIONS OF PLAN Mr. Dave McRae, Planner for ISL Engineering and Land Services Ltd., provided background information on the Plan. Mr. McRae stated that the original joint planning initiative would address 21 quarters of land in the Town of Fox Creek. The intent of the Fox Creek Intermunicipal Development Plan was to outline a cooperative framework for the resolution of land use planning issues that were of mutual interest between the Town of Fox Creek and the Municipal District of Greenview No. 16.

Mr. McRae commented that the goals of the plan was:

- To establish a planning area where the Town of Fox Creek and the Municipal District of Greenview No. 16 would agree to cooperate on land use planning issues

- To identify and protect future growth directions for the Town of Fox Creek as deemed necessary;
- To identify lands which were potentially suitable for future development purposes;
- To develop an administrative structure that supports cooperation and communication between the Municipal District of Greenview No. 16, the Town of Fox Creek and the Provincial Government;
- To develop a dispute resolution process;
- To reduce the potential for incompatible uses impacting on the adjacent municipality; and
- To encourage growth and development within the Plan area.

Mr. McRae also highlighted on areas such as:

- Residential Policies;
- Agriculture Policies;
- Industrial and Commercial Development;
- Recreation and Environmental Policies;
- Transportation Policies;
- Infrastructure Policies;
- Annexation Policies;
- Services; and
- Plan Implementation

APPLICANT(S) There were no applicant(s) in attendance.

QUESTIONS FROM COUNCIL There were no questions from council.

IN FAVOR The Chairman called for anyone to speak in favor of the proposal and no response was received.

AGAINST The Chairman called for anyone to speak against the proposal and no response was received.

DEVELOPMENT OFFICER **STAFF COMMENTS:**

REFERRAL AGENCY COMMENTS:

- **Alberta Transportation** commented:
That the overall concept, goals and policies of the plan as presented do not cause the department specific concerns. Alberta Transportation will continue to work with the town and the municipality to ensure planning and development occurs within their respective boundaries while maintaining a safe and efficient provincial highway network.
- **Alberta Health Services** commented:
That the development plans do not appear to infringe upon access or services to the current Alberta Health services property and hospital site. As the length of the current airstrip poses challenges for landing medivac fixed-wing aircraft, plans to expand the airstrip would be a welcome initiative.
- **AEUB/ERCB** commented:
Other wells may exist within the area of this application. However, the EUB has determined that these wells are either licensed as sweet or have an EUB Level 1 sour designation and meet the recommended setback distance requirements of 100 meters.
- **Government of Alberta Tourism, Park & Recreation** commented:
That they support a policy that would guide future commercial recreation and sustainable tourism development in consultation with local resident and business communities and other key stakeholders. They further commented that they would be happy to address Section 4 of the draft plan more specifically as it relates to recreation and tourism at the Open House scheduled September 23, 2009.
- **ATCO Gas** commented:
That they reviewed the application and approved the request with no conditions.
- **Nova Gas Transmission** commented:
Lehman & Associates authorized commenting agency for Nova Gas Transmission commented that Section 4.6 Infrastructure, would require revision to paragraph 4 which deals with pipelines. They requested the addition "A sweet gas transmission pipeline crosses Highway 43 to the west of the airport. Nova Gas Transmission operates one high pressure sweet natural gas pipeline

within its right-of-way which crosses the plan area and was identified on Schedule to this plan”.

ADJACENT LANDOWNERS:

Letter having concerns to this proposal was received from Kathleen Young upon notice of this public hearing. Mrs. Young was aware that her concern regarding access onto Highway 43 rests with Alberta Transportation.

LEGISLATION:

MUNICIPAL GOVERNMENT ACT (MGA):

Section 631 of the M.G.A. allows two or more Councils to adopt an Intermunicipal Development Plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

As per Section 631(2) An Intermunicipal Development Plan may provide for:

1. Future Land use;
2. Future development in the area; and
3. Any other matter relating to physical, social or economic development that the Councils consider necessary.

Must include:

1. Procedure to be used to resolve any conflict between municipalities;
2. Procedure to amend or repeal the plan; and
3. Provisions relating to administration of the plan.

FINAL COMMENTS:

This Plan meets the requirement of relevant legislation.

**QUESTIONS TO
DEVELOPMENT
OFFICER**

Mr. Gervais asked if a letter would be forwarded to Mrs. Young informing her that her concern regarding access onto Highway 43 rests with Alberta Transportation.

Mrs. Rosson commented that she would send a letter and forward it to Mrs. Young.


Mr. Egyedy further mentioned that Fox Creek would also mail a letter to Mrs. Young addressing her concern.


FINAL COMMENTS

Mayor Leora MacKinnon thanked everyone that was in attendance.

ADJOURNMENT

Chairman Mr. Yelenik adjourned the Public Hearing at 7:21 p.m.


Leora MacKinnon
Mayor


Dennis Egyedy
Chief Administrative Officer

November 9, 2009
Date Approved