

TOWN OF HIGH RIVER AND FOOTHILLS COUNTY INTERMUNICIPAL COMMITTEE MEETING

June 2, 2022
1:30 p.m.
ZOOM

A G E N D A

1. Call to Order
2. Additions / Changes to the Agenda
3. Review / Confirmation of Previous Meeting Notes
 - January 13, 2022 Minutes
4. Business Items
 - a. Flood Buy-Out Update
 - b. Foothills County's Direct Control District #2 Redesignation Project – Julie McLean
5. General Municipal Updates
6. Next Meeting Date: September 1, 2022
7. Adjournment

Attachments:

1. January 13, 2022 Minutes.....Page 2
2. Foothills County's Direct Control District #2 Redesignation Project.....Page 6

<u>MEETING PARTICIPANTS:</u>	
TOWN OF HIGH RIVER	FOOTHILLS COUNTY
Mayor Craig Snodgrass	Reeve Delilah Miller
Councillor Jamie Kinghorn	Deputy Reeve Rob Siewert
Councillor Michael Nychyk	Councillor RD McHugh
Councillor Killick – Smit (Alternate)	Councillor Suzanne Oel (alternate)
Chris Prosser, CAO - ABSENT	Ryan Payne, CAO
Reiley McKerracher, Director of Recreation, Engineering, Parks and Operations	Harry Riva Cambrin, Municipal Manager
Nicole Chepil, Director of Corporate Services	Heather Hemingway, Director of Planning
Khalid Mohammed, Manager of Planning and Development Services	Jeff Edgington, Manager of Infrastructure
Jody Hipkin, Manager of Legislative and Advisory Services	Julie McLean, Senior Planner
Kirin Wrzosek, Legislative Services Administrator	Sherri Barrett, Manager of Legislative Services
	Krista Conrad, Legislative Services

MEETING NOTES
TOWN OF HIGH RIVER and FOOTHILLS COUNTY
INTERMUNICIPAL COMMITTEE MEETING

Thursday, January 13, 2022

1:30 PM

Virtual Meeting Via Zoom Video Conferencing Platform

In Attendance:
Town of High River

Mayor Craig Snodgrass
Councillor Jamie Kinghorn
Councillor Michael Nychuk
Councillor Kelly Smit (alternate)

Chris Prosser, CAO
Khalid Mohammed, Manager of Planning, and
Development Services
Sarah Whalen, Planning and Development Technician
Jody Hipkin, Manager of Legislative Services

Regrets:
Town of High River

In Attendance:
Foothills County

Reeve Delilah Miller
Deputy Reeve Rob Siewert
Councillor RD McHugh
Councillor Suzanne Oel (alternate)

Harry Riva Cambrin, Municipal Manager
Heather Hemingway, Director of Planning
Jeff Edgington, Manager of Infrastructure
Julie McLean, Senior Planner
Krista Conrad, Legislative Services

Regrets:
Foothills County

MEETING SUMMARY NOTES:

1. Call to Order

The Intermunicipal Committee meeting for January 13, 2022 was called to order by Reeve Miller at 1:31 p.m.

2. Additions / Changes to the Agenda

Motion: by Mayor Snodgrass to adopt the agenda as amended to re-order items 4.b and 4.c.

CARRIED

3. Review / Confirmation of Previous Meeting Notes (March 4, 2021)

Motion: by Councillor McHugh to approve the meeting notes from the March 4, 2021 meeting of the Intermunicipal Committee as presented.

CARRIED

4. Business Items

a. Acknowledgement of Co-Chairs

Motion: by Councillor Kelly Smit to acknowledge Reeve Delilah Miller and Mayor Craig Snodgrass as co-chairs of the High River – Foothills County IMC.

CARRIED

b. Foothills Crossing Area Structure Plan Update

Julie McLean introduced the background the Foothills Crossing Area Structure Plan and an update on the project, including proposed phases, servicing plans, transportation concepts and access strategies, and stormwater management. Further study is required for piped services, as the Town of High River has indicated it has no interest in extending services to the plan area. A public hearing is tentatively scheduled for late March. Once Foothills Council has given first reading to the ASP, the plan will go to the CMRB for approval prior to being adopted.

Mayor Craig Snodgrass stated the Town of High River's concern with development in the area is potential impact to existing High River businesses, as well as future business attraction to the Town. He questioned the type of retail business being contemplated by the County. Ms. McLean indicated competition cannot be completely avoided but Foothills Crossing could provide an opportunity to collaborate. She noted businesses that are not suited to the Town could be situated within the plan area, and a symbiotic relationship could benefit both municipalities.

Mayor Snodgrass questioned how CMRB might view the plan in Phase 1 without a servicing plan, as servicing has been a key issue for the board. Ms. McLean stated the County has provided for servicing as best it can to move the plan forward and that piped servicing and an amendment to the ASP will be required prior to proceeding with Phase 2.

Khalid Mohammed, manager of planning for High River suggested an agreement could be drawn up to ensure the businesses located within Foothills Crossing would be aimed at travellers to avoid competition. Reeve Miller said the County will not actively seek business that already exists within High River, but it is not possible to predict the developers the area may attract. Heather Hemingway said including an agreement to support only businesses that service the travelling public would be too limiting.

Councillor Michael Nychuk stated his concern is with quality of development. Ms. McLean indicated the plan states design guidelines will be developed within the planning area.

Motion: by Mayor Snodgrass to accept the Foothills Crossing Area Structure Plan project update for information.

CARRIED

c. Intermunicipal Committee Terms of Reference

Julie McLean introduced a proposed IMC Terms of Reference and requested the direction of the committee on three items within the document prior to adoption: number of meetings per year, whether to include a clause about managing growth as per the CMRB, and whether to host joint orientation.

1. Committee members discussed how many meetings per year would be reasonable for the IMC.

Motion: by Councillor Jamie Kinghorn that the High River – Foothills County IMC meet a minimum of three times per year.

CARRIED

2. Reeve Miller said the County does not want to include the clause indicating the municipalities will manage growth by “striving to align efforts with the Calgary Metropolitan Region Growth Plan” until a final decision on the County’s membership in the CMRB is made by the Minister of Municipal Affairs Ric McIver.

Motion: by Mayor Snodgrass that the line “and striving to align efforts with the Calgary Metropolitan Region Growth Plan” be struck from the IMC Terms of Reference Section 1.0 Background.

CARRIED

3. Reeve Miller said the County would prefer to have each member municipality orientate its own members as per the MGA, rather than hosting a joint committee orientation session.

Motion: by Councillor Kinghorn that each member municipality orientate its own members rather than hosting a joint orientation for committee members.

CARRIED

Motion: by Deputy Reeve Siewert that the revised Terms of Reference of the High River – Foothills County IMC be presented to Town of High River and Foothills County Councils with recommendation for approval.

CARRIED

d. Letter from Deputy Minister Beverly Yee, Alberta Environment and Parks

Reeve Miller introduced the letter, which was sent to the County in response to a request for additional funding and guidance for residents downstream who will receive more water inundation following flood mitigation efforts in High River and received a letter from Deputy Minister Beverly Yee indicating the County should take the matter to the Town of High River regarding funding.

Mayor Snodgrass said the flood mitigation project is nearing completion but the compensation levels are unknown at this time for residents in the Little Bow area. He said the County may not receive the amount necessary to compensate residents and suggested a joint application between High River and Foothills County to apply for adequate funding for impacted County residents.

Chris Prosser, CAO for the Town of High River, stated the surplus at the end of the flood mitigation projects is unknown and the Town is also still waiting on the results from Alberta Environment appeals, which may require additional grant funding to resolve. The Town must use funds or return them to the Province by the end of December 2022.

Deputy Reeve Siewert said the approximate requirement for the County to compensate affected residents is approximately \$9 million, for buy-outs and moving houses off impacted properties. Ms. McLean will provide budget summary details regarding compensation amounts and work to be done for County residents to the Town of High River.

Motion: by Deputy Reeve Siewert that the committee acknowledge the letter from Deputy Minister Beverly Yee for information.

CARRIED

5. Flood Mitigation Updates

There were no further updates to flood mitigation.

6. General Municipal Updates

There were no further municipal updates.

7. Next Meeting Date

The next Town of High River and Foothills County Intermunicipal Committee will be Thursday, April 21, 2022.

8. Adjournment

The Intermunicipal Committee adjourned the meeting on January 13, 2022 at 2:56 p.m.

Foothills County and Town of High River Intermunicipal Committee

STAFF REPORT

TO: Foothills County and Town of High River Intermunicipal Committee

DATE: May 5, 2022

SUBJECT: Foothills County's Direct Control District #2 Redesignation Project

PRESENTED BY: Coreena Carr, RPP, MCIP, Planner, Foothills County

REQUEST OF COMMITTEE: To accept the DC2 District rezoning project report for information

Background:

The Direct Control #2 (DC2) District was created with the adoption of Bylaw 871 October 1, 1987. This District was intended to provide for Industrial Development in the area between Highway 2A and the Highwood River extending from 434 Ave to one half mile south of 466 Ave. These lands had been prioritized for industrial development in a defined area where the County had the ability to provide water servicing.

An Area Structure Plan (ASP) was adopted in 1995 to provide a planning framework for the Highway 2A Corridor. This ASP was later expanded and updated with the approval of the Highway 2A Industrial Area Structure Plan in 2010. Subsequent to the adoption of the updated ASP, a number of new commercial and industrial land use districts were created when the County's Land Use Bylaw 60/2014 was adopted in 2014. The new districts were designed to align with policy areas laid out in the updated ASP.

While none of the DC2 lands are within the Intermunicipal Development Plan area, the Town currently provides servicing to this area under an agreement and owns a DC2 District parcel, as such, the Town was identified as a stakeholder in this project.

Purpose of the Project:

As part of Foothills County's "Red Tape Reduction" initiative, administration proposed the redesignation of DC2 and other business-based Direct Control districts to existing land use districts in the current Land Use Bylaw.

By rezoning lands from Direct Control to a current updated land use district, red tape may be reduced and development of the 2A Corridor supported by:

- eliminating the duplication of existing land uses;
- creating an area of zoned land with defined permitted and discretionary uses to provide for more surety and transparency to landowners and developers; and
- allowing for more efficient and timely application processing of development permits because applications do not have to go before Council;
- allowing for consistent application of development and design standards.

In addition, the redesignation of the DC2 lands will better align with policy in the existing ASP. There are currently 64 DC2 District parcels that encompass an area of approximately 1,815.86 acres, all within the Highway 2A Industrial corridor as shown on the map in Appendix A.

Work to Date:

The redesignation project was initiated in June of 2021 with an extensive public engagement process to obtain feedback from stakeholders including land owners, business owners, Alberta Transportation, Alberta Environment, CP Rail, utility companies and the Town of High River.

This first phase of engagement was initiated by sending an introductory letter advising stakeholders that the County was contemplating redesignating all DC2 lands to existing land use districts under the Land Use Bylaw. With this letter was an invitation to call, email or mail and set up a time to discuss the project in further detail with the County staff. This phase of engagement focused on informing stakeholders of the project and gathering information from them regarding existing and contemplated uses on DC2 lands.

A second phase of engagement was initiated in December, 2021, with a second mailout to stakeholders. The letters invited stakeholders to visit the project page on the County's website where they could find a narrated presentation of detailed information on the project. A link was provided to a questionnaire and public feedback was encouraged. A detailed report on the engagement process was prepared and presented to Council.

Staff have now formulated a proposed concept for redesignation of the DC2 lands and on April 6, 2022. Foothills County Council directed administration to proceed with scheduling a public hearing for the redesignation of the DC2 lands concurrent with amendments to several districts in the Land Use Bylaw. We anticipate that this hearing will be scheduled early in the fall.

Request of the Intermunicipal Committee:

The Intermunicipal Committee are requested to accept the report on Foothills County's Direct Control #2 District Redesignation Project for information.

Appendix A - Map of DC2 District Parcels

