



**TOWN OF CLARESHOLM  
PROVINCE OF ALBERTA  
REGULAR COUNCIL MEETING  
MAY 25, 2010  
AGENDA**

**Time: 7:00 P.M.  
Place: Council Chambers**

**CALL TO ORDER**

**AGENDA: ADOPTION OF AGENDA**

**MINUTES: REGULAR MEETING MINUTES MAY 10, 2010**

**FINANCES: APRIL 2010 BANK STATEMENT**

**PUBLIC HEARING: BYLAW #1536 – Prairie Shores Area Structure Plan**

**DELEGATIONS: 1. EVAN BERGER , MLA, Livingstone – Macleod**

**2. ZONE 1 ALBERTA 55+ SENIOR GAMES – Ron Kincaide or Clay Olsen**

**ACTION ITEMS:**

**1. BYLAW #1536 – Prairie Shores Area Structure Plan  
RE: 2<sup>nd</sup> & 3<sup>rd</sup> Readings**

**2. BYLAW #1543 – 2010 Mill Rates  
RE: 2<sup>nd</sup> & 3<sup>rd</sup> Readings**

**3. BYLAW #1544 – Council Remuneration  
RE: 1<sup>st</sup> Reading**

**4. CORRES: Randall Beauchamp  
RE: Okotoks Umpires Association Slo-Pitch Tournament**

**5. CORRES: Claresholm & District Fair Board  
RE: Financial Assistance**

**6. ASSESSMENT REVIEW BOARD – Councillor MacPherson**

**7. ADOPTION OF INFORMATION ITEMS**

**INFORMATION ITEMS:**

1. Claresholm & District Museum Board Minutes – January 27, 2010
2. Claresholm & District Museum Board Minutes – February 27, 2010
3. Claresholm & District Museum Board Minutes – March 24, 2010
4. SouthGrow Regional Initiative Annual General Meeting & Notice of Motions – June 17, 2010
5. Oldman River Regional Services Commission Executive Meeting Minutes – February 11, 2010
6. West Meadow Elementary School Principal's Update – May 10, 2010
7. West Meadow Elementary School Principal's Update – May 17, 2010
8. The Macleod Conservative EDA Golf Tournament – July 17, 2010
9. Claresholm RCMP Detachment Monthly Report – April 2010
10. Claresholm & District Chamber of Commerce Meeting Minutes – May 18, 2010

**ADJOURNMENT:**

This is an amended cover sheet, as we forgot to include the Public Hearing and Bylaw for the Prairie Shores Area Structure Plan. The Public Hearing has been advertised as occurring on Tuesday, May 25, 2010. Attached to this sheet is a Memo from the Development Department, Bylaw #1536, and Figure 5 (original and amended) that was changed as requested by the Town. All other documentation, including the full Area Structure Plan and Figures can be viewed on a dedicated website <http://www.myclaresholm.com/council>, where you click on Prairie\_Shores. You will be prompted to sign in. The username is: **council** and the password is: **CouncilAgenda1**. Both are case sensitive. If you have any trouble, please email me at [karine@townofclaresholm.com](mailto:karine@townofclaresholm.com)



**TOWN OF CLARESHOLM  
PROVINCE OF ALBERTA  
BYLAW #1536**

A Bylaw of the **Town of Claresholm** to **adopt the Prairie Shores Area Structure Plan.**

**WHEREAS** Section 633(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26 permits the Council to pass a bylaw to adopt an area structure plan;

**AND WHEREAS** it is deemed expedient and proper to establish a framework for subsequent subdivision and development of land by bylaw;

**AND WHEREAS** the Council deems it desirable to establish an Area Structure Plan for the area of Prairie Shores;

**NOW THEREFORE, THE COUNCIL OF THE TOWN OF CLARESHOLM, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the **“Prairie Shores Area Structure Plan Bylaw”**.
2. That the Prairie Shores Area Structure Plan attached hereto as Schedule “A” to Bylaw #1535 be adopted.
3. This Bylaw shall come into effect upon passage of Third Reading.

Read a first time in Council this **16<sup>th</sup>** day of **December** 2009 A.D.

Read a second time in Council this      day of      2010 A.D.

Read a third time in Council and finally passed in Council this      day of  
2010 A.D.

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**Rob Steel, Mayor**

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**Kris Holbeck, CAO**

**TOWN OF CLARESHOLM  
DEVELOPMENT DEPARTMENT**

P.O. BOX 1000  
221 – 45<sup>th</sup> AVE W  
CLARESHOLM, AB T0L 0T0



**Proposed Bylaw 1536**

**Prairie Shores Area Structure Plan**

**Purpose of an Area Structure Plan:**

Section 633 of the Municipal Government Act states that the purpose of an Area Structure Plan is to provide a framework for subsequent subdivision and development of an area of land. Typically, Council adopts an Area Structure Plan by bylaw.

**Background:**

The Town of Claresholm became involved in this project in late 2007 by beginning discussions with Planning Protocol Inc. regarding an Area Structure Plan of the of a portion of the SE Quarter-34-12-27-4. Throughout 2008 and the beginning of 2009, numerous drafts were submitted by Planning Protocol and subsequent reviews were undertaken by the Town of Claresholm Development Department, Municipal Planning Commission (Subdivision Authority), Mayor and Oldman River Regional Services Commission. Many changes were made, including the expansion of the scope of the plan to include a portion of the NE Quarter-34-12-27-4, effectively doubling the size of the plan area. On November 23<sup>rd</sup>, 2009 Council referred proposed Bylaw 1536 to the Utility Planning Commission for review and on December 16<sup>th</sup>, 2009 the proposed Bylaw was given First Reading.

**Amendments:**

1. Alterations to the storm water management plan that culminated in the conversion of the *wet pond* (retention pond) to a *dry pond* (detention pond).

**PETERSON**  
TOWN OF CLARESHOLM  
PLAN SHOWING  
CONCEPTUAL SITE PLAN  
AFFECTING  
Ptn. of SE 34-12-27-W4M  
Ptn. of NE 34-12-27-W4M

SCALE: 1:5000  
0 25 75 125 250  
METRES



ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

**LEGEND**

SUBJECT AREA - █  
RIGHT OF WAY - █

PROPOSED DEVELOPMENT STATISTICS

Land Use	Ac.	Ha.	%	Lot	Units
R1	84.5	34.2	54	617	617
R2	9.6	3.9	6	57	114
R4	3.5	1.4	2	4	70
Roads	33.4	13.5	22	-	-
Lanes	2.3	0.9	1	-	-
P	18.4	7.4	12	-	-
PUL	2.6	1.1	2	-	-
C3	1.0	0.4	1	1	1
Total	155.2	62.8	100	679	801

TOWN OF CLARESHOLM LAND USE BYLAW  
NO. 1525 DISTRICTS in ASP

- R1 - SINGLE DETACHED RESIDENTIAL DISTRICT
- R2 - DUPLEX RESIDENTIAL DISTRICT
- R4 - MULTIPLE RESIDENTIAL DISTRICT
- P - PUBLIC
- PUL - PUBLIC OPEN SPACE
- C3 - NEIGHBORHOOD COMMERCIAL

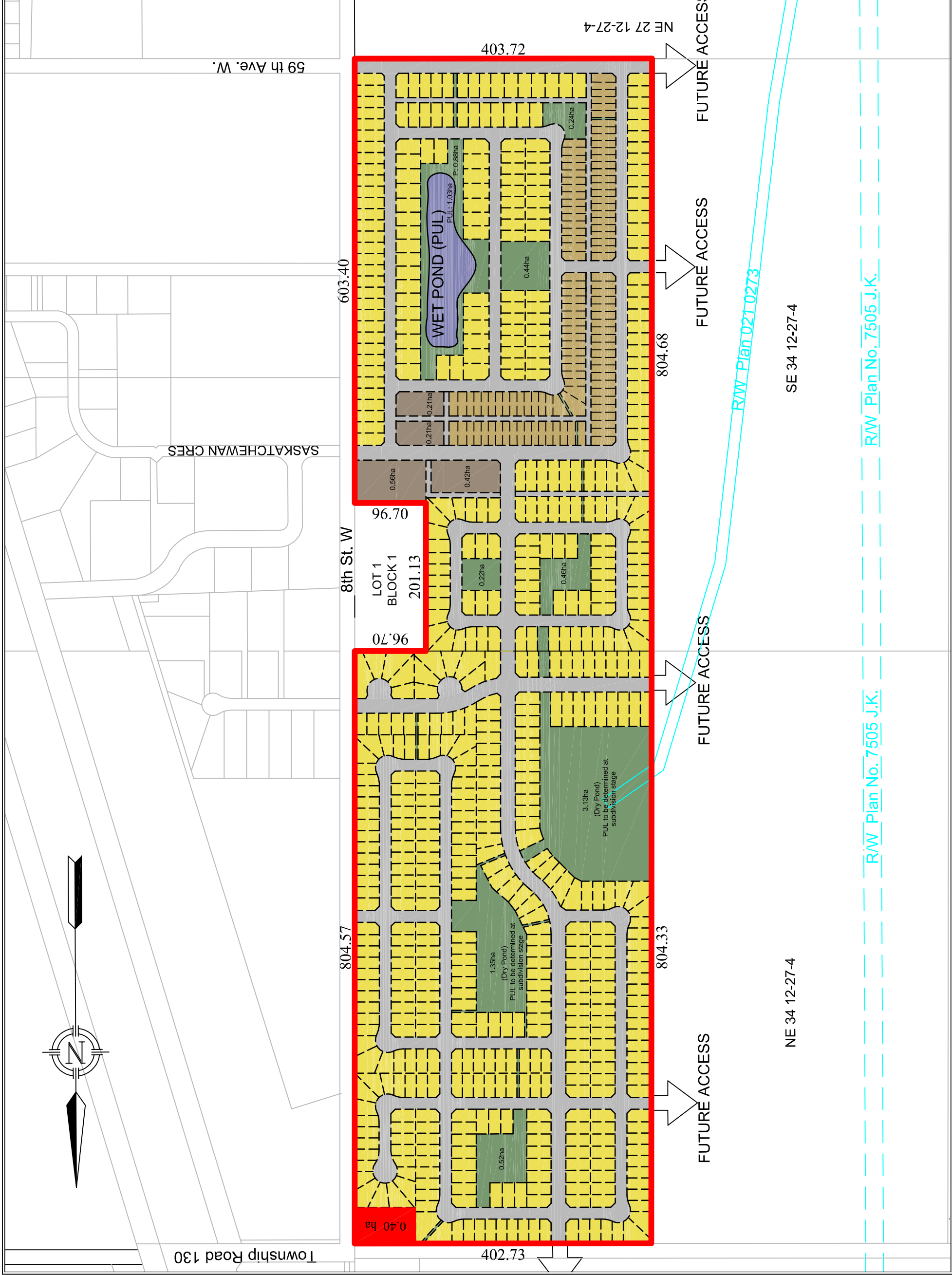
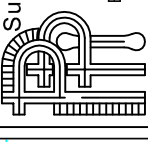
Anticipated Density Statistics

Total Developable Area	155.2 ac
Total UPA	5.15
Total Units	801

**Figure 5**

DRAWN BY	DATE	FILE NO.
J. BAKER	5/22/2009	P 466-02
CHECKED BY		
R. POTRIE	5/22/2009	

**PLANNING PROTOCOL INC.**  
Suite 201, 3505 - 52 Street SE  
Calgary Alberta T2B 3R3  
Phone: (403) 230-5522  
Fax: (403) 230-0335  
Email: rod@planningprotocol.com  
Url: www.planningprotocol.com



R/W Plan No. 7505 J.K.

R/W Plan 0210273

**PETERSON**  
TOWN OF CLARESHOLM  
PLAN SHOWING  
CONCEPTUAL SITE PLAN  
AFFECTING  
Ptn. of SE 34-12-27-W4M  
Ptn. of NE 34-12-27-W4M

SCALE: 1:5000  
0 25 75 125 250  
METRES



ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

**LEGEND**

**SUBJECT AREA -** [Red line]  
**RIGHT OF WAY -** [Cyan line]

**PROPOSED DEVELOPMENT STATISTICS**

Land Use	Ac.	Ha.	%	Lot	Units
R1	84.5	34.2	54	617	617
R2	9.6	3.9	6	57	114
R4	3.5	1.4	2	4	70
Roads	33.4	13.5	22	-	-
Lanes	2.3	0.9	1	-	-
P	20.9	8.5	13	-	-
C3	1.0	0.4	1	1	1
<b>Total</b>	<b>155.2</b>	<b>62.8</b>	<b>100</b>	<b>679</b>	<b>801</b>

TOWN OF CLARESHOLM LAND USE BYLAW  
NO. 1525 DISTRICTS in ASP

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**Anticipated Density Statistics**

Total Developable Area	155.2 ac
Total UPA	5.15
Total Units	801

**Figure 5**

DRAWN BY	DATE	FILE NO.
D. ALFANO	12/3/2009	P 466-02
CHECKED BY		
R. POTRIE	12/3/2009	

**PLANNING PROTOCOL INC.**  
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