

MINUTES OF THE SPECIAL MEETING HELD FEBRUARY 16, 1976
TO MEET WITH REPRESENTATIVES OF CALGARY REGIONAL PLANNING
COMMISSION TO STUDY GROWTH STUDY.

PRESENT:

MAYOR L. L. SCHMALTZ
COUNCILLOR M. MARTIN
COUNCILLOR R. WHITNACK
P. TETZ SECRETARY TREASURER.
MR. IAN BENDER &
MISS MARILYN MORTIN - C.R. P.C. Repr.

Mayor Schmaltz opened the meeting and welcomed Mr. Bender and Miss Mortin to the meeting and introduced them to the members of Council, than in turn asked Mr. Bender to explain the reason the meeting was called. Mr. Bender gave members of Council a brochure from the commission on Growth Study with questions they would like to have answers to from this Council.

Question #1 Land Use - It was suggested by Councillor Martin that perhaps it would be better to give more monies to small centres for more development and less development on good productive farm land. Land value was discussed at some length such as prices of land per acre and the way the prices vary. All agreed that 20 acres parcels should no longer be allowed.

Question # 2 - Rural Residential - The cluster grouping was discussed and decided that this was better for all concerned especially in the matter of schools and busing. The taxation basis for small acreages was discussed and all felt that a definite program should be set up. At this time regulations allow at least 8 to 20 acres plots in a $\frac{1}{4}$ Section of land and all agreed that these parcels should be as small as possible and should in turn be encouraged to move to small towns, so as to preserve good agricultural land.

Question # 3 - Small Industries. - All agreed that small industries should be encourages in smaller centres as the payrolls of their employees would certainly be a help to small towns, instead of living in small centres and commuting to the cities to work. And all agreed that these could be accommodated in small centres in industrial parks.

Question # 4 - Land for Recreation areas- And all agreed that any areas were their is natural park areas should be preserved and protected and perhaps developed.

Question # 5 - Highways - This was discussed at some length and all agreed that all Secondary Highways should widened and upgraded and these roads are very busy.

Question # 6 - Water Supply - This is a major problem in most small towns and was suggested that perhaps the Rosebud Creek south of the Beiseker Area could be used in the future as this is fed from the Irrigation Canals which in turn is fed from the Bow River.

Question # 7 - Sewage Disposal - It was explained to the Commission members that the Village of Beiseker had just passed a By-Law to build a new lagoon as the old one is no longer passed by the Department of Environment.

Question # 8 - Rapid Growth - This can be a very serious problem for small towns as their is a great demand for Residential lots but the cost of administrating, fiancing and developing new sub-divisions were very high and all agreed that the interest for these developments should be considerab&y lower for municipalities.

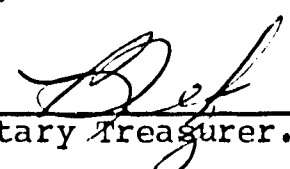
Question # 9 - Regional Government - This was discussed and was decided that this was something for the future and municipalities could lose a lot of interest and atonomy.

Question # 10 - Taxation - Changes to property tax system on farm buildings was discussed and all agreed that farm buildings should be taxed.

The whole concept of Growth Study was discussed at some length by all present and all agreed that this was an important study Mayor Schmaltz than thanked the Commission members for coming out to meet with Council. And than adjourned the meeting.



Mayor;



Secretary Treasurer.

