

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, December 14, 2016, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie  
Deputy Reeve P. McKean  
Councillor A. Aalbers  
Councillor A. Kemmere  
Councillor K. Heck  
Councillor D. Milne  
Councillor J. Sayer

IN ATTENDANCE: T. Martens, Chief Administrative Officer  
R. Beaupertuis, Director, Corporate Services  
R. Baker, Director, Operational Services  
J. Holmes, Director, Legislative, Community, & Agricultural Services  
M. Bloem, Director, Planning and Development Services  
A. Wild, Communications Coordinator  
J. Boggan, Administrative Assistant  
G. Evers, Executive Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:03 a.m.

Reeve Beattie introduced Council and staff

AGENDA Reeve Beattie advised of the following amendments to the agenda:  
4.5 Bylaw No. 14/16 and Bylaw No. 15/16 - Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M (Additional Information)  
8.1 2017 Budget (Additional Information)  
8.15 Fire Service Levels (Information attached)  
8.16 SPOG Committee Appointment (Information attached)  
8.17 2017 Interim Operating Budget

Moved by Councillor Sayer  
RC16-703 That Council adopt the agenda of the Regular Council Meeting of December 14, 2016 as amended. Carried.

MINUTES Moved by Councillor Milne  
RC16-704 That Council adopt the Minutes of the Regular Council Meeting of November 9, 2016. Carried.

Moved by Councillor Sayer  
RC16-705 That Council adopt the Minutes of the Budget Council Meeting of November 21, 2016. Carried.

RC16-706 Moved by Councillor Heck  
That Council adopt the Minutes of the Regular Council Meeting of November 23, 2016.

Carried.

RC16-707 Moved by Councillor Kemmere  
That staff review the Minutes of the Regular Council Meeting of October 26, 2016 and bring back amended minutes to reflect if landowners indicated that they are adjacent landowners as identified in a complaint that was received.

Carried.

RC16-708 Moved by Councillor Kemmere  
That Council support the Chief Administrative Officer's comments that all other items in the Regular Council Meeting Minutes of October 26, 2016 have either been addressed or will not be addressed in the future.

Carried.

PUBLIC HEARINGS  
Bylaw #LU 49/16  
NW 5-31-27 W4M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 49/16 and read the Bylaw.

The application for redesignation of the NW 5-31-27 W4M, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.21 acres from Agricultural District (A) to Residential Farmstead District (R-F)
- Division 3
- Rural Community: Lonepine

The Planning and Development Department recommended that Bylaw #LU 49/16 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

David Derksen, applicant, stated that the landowner is in support of the proposal as presented.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The CFO is in accordance with the NRCB 910m minimum distance regulations
- There is an access to the remainder of the quarter section at the northwest boundary
- The CFO is not currently in use
- The landowner is in the process of de-commissioning the feedlot
- The panhandle is in accordance with current land preservation policies

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne

RC16-709 That Council give second reading to Bylaw No. LU 49/16 to redesignate lands in the NW 5-31-27 W4M.

Carried.

Moved by Councillor Milne

RC16-710 That Council give third reading to Bylaw No. LU 49/16 to redesignate lands in the NW 5-31-27 W4M.

Carried.

Bylaw #LU 50/16

SW 31-29-3 W5M; E ½ NW 32-31-5 W5M;  
NE 27-32-4 - W5M; SE 32-30-4 W5M;  
NW 4-33-4 W5M; NW 23-32-28 W4M;  
SE 3-30-27 W4M and  
NW 7-30-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 50/16 and read the Bylaw.

The proposed redesignation of the SW 31-29-3 W5M; E ½ NW 32-31-5 W5M; NE 27-32-4 - W5M; SE 32-30-4 W5M; NW 4-33-4 W5M; NW 23-32-28 W4M; SE 3-30-27 W4M and NW 7-30-4 W5M, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate an approximate three point zero (+/- 3.0) acres within SW 31-29-3-5 from Country Residential District (R-CR) to Agricultural District (A); and,
- To redesignate an approximate two point zero (+/- 2.0) acres within E ½ NW 32-31-5-5 from Country Residential 1 District (R-CR1) to Agricultural District (A); and,
- To redesignate an approximate four point four seven (+/- 4.47) acres within NE 27-32-4-5 from Country Residential District (R-CR) to Agricultural District (A); and,
- To redesignate an approximate five point zero (+/- 5.0) acres within SE 32-30-4-5 from Country Residential District (R-CR) to Agricultural District (A); and,
- To redesignate an approximate one point two (+/- 1.2) acres within NW 4-33-4-5 from Country Residential District (R-CR) to Agricultural District (A); and,

ADOPTED

- To redesignate an approximate three point seven (+/- 3.7) acres within NW 23-32-28-4 from Country Residential District (R-CR) to Agricultural District (A); and,
- To redesignate an approximate four point one (+/- 4.1) acres within SE 3-30-27-4 from Country Residential District (R-CR) to Agricultural District (A); and
- To redesignate an approximate one point five zero (+1.50) acres within NW 7-30-4-5 from Agricultural District (A) to Agricultural (2) District (A(2)).

The Planning and Development Department recommended that Bylaw #LU 50/16 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

Council did not have any questions.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Any landowners in attendance were provided the opportunity for closing remarks. No one came forward.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC16-711 That Council give second reading to Bylaw No. LU 50/16 to redesignate lands in the SW 31-29-3 W5M; E ½ NW 32-31-5 W5M; NE 27-32-4 - W5M; SE 32-30-4 W5M; NW 4-33-4 W5M; NW 23-32-28 W4M; SE 3-30-27 W4M and NW 7-30-4 W5M.

Carried.

Moved by Councillor Aalbers

RC16-712 That Council give third reading to Bylaw No. LU 50/16 to redesignate lands in the SW 31-29-3 W5M; E ½ NW 32-31-5 W5M; NE 27-32-4 - W5M; SE 32-30-4 W5M; NW 4-33-4 W5M; NW 23-32-28 W4M; SE 3-30-27 W4M and NW 7-30-4 W5M.

Carried.

Bylaw #LU 52/16  
NE 34-32-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 52/16 and read the Bylaw.

The application for redesignation of the NE 34-32-4 W5M, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and

Development Department provided specific information to the application as follows:

- To redesignate 147.5 acres from Agricultural District (A) to Agricultural (2) District (A(2)).
- Division 6
- Rural Community: Eagle Hill/Westward Ho

The Planning and Development Department recommended that Bylaw #LU 52/16 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Dallas Rosevear, Rosevear Land Services Ltd., applicant, was not in attendance. The landowner indicated from the gallery that he did not have any comments.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- Road access meets County standards
- The adjacent quarter section does have a legal access
- The use of the land would not change

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The landowner was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean

RC16-713 That Council give second reading to Bylaw No. LU 52/16 to redesignate lands in the NE 34-32-4 W5M.

Motion Defeated.

Bylaw #LU 54/16  
SE 12-33-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 54/16 and read the Bylaw.

The application for redesignation of the SE 12-33-2 W5M, was introduced by G. Chaudhary, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3.50 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 7

- Rural Community: Netook

The Planning and Development Department recommended that Bylaw #LU 54/16 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Brent Dueck, applicant, did not have any comments.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The proposal would accommodate a 17m setback for a future shop building

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Brent Dueck, applicant, indicated the location of a proposed shop. His intent is to remove the mobile home and build a house.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Kemmere

RC16-714 That Council give second reading to Bylaw No. LU 54/16 to redesignate lands in the SE 12-33-2 W5M.

Carried.

Moved by Councillor Kemmere

RC16-715 That Council give third reading to Bylaw No. LU 54/16 to redesignate lands in the SE 12-33-2 W5M.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:08 a.m. and reconvened at 10:21 a.m.

Bylaw No. 14/16 and Bylaw No. 15/16  
Plan 9312585 Lot 2,  
SE 12-30-1 W5M and  
NE 12-30-1 W5M

Reeve Beattie reconvened the Public Hearing regarding Bylaw No. 14/16 and Bylaw No. 15/16 - Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M and provided an overview of the process of the Public Hearing.

Reeve Beattie advised that a joint Public Hearing for Bylaw No. 14/16 and Bylaw No. 15/16 will allow for new and additional information to be considered by Council.

The proposed bylaws were introduced by T. Connatty, Planning and Development Department, and the following information was

introduced as provided in the agenda package such as the bylaw, location map, site map, Event Management Plan, Noise Impact Analysis, Proposed Road Upgrades, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 545.64 acres within Plan 9312585 Lot 2, SE 12-30-1-5 and NE 12-30-1-5 from Agricultural District (A) to Direct Control District (DC)
- Bylaw No. 15/16 that proposes to amend Bylaw No. 12/15, being the Wessex ASP to re-identify SE 12-30-1-5 from Low Density Residential to Business Park
- Division 1
- Rural Community: Wessex

The Planning and Development Department provided information in response to questions posed by Council at the October 26, 2016 Public Hearing.

The Planning and Development Department stated that Council may consider options such as deferral of the Public Hearings to allow for the submission of more information required to finalize the review of the outstanding items; or, close the Public Hearing and provide direction for the Road Standards identified in Schedule D of the amended Direct Control District Bylaw and any other matters.

Council discussed the following information:

- The process for monitoring and enforcement of the Noise Management Plan
- MGA requirements regarding Public Hearings

Ken Venner, Brown & Associates Planning Group, and Dominic Young, Rocky Mountain Motorsports, provided a presentation regarding the following:

- Technical reports
- Traffic Impact Assessment
- Sound Impact Assessment, Lmax/Peak Noise, and Noise Levels and Mitigations
- Alberta Energy Regulator pipeline and well setbacks
- Emergency Response Plan and Business Management Plan
- Range Road 10 upgrade and Range Road 10A reconfiguration
- Alberta Fire Code regulations
- Servicing and deferred service agreements
- No enhanced services required for Fire or EMS
- Sound testing comparisons

Brown & Associates requested that Council proceed with approval for Option One with a revised Schedule "D" and endorse the Concept Plan and Land Use Amendment.

Reeve Beattie asked if there were any comments from the gallery.

Henry Vander Veen stated that he and his wife own residential and commercial properties within the Town of Carstairs. He is in support of the proposal as it is an economic benefit to himself and the Town of Carstairs.

Trudy Reap, SW 23-30-29 W4M, advised that she is opposed to the proposal. She discussed the traffic report and was disappointed that the report was not included in the October 26, 2016 agenda package. She discussed intersections and road safety concerns.

Lyle Brown read a prepared statement on behalf of a group of concerned people. He discussed special events and how they would affect local residents and livestock. He discussed the public hearing process.

Shelly Beyak, NW 11-30-29 W4M, discussed evacuation plans, pipelines and wells, and Pengrowth correspondence. She stated AER has concerns regarding evacuation and pipelines. She also discussed various existing motorsports facilities, noise enforcement, traffic concerns, and farming concerns. Shelly Beyak read a letter on behalf of her daughter Kim Chersak which included safety concerns, public meetings, Pengrowth, and farm concerns.

Lou Nail, SW 23 -30-29 W4M, discussed details of the proposed Bylaws including insurance requirements and stated that the bylaw does not protect the County or its residents.

Randy Nail, resides about 1¼ miles away from the proposal, SW 23 -30-29 W4M. He discussed changes to the area, protection of the quality of life, and requested that Council reject the application.

Mr. Nail responded to a Council question and advised that he did not participate in the development of the Wessex Area Structure Plan. He would hate to see agricultural land changed to pavement.

Brent Hougestol advised that he builds engines for a living and in driving around a farm area recently he noticed that there was no reaction to noise by cattle. He has recently listened to highway noise levels approximately 3 miles from the highway and said he thought that noise level was much higher than at his residence in Didsbury which is two blocks from the train tracks.

Phyllis Geddert discussed her findings of the definition of noise and spoke of paleontology concerns. She discussed various decibel measurements, environmental impacts, and protection of historical resources.

Wes Geddert stated that he was concerned by the zoning and land use in the Bylaw and Concept Plan. He questioned what the tax benefits would be to the County and impacts if there was only a partial completion of the project.

Gary Coleman stated that he is in favour of the project. He feels this is important for Alberta because of the need for such a facility for training. He is of the opinion that the organization is run by good and caring people. The driver training aspect of the facility would give a better understanding of safe driving. This would be beneficial to the local community.

Gerry Neumiller, W½ 1-30 W5M, advised that he is immediately south of the proposed area. He feels that the bylaw does not address the safety of the H2S well on the proposed location and that the bylaw does not address setback of the wells or the safety of County residents.

Justin Andersen is in favour of the race track and would like to see more opportunity for the County and the Town of Carstairs. This would be a new sport for kids to get involved in. Since the closure of the Motorsports Park in Calgary there has been an increase in street racing. He works for the railroad and is aware of noise concerns.

Becky Stoesser E1/2 10-30-29 W4M, resides directly east of the project, discussed items that they had provided for the agenda package. She stated that AER Directives 38/AUC Rule 12 need to be adopted for this project. The proposal does not address well and pipeline setbacks. They have suggested amendments to the definitions. She feels that this is a moving target and is continually changing.

Noel Winter advised that he is a Calgary resident and owns land in Wheatland County. He stated that the Badlands Motorsports Resort (BMR) facility is not similar at all to the Rocky Mountain Motorsports facility. He discussed the approval process for the BMR facility, road upgrades, development permits, development agreement, offsite services, and various Technical and Environmental hurdles. He discussed various comparisons to the Rocky Mountain Motorsports.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:43 p.m. and reconvened at 1:30 p.m.

Reeve Beattie asked if there were any comments from the gallery.

Barry Shaw, resides 3 miles north of the Carstairs overpass, and farms in Alberta as well as BC. He also works as a construction supervisor on roads. He said that he thinks outside the box and sees the need for people to work both on and off of the farm. The County needs to find revenue from other sources other than the oil industry. He feels that this proposal is beneficial and would

put the County on the map. The noise could be controlled by berms or other means.

Bill Feenstra stated that he is in favour of the Motorsports Park. He questioned whether people are opposed to the park or the location? He feels that the location is good as it cannot be seen from Highway 2 because of the slope of the land. He said that he feels that any concerns can be addressed during the Development Permit stage.

Warren Fox, spoke previously, and said that “secret streets” has been referred to in previous discussions and he would like to know what that is. He says that he sees Hwy 581 becoming a racetrack when people leave this facility.

Dave Koosey, an adjacent resident, NW 11-30-29 W4M, stated that he has not seen any proof that jobs will be created or that there will be any economic benefit.

Reeve Beattie asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The applicant stated that a special events application would be required for all special events and that 1000 to 1500 people could be in attendance
- The main parking area is indicated by a “9” on page 526 of the agenda package and parking would not be permitted on any public roadway
- A vehicle travelling at 100 km per hour would need approximately 88 to 94 m to come to a complete stop
- AER setbacks vary depending on the pipeline classification
- The applicant stated that there is a Level 3 pipeline on the other side of the highway but it can possibly be reduced to a Level 2
- The City of Calgary Bylaw was used as a reference but will not be used in the proposed Development Permit. The current AER Regulation standards would be utilized.
- Directive 38 and Rule 12 are Provincial regulations that regulate utilities and the oil and gas industry
- This will be a semi-private facility and will have non-member groups use it as well
- There is an agreement-in-principle with Pengrowth regarding the pipeline and well that are on the property
- AB Transportation requested that a portion of 10A be closed. The Developer has agreed to rebuild Range Road 10A as proposed in Scheduled “D” to accommodate local and farm equipment traffic
- The rating of the well on the west side of the highway has not been discussed with Pengrowth as the rating was just brought to attention of the Developer on Friday
- Upgrades to Hwy 2 / 581 overpass would require that Range Road 10A access be relocated
- The possibility of paleontology on the lands have been researched and there is a very low possibility

- Drainage water should continue to be available to the landowner to the south by the coulee
- Any “Secret Streets” functions would not be permitted as drag racing is not a permitted use of the proposed Bylaw
- The developer agrees to a bond regarding enforcement of noise levels depending on the details
- The City of Calgary Bylaw works with a 65 dba and has not been researched by staff
- Trained personnel would be on site for Fire and EMS equipment
- AB Environment and the County would regulate storm water monitoring and discharges
- A Community Committee could consist of RMM representatives, Town and County representatives, and approximately 3 local residents

The Planning and Development Department was provided the opportunity for closing remarks and requested that Council provide direction on Schedule “D” regarding Range Road 10A access and Range Road 10 access.

The applicant was provided the opportunity for closing remarks and Mr. Young stated that he believes that the proposal is in accordance with current County policy. There are a number of residents that would be affected. This would be beneficial to businesses and police training benefits. Mr. Young feels that limited amounts of work need to be done to finalize the Traffic Impact Assessment and the Noise Assessment Study.

Hearing no further comments Reeve Beattie closed the Public Hearings.

Moved by Councillor Aalbers

RC16-716 That Council defer second reading of Bylaw No. 14/16 and Bylaw No. 15/16 redesignating the lands within Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M until administration deems the Traffic Impact and Noise Impact Assessments acceptable; and further, bring back information regarding Pipeline and Well de-rating from the AER and Pengrowth; and further, include the proposed revisions to Bylaw No. 14/16 and Bylaw No. 15/16 with the matter be part of a Regular Council meeting agenda.

Carried.

Moved by Councillor McKean

RC16-717 That Bylaw No. 14/16 - Schedule “D” as presented by Administration be amended that the north portions (indicated in red) on Range Road 10A and Range Road 10 be included in Phase 1 and the southeast portion on Range Road a 10 (indicated in yellow) be included in Phase 2.

Carried.

- RC16-718 Moved by Councillor McKean  
That staff be directed to review all policies regarding the receipt of all reports before bringing redesignation applications forward for consideration.  
Carried.
- Recess and Reconvene  
Reeve Beattie recessed the meeting at 3:29 p.m. and reconvened at 3:44 p.m.
- NEW BUSINESS
- Time Extension  
PLRDSD20100000159  
RC16-719 Moved by Reeve Beattie  
That Council approve a two (2) year time extension to January 22, 2017 of the endorsed subdivision for the 27.4 acre parcel within NE 6-32-6 W5M.  
Carried.
- Time Extension  
PLSD20120124  
RC16-720 Moved by Councillor Aalbers  
That Council approve the proposed time extension request for a period of one (1) year allowing until November 21, 2017 to complete the outstanding conditions of approval for PLSD20120124.  
Carried.
- Time Extension  
PLSD20130400  
RC16-721 Moved by Councillor Milne  
That Council approves the time extension until September 20, 2017 to satisfy conditions of approval for PLSD20130400.  
Carried.
- South McDougal  
Flats ASP Review  
RC16-722 Moved by Councillor Aalbers  
That Council postpone the review of the South McDougal Flats Area Structure Plan (ASP) Review by removing the project from the 2017 Work Program for Planning and Development and the 2017 Budget.  
Carried.
- Didsbury Library  
Expansion Committee  
RC16-723 Moved by Reeve Beattie  
That Council appoint Councillor Milne to the Didsbury Municipal Library Expansion Project for the duration of the project.  
Carried.
- South Red Deer Regional  
Wastewater Commission  
RC16-724 Moved by Councillor Heck  
That Council receives the South Red Deer Regional Wastewater Commission Draft 2017 Financial Plan and Budget as information.  
Carried.
- MVC - Town of Olds Fire Services  
Sub-Agreement  
RC16-725 Moved by Councillor Kemmere  
That Council approve the amended Fire Services Sub-Agreement between the Town of Olds and Mountain View County.  
The question on Motion RC16-725 was not called.

Moved by Councillor Aalbers

RC16-726 That Council defer the Fire Services Sub-Agreement between the Town of Olds and Mountain View County to the In Camera Council Agenda of January 11, 2017.

Carried.

Dev. Permit  
PLDP20160133 –  
NW 28-30-27 W4M

Moved by Councillor Aalbers

RC16-727 That Council approve the proposed Fabrication, Processing or Repair Facility, in accordance with Land Use Bylaw No. 15/15 and the submitted application, within NW 28-30-27-4 submitted by Old School Holdings Inc. c/o Darrel MacKinnon, Development Permit File No. PLDP20160133, subject to the following conditions:

CONDITIONS:

The works outlined in this application are subject to the following Conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

Standard Conditions If Applicable:

4. N/A
5. N/A
6. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
7. N/A
8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior

to construction, required permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

13. The hours of operation for the fabrication, processing or repair facility shall be from 8:00 am to 5:00 pm, Monday to Saturday, excluding Sundays and Statutory Holidays.
14. No signage has been permitted with issuance of this Development Permit.
15. The maximum number of employees shall not exceed twenty (20) as per the Direct Control District Section 17.15.6a)i.
16. The applicant shall ensure all site regulations included within the Direct Control District Section 17.15 are met.
17. There shall be no on-site painting permitted on the subject property.
  
18. Issuance of this Development Permit does not include drive-through undercarriage wash systems. A new Development Permit shall be obtained for the additional use on the subject property.
19. All outdoor storage and shipping containers (a maximum of 2 shall be considered an exempt use) shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway and the adjacent sites by landscape materials, berms, fences or a combination of these features to the satisfaction of the Approving Authority. (Direct Control District Section 17.15.6a)ii.)
20. The applicant shall contact Alberta Environment and Parks to obtain a license for water well use for industrial/commercial uses and sanitary uses for employees on the subject property.
21. The applicant shall obtain a Building Permit for the change of use for the existing accessory building to fabrication, processing or repair of agricultural related equipment use.
22. A westerly front yard setback relaxation for the existing accessory building to the property line shall be approved for the life of the building.

Prior to issuance conditions:

23. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT the applicant shall submit a detailed Landscaping Plan as required within Section 17.15.6d)i.
24. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT, the applicant shall provide an on-site spill contingency plan acceptable to the County as required within Section 17.15.6 a)v.
25. PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT, the applicant shall provide an on-site Fire Protection Plan acceptable to the County as required within Section 17.15.6c)i.

Carried.

## BYLAWS

Bylaw #LU 56/16  
SW 3-33-7 W5M

RC16-728 Moved by Councillor Milne  
That Council give first reading to Bylaw No. LU 56/16 redesignating the lands within the SW 3-33-7 W5M as contained in the agenda package.

Carried.

RC16-729 Moved by Councillor Milne  
That Council set the Public Hearing for Bylaw No. LU 56/16 redesignating the lands within the SW 3-33-7W5M to January 11, 2016 at or after 9:00 a.m.

Carried.

## 2017 Budget

Council directed that the 2017 Budget be deferred to the January 4, 2017 Policies and Priorities Committee Meeting for further discussion.

Olds Fire  
Engine Replacement

RC16-730 Moved by Councillor Kemmere  
That Council approves the purchase of a replacement Fire Engine for the Olds Fire Department with a County cost not to exceed \$369,263 and that the purchase be funded from the General Fire Reserve.

Carried.

Meeting Quorum  
January 25, 2017

RC16-731 Moved by Councillor Aalbers  
That Council cancel the Regular Council Meeting of January 25, 2017.

Carried.

FCM – Canada 150  
Community Leaders

RC16-732 Moved by Councillor Aalbers  
That Council nominate Reeve Beattie as a FCM Canada 150 Community Leader for Mountain View County.

Carried.

Olds College Gala

RC16-733 Moved by Councillor Milne  
That Council authorize Reeve Beattie and Councillor Kemmere and their spouses to attend the Olds College Gala March 24, 2017 in Olds, AB.

Carried.

Mountain View Seniors'  
Housing Gala

Council requested that the Mountain View Seniors' Housing Gala May 7, 2017 be brought back to a future Council Meeting pending receipt of further information.

INFORMATION  
ITEMS

RC16-734 Moved by Councillor Milne  
That Council receive the following items as information:  
a. 20161026 - Letter from Municipal Affairs – MSI  
b. 20161031 - MVRWMC Approved October 31 2016 Minutes  
c. 20161031 - MVRWMC Approved Organizational Meeting October 31 2016 Minutes  
d. 20161202 - AAMDC Contact Newsletter  
e. 20161206 - Council Directives

Carried.

- Fire Service Levels
- RC16-735 Moved by Reeve Beattie  
That Council authorize the Sundre Fire Department to retain and use the former Rapid Attack vehicle as a Wildland Urban Interface unit.  
Carried.
- RC16-736 Moved by Councillor Sayer  
That Council defer the Fire Level of Service to the January 11, 2017 Regular Council Meeting for consideration.  
Carried.
- SPOG Committee Appointment
- RC16-737 Moved by Reeve Beattie  
That Council appoint Councillor Aalbers as the alternate to the SPOG Board of Directors until the 2017 Organizational meeting.  
Carried.
- 2017 Interim Operating Budget
- RC16-738 Moved by Councillor Aalbers  
That the Council approve an interim 2017 operating budget with the following conditions:  
  1. This budget will use the same parameters as the 2016 budget.
  2. This interim budget will remain in effect until approval of the 2017 budget.
  3. Council may adjust this interim budget by separate motions related to specific areas of the 2016 budget
Carried.
- IN CAMERA
- RC16-739 Moved by Councillor Kemmere  
That the Regular Council Meeting of December 14, 2016 go into closed meeting at 5:07 p.m.  
Carried.
- RC16-740 Moved by Councillor Kemmere  
That the Regular Council Meeting of December 14, 2016 return to the open meeting at 5:49 p.m.  
Carried.
- ADJOURNMENT
- Reeve Beattie adjourned the Regular Council Meeting of December 14, 2016 at 5:49 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer