

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING

MOUNTAIN VIEW COUNTY

Meeting held on Monday, January 16, 2017
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT: Jim Smith
David Bach
Peggy Johnson
Rosalie Jorgensen
Councillor K. Heck
Councillor A. Aalbers

ABSENT: Councillor P. McKean

IN ATTENDANCE: Matthew Pawlow, Manager, Planning Services
Geneva Chaudhary, Planner
Lee-Ann Gaudette, Administrative Assistant, Recording Secretary

1. CALL TO ORDER: Meeting commenced at 1:03p.m.

2. AGENDA: 2.1 Adoption of Agenda

Moved by: R. Jorgensen
That the Agenda of January 16, 2017 be adopted as presented.

Carried

3. ADOPTION OF MINUTES: 3.1 Adoption of Minutes

Moved by: K. Heck
That the Minutes of December 9, 2016 be adopted as presented.

Carried

4. BUSINESS ARISING:

4.1 What is needed to bring the ASP up to date?

- Discussion took place on the current ASP and what will need to be updated in that document. Steering Committee driven process and the document can be revised as the Steering Committee sees fit.
- Upon review of the introduction on other ASP documents, Peggy questioned as to whether someone from the community can write the introduction so that it is not so general. Administration advised that they would welcome input from the community on how the introduction will be worded. Administration advised that they would take information from the Public Open House and incorporate it into the ASP

document and the introduction as long as it meets MVC requirements and the Provincial Government's requirements for an ASP.

- Peggy would like to be involved in writing something for the introduction of the ASP and bring it back to the Committee for comments and discussion.

5. DELEGATIONS: 5.1 Nil

6. OLD BUSINESS: 6.1 Content for Open House

- Display boards were presented by Administration to get comments from the Committee.
- Board #1: A couple of Vision Statements were provided and these can be taken to the Open House to see which Vision Statement the public prefers.
- Board #2: Background information was presented, was recommended to add some historical background to the revision of the existing ASP. Can refer to when the ASP was originally passed, "7 community members and 2 Councillors involved, process took place at Town of Sundre Offices. It was requested that the ASP be rescinded in 2008 and reviewed in 2011 but that was never done at that time.
- Board #3: outlines process of the Committee. Can we add under Nov. 3, that Critical Thinking Model will also be done in conjunction with the SWOT Analysis.
- Discussion took place as to what the process of the Open House will be as far as the workshop idea, want to make sure that they get input from the public.
- Discussion on the boundary adjustment but be sure to describe the reason for the adjustment, based on natural features such as the river boundary or ESA area; current boundaries are up to the secondary highway #587 so based on infrastructure. Expand on the benefits involved in expanding the boundary adjustment.
- What to expect at the Open House, an introduction will take place, presentation why everyone is at Open House; table with land use considerations; education component would be 1st workshop – planning process and regulations; short break 2nd workshop – Q & A based on what was presented in first workshop; 3rd workshop – participate in the actual development – very specific components: Vision Statement; boundary adjustments; etc.
- Main topics (pulled from Dec 9 Minutes):
 - Feedback on number of subdivisions and dwellings per quarter section.
 - Vision Statement #1 or #3 preference.
 - Information on what ASP is and why being reviewed.
 - Objectives & Vision Statement provided (workshop).
 - Workshop on ASP boundary suggestions (increase/decrease).
 - Boards on acceptable/non-acceptable development.
 - Dwelling density, land use density (this is what there is now what do you want to see as to # of parcels).
 - What minimal changes are required to bring ASP up to date, do people support existing ASP or what changes do you want to see.

- Planning to do a presentation on ASP process and policies such as the Municipal Development Plan and Land Use Bylaw.
- Suggestion to set up tables at the Open House for more of a “workshop” atmosphere; not just a public presentation format.
- Three (3) different sections: (1) Intro of ASP/MDP policies; (2) development questions (what you like and don't like Q & A); (3) taking feedback & move into objectives/Vision Statement. Smaller groups tend to give more feedback.
- Feedback format from Open House: all correspondence will be filed in accordance with Records Management process; any malicious correspondence will be removed; information won't be distributed, just told content was not appropriate and then information not used; would be destroyed.
- Discussion took place on the goals wanted by the Steering Committee and what type of development that would be acceptable in the area. If goals too narrow then it is leading the public in a certain area instead of letting us know what it is they want to see in terms of development in the area.
- Administration will prepare some information that sets out the goals that the Steering Committee would like to see in the area and then this can be discussed and put into a survey type document for the Open House.
- Discussion on how difficult it is to set goals prior to deciding what your Vision Statement will be. Should get a Vision Statement in place and then develop goals around that Statement. We should get the feedback from the public and then decide what the goals should be so that we can give everyone what they want based on the Open House.
- You can do 3 or 4 Open Houses prior to getting enough information to finalize the ASP. Sometimes 2 Open Houses will be enough to give you the information required to finalize the ASP. There is no set limit on Open Houses.

Motion by P. Johnson

To add these two goals to the list of goals to be presented at the Open House:

Goal #1: To ensure that new development takes place in a manner that minimizes impacts on existing residents' quality of life.

Goal #2: To ensure that existing ground water resources are protected from any negative impacts.

Carried

- Administration continued with the slide presentation for content to have at the Open House, including boundaries, amount of SD allowable per quarter section etc.. Graphic images will help a lot at the Open House as it shows exactly what is allowable in the area.
- Discussion on how the Steering Committee can contribute to the Open House, members are expected to be in attendance and take part in the conversation. ASP Committee Members must all be totally neutral when presenting and answering questions. Administration will take the

lead on the presentation component. Steering Committee members indicated which workshop table they would like to help out on:

Rosalie: Table 3: Boundaries discussion table (want more info on what to expect – people may want to extend boundaries east)

David: Table 2: types of land uses table – what people want

Jim: assist wherever needed;

Peggy: Table 3: Goals and Visions

- Discussion on how we notify everyone to get as many people to show up at the Open House as possible and try to get this resolved in 2 Open Houses. Administration advised of the following:
 - Letters to be sent out to affected landowners in the area including a one (1) mile radius around the plan boundary re: Open House start time and then start of formal presentation.
 - Newspaper Advertisement of Open House date and time
 - Eagle Valley Working Group can advertise and use word of mouth.
- Administration reviewed mapping respecting ASPs within Mountain View County, mapping to show growth centres, polices within the Municipal Development Plan and LUB.

6.1 Possible Open House dates

- Monday, February 13, 2017 - Start time: 5:00pm set up at Hall; 6:30pm view boards/arrival; 7:00-9:00pm formal meeting

Recess: 2:50pm

Reconvene: 3:05 pm

7. NEW BUSINESS

7.1 Information from the Community

- Peggy presented information from the Eagle Valley Working Group Community Survey Response January 12, 2017 results. The questionnaire was emailed or hand delivered by the Working Group.
- 49 questionnaires went to existing residents within the Eagle Valley ASP boundaries; 6 were non-resident owners of property within the boundary; return rate of answered questionnaires was 69.09%; 54 households within the Eagle Valley ASP area; 14 delivered just outside the boundary and 7 of those were returned;
- Mapping within package shows where the responses to the questionnaire came from.
- Lots of questions about boundaries and whether to expand boundary to the east – 62% say “yes”; Agriculture question to emphasize Agriculture as primary land use – 96% say “yes”; huge concerns about water in the area; 96% say “yes” to protect aquifers; lots of water use and fracking in the area is why there is a water concern; 93% say “yes” to having 2 lots per quarter; RV concerns in the area; Bed & breakfast development was supported 67%; property being considered environmentally significant 71% say “yes”; concerned about safety of property 80% say “yes”;

- Groundwater availability is included in this information package; maps are available online (Mountain View County);
- Request made to get a copy of the survey questions asked to answer the questionnaire;

Motion: P. Johnson

That the Eagle Valley Working Group Survey response results be accepted as information.

Carried

7.5 Next Meeting

- Book next meeting after the Open House and allow enough time to review the results so that these can be shared at the next meeting.
- A letter will also be prepared for the Chair to sign inviting residents to the Open House. Once letter is complete Geneva will circulate it to the members for comments and approval prior to being sent out.
- Next meeting: Tuesday, Feb. 28, 2017 1:00-4:00pm

Moved by: D. Bach
Adjourn meeting at 3:23 pm

Carried

Signed: Mar 30, 2017

Chair

I hereby certify these Minutes are correct.

Manager, Planning Services