

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, March 30, 2017
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

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

ABSENT: Councillor P. McKean

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

1. CALL TO ORDER: Meeting commenced at 1:32 p.m.

2. AGENDA: 2.1 *Adoption of Agenda*

Moved by: R. Jorgensen
That the Agenda of March 30, 2017 be adopted as presented.

Carried

3. ADOPTION OF MINUTES: 3.1 *Adoption of Minutes*

Moved by: A. Aalbers
That the Minutes of March 30, 2017 be adopted as presented.

Carried

4. DELEGATIONS: 4.1 *Presentation by Frank Greif, Eagle Valley Working Group entitled: Eagle Valley – Our Legacy*

- The presentation outlined how legislative and policy planning could be supported by quality of life inputs and made a determination on how information could be shared.
- Administration provided definitions for the both Environmentally Sensitive Areas, some kind of sensitivity to the area; Some areas now use term Environmentally Significant Areas, may have some

environmental significance of a sensitive nature or some other feature, common term is now ESA or Environmental Significant Area.

- Environmental Reserve definition: comes out of the Municipal Government Act, Municipal Reserve is being dedicated for park space, can pay cash in lieu where they keep that land on their title but in turn they pay the municipality a sum of money in lieu of the land dedication. Environmental Reserve easement where the land can remain on title with private land owner but there is a whole list of restrictions that they cannot do, like development in the reserve easement area, serves same purpose in an environmental reserve but can still stay on the title with the private landowner and still be calculated as their total acre amount but a number of restrictions. Reserves cannot be taken with the first parcel out.

5. OLD BUSINESS:

5.1 *Potential ASP Boundary Adjustment Information*

- Administration discussed the results of the Potential Boundary Adjustment Information from the Open House Survey.
- Including Eagle Creek and ESA into the ASP area was the most popular consideration based on the survey results at a total of 20.
- Administration presented some maps for potential consideration of how to extend the Eagle Valley ASP boundaries, by using the Red Deer River and the Eagle Creek or using the road system. Administration's recommendation Option 1: leave the ASP the same as is; Option 2: expand the boundaries to use Eagle Creek and road access to the north would include multi lot area; Request to add another ½ mile to option one boundaries at the top right of the map;
- Discussion took place on the different options for possible expansion of ASP area;

Geneva will email out the mapping so that Steering Committee can review the different options and provide their comments on. Include the option with the extra ½ mile included on the boundary.

5.2 *First Parcel Out Policy Options*

- Administration presented some mapping for First Parcel Out policy options and considerations in the area.
- Red Deer River Corridor: one option to consider: this area not suitable for subdivision;
- ESA level 1 area would want to restrict subdivision in this area as set out by the Province. Can be a degree of flexibility for subdivision but would not want subdivision to take place in the heart of the ESA 1 area.
- Move from a no parcel out area to a transition zone; topography changes in the area; potentially higher standards for septic systems, not having basements could be some development standards that could go along with first parcel out in the area.
- What will make sense in terms of what is on the land, for example water and soil conditions.

- Agricultural and residential policies would be combined into one; residential policy detailing low density residential and then an agricultural policy that is a little bit different. Steering Committee can review and can discuss this at the next meeting.

Request was made for Administration to bring back for the next meeting a table of contents to show what options there are about having different kinds of ASPs and look at the one that would be the shortest and most succinct. Administration can put this together when they start putting together the ASP.

- Question as to why each policy needs a goal and why these goals are not the same goals that the SC discussed and put forward at the Open House.
- Administration confirmed that the goals for the ASP as a whole are broader based, they are meant to drive the whole document and provide guidance whereas these goals are more specific to each land use district. You can be more specific with these goals for ex: the first parcel out – low density area things like limiting country residential development to only one parcel out per quarter section, retaining the balance of the quarter as a second title to provide for farm associated residences. It is more specific.
- Administration advised for the specific land use policy sections the goals would tie back to the overarching goals that the ASP Committee put together. Goals talk about what we plan to achieve: we will encourage environmental protection, we will limit developments. Then the policies actually speak to the goals in saying here specifically as a policy statement what you can do in this area or what you cannot do in the area. These goals are specific to each land use area which then ties back to one or multiple goals of the overall ASP. They are detailed to speak to each specific land use policy section.

Geneva please email the information listed as 5.3 and 7.1 in the Agenda so that the Steering Committee can review and have comments ready for next meeting.

6. NEW BUSINESS

- 6.1 *February 27, 2017 compiled Open House Survey Information*
- Ran out of time so did not get to this item, will put this on the next Agenda

Bring forward the boundary information, will bring a format of the proposed document to the next meeting for discussion; a policy around the plain of flooding (Red Deer Corridor); a handout of the ESA and Reserve, what do the terms mean and what can we do with the land to clarify for next meeting.

6.2 *Next Meeting: Thursday, April 27, 2017 at 1:30-4:00*

7. CORRESPONDENCE

7.1 *Nil*

8. CONFIDENTIAL ITEMS

8.1 Nil

9. ADJOURNMENT

Moved by: D. Bach
That the Eagle Valley ASP meeting be adjourned at: 4:03 pm.

Carried

Signed: May 10, 2017

Chair

A handwritten signature in black ink, appearing to read "James", written over a horizontal line.

I hereby certify these Minutes are correct.


A handwritten signature in blue ink, written over a horizontal line.
Manager, Planning Services