

**Minutes**

**Economic Growth Node Steering Committee**

**Mountain View County**

**Date: May 8, 2017**

**Present:** Robin Fair - Member-At-Large (Chair)  
Rick Blair - Member-At-Large. Town of Carstairs  
Mike King – Member-At-Large  
  
Ken Heck – Councillor, Mountain View County  
Jeremy Sayer – Councillor, Mountain View County  
Angela Aalbers – Councillor, Mountain View County  
  
Matthew Pawlow – Manager, Planning Services (Secretary)  
Tracey Connatty – Planner  
Kylie Lashmar – Recording Secretary

**Absent:** Rob Bell - Member-At-Large  
Geneva Chaudhary – Planner  
Adena Malyk – Economic Development Officer

**1. Call to Order**

R. Fair Called Meeting to Order at 9:02 a.m.

**2. Agenda**

**2.1 Adoption of Agenda**

R. Blair moved to adopt the agenda of May 8, 2017

Carried

**3. Adoption of Minutes**

A. Aalbers moved to adopt the minutes of March 27, 2017 as presented

Carried

**4. Business Arising**

N/A

**5. Delegations**

N/A

**6. Old Business**

May 8, 2017

## 6.1 Servicing Study Update

- Administration provided the committee with a brief update on the servicing study; the servicing engineer advised administration that they will work diligently to have a draft study by the end of May, although an exact timeline is undetermined.

## 6.2 Review Draft ASP

- Discussion on hazard/hazardous lands in section 5.5.2 of the draft ASP, and whether it should just be worded as “hazard lands”; administration made this change.
- Discussion on Phasing; more information can be added /omitted once a finalized servicing study is submitted to administration.
- Residential development/ subdivision potential discussion and how the intent or goals of the ASP should be for agricultural, agricultural business and commercial industrial business type land uses, and keeping subdivision limited to 40 acre Agricultural 2 (A(2)) parcels.
- Discussion on bringing the above discussion back to an open house and let the public discuss and choose from guided options as presented by the steering committee.
- Discussion on dwelling density (limit of one dwelling per 80 acres), administration explained that the ASP will not have full authority over the Land Use Bylaw.
- Administration will incorporate the wording from the Municipal Development Plan (MDP) (definition and criteria) for Residential Farmsteads
- Discussion on business parks within the LUB and how light industrial/commercial mix land uses within the parks are permitted uses, while heavy industrial uses are discretionary uses.
- Discussion on viewscales and how they could be preserved by setbacks, however it will be difficult to protect viewscales while a commercial area is being developed.
- Discussion on development of setbacks along the Carstairs Creek Corridor (50-100m from the creek) to be able to promote development and diversification while preserving the natural features.
- Further discussion on setbacks from the Carstairs creek, and on opposite sides of the creek a 500m buffer area for parks and recreational development, administration will come back to the steering committee with more information and mapping.
- Discussion on dividing quarter sections into different land uses (i.e. having a quarter section that could have the potential for recreational development as well as commercial development), and that this should be avoided if possible.
- Discussion on viewscales and creating buffers between land uses and creating policies within the ASP related to viewscales and buffers.
- Administration suggested to the committee that creating a buffer should be part of the subdivision process.
- Discussion on ensuring there is reference within the ASP regarding buffering between different land uses and recreational areas.
- Discussion on having a separate and specific land use and policies for the Carstairs Creek area, restricting the development to trails and agriculture.
- Discussion on how to deal with gravel extraction within the ASP area, administration suggested to comply to the MDP policies and the LUB for gravel extraction as well as follow existing ASPs.

- Administration prepared a draft of the residential component to the ASP including farmstead separation (this will be first parcel out and could be used for residential purposes) as well as the 40 acre agricultural parcel, making it clear that residential development is not going to be an intended use within the ASP area.
- Discussion on limiting dwelling density through not supporting subdivisions within the ASP area at the approval stage (MPC).

## 7. New Business

### 7.1 Correspondence from Appin Construction:

Moved by R. Blair to accept correspondence received by Appin Construction as information.

Carried

### 7.2 Next Steps

- Public open house; after servicing study is completed and next steering committee meeting

Break @ 10:37 a.m. reconvene @ 10:48 a.m.

Next meeting: June 27, 2017 @ 9 a.m.

## 8. Correspondence

N/A

## 9. Confidential Items

N/A

## 10. Adjournment @ 11:16 a.m.

Moved By: J. Sayer

Adopted June 27, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee