

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, November 22, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT: Reeve B. Beattie  
Councillor A. Aalbers (Deputy Reeve)  
Councillor D. Fulton  
Councillor G. Harris  
Councillor P. Johnson  
Councillor D. Milne

ABSENT: Councillor A. Kemmere

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  
G. Eyers, Executive Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:04 a.m.

Reeve Beattie introduced Council and staff.

AGENDA Moved by Councillor Aalbers  
RC17-717 That Council adopt the agenda of the Regular Council Meeting of November 22, 2017. Carried.

MINUTES Moved by Councillor Milne  
RC17-718 That Council adopt the Minutes of the Organizational Council Meeting of October 25, 2017. Carried.

Moved by Councillor Harris  
RC17-719 That Council adopt the Minutes of the Regular Council Meeting of October 25, 2017. Carried.

BYLAWS  
Bylaw #LU 52/17  
SW 12-30-3 W5M Moved by Councillor Aalbers  
RC17-720 That Council give first reading to Bylaw No. LU 52/17 redesignating the lands within the SW 12-30-3 W5M as contained in the agenda package. Carried.

Moved by Councillor Aalbers  
RC17-721 That Council set the Public Hearing for Bylaw No. LU 52/17 redesignating the lands within the SW 12-30-3 W5M to January 10, 2018 at or after 9:00 a.m. Carried.

Bylaw #LU 53/17  
 NE 22-34-4 W5M,  
 NE 23-34-4 W5M  
 and NW 23-34-4 W5M

Moved by Councillor Milne  
 RC17-722 That Council give first reading to Bylaw No. LU 53/17 redesignating the lands within the NE 22-34-4 W5M, NE 23-34-4 W5M and NW 23-34-4 W5M as contained in the agenda package.  
 Carried.

Moved by Councillor Milne  
 RC17-723 That Council set the Public Hearing for Bylaw No. LU 53/17 redesignating the lands within the NE 22-34-4 W5M, NE 23-34-4 W5M and NW 23-34-4 W5M to January 24, 2018 at or after 9:00 a.m.  
 Carried.

DIRECTIVES  
 Regular Council  
 Directives

Moved by Councillor Aalbers  
 RC17-724 That Council receive the Council Directives as information.  
 Carried.

Council Strategic  
 Outcomes

Moved by Councillor Fulton  
 RC17-725 That Council receive the Council Strategic Outcomes as information.  
 Carried.

NEW BUSINESS  
 Development Permit  
 SW 2-30-4-5 Plan 1611975  
 Block 1 Lot 1

The application for a Development Permit in the SW 2-30-4-5 Plan 1611975, Block 1 Lot 1, was introduced by C. Mabin, Planning and Development Department. The Planning and Development Department advised that one letter was received in favour of the application.

Debora Rice-Salomons, applicant, stated that they have undertaken barn renovations and are awaiting final engineering for the building. A building permit should be ready for submission by next week.

Council questions resulted in the following information:

- The attendance of dogs at the facility would be controlled under the Animal Control Bylaw. There is currently no provision in the Land Use Bylaw regarding dogs.
- Building attendance capacities would be adhered to in accordance with Fire Regulations

Moved by Councillor Harris  
 RC17-726 That Council approve the proposed Event Facility; Accessory Building (Horse Shelter); Change of Use from Residential Dwelling to Eating Establishment, Indoor (Main Level) and Dwelling, Security Suite (Second Level); Sign, Onsite Commercial in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 2-30-4-5 and Plan 1611975 Block 1 Lot 1, submitted by MOUNTAIN VIEW EVENTS LTD., Development Permit No. PLDP20170358, subject to the following 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 requirement 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. N/A
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. Permit approval is conditional to information supplied on the application form for an Event Facility; Accessory Building (Horse Shelter); Change of Use from Residential Dwelling to Eating Establishment, Indoor (Main Level) and Dwelling, Security Suite (Second Level); Sign, Onsite Commercial. Additional uses listed within the Direct Control District will require issuance of a new Development Permit and the applicant shall maintain a non-intrusive operation and preserve the privacy and enjoyment of adjacent properties.
14. The existing accessory buildings (Building #1-Shed #2-Machine Shed & #3-Garage/Storage Shed) shown within the applicant's site plan are for personal storage use only. Should the use of the buildings change, a new Development

Permit and Safety Code Permits shall be obtained for the change of use of the building.

15. One (1) On-Site Commercial sign is permitted as per the applicant's submitted application and shall not exceed 4ft x 8ft. The sign shall be located on the subject property. The sign must be maintained in good repair and the applicant and/or landowner will be responsible for removal if the sign is no longer required.
16. The applicant shall conform to the Landscaping Plan, Fire Protection Plan, Transportation Strategy, Storm Water Management Plan, Site Servicing Plan and Signs Plan submitted with the application.
17. All approved uses permitted within the Direct Control area shall be contained within the approved 4.05 ha (9.99 ac) area zoned Direct Control.
18. No camping will be permitted on the site at any time.
19. The applicant shall ensure all site regulations included within the Direct Control District Section 17.20 are met.
20. That the applicant adheres to the issued Roadside Development Permit from Alberta Transportation: SW 02-30-04-W5 (DEV).
21. That the applicant obtains a Sign Installation Permit for the proposed sign from Alberta Transportation.
22. The applicant shall obtain a Building Permit for the change of use for the existing dwelling to an Eating Establishment, Indoor (Main Floor) and Dwelling, Security Suite (Second Floor).
23. PRIOR TO ISSUANCE of the Development Permit the applicant shall submit to the County confirmation that the two (2) properties contained within the Direct Control zoned area are consolidated to create one (1) titled property.

Carried.

Tax Penalty

Forgiveness Request

RC17-727

Moved by Councillor Aalbers

That Council support Mr. Frost's request to reverse the penalties for his overdue property taxes for roll # 133112001 in the amount of \$74.90 and roll # 132122000 in the amount of \$48.21.

Carried.

Environmentally Significant

Areas Update

RC17-728

Moved by Councillor Aalbers

That Council approve the inclusion of the Provincial Environmentally Significant Areas Report data within the Environmental Scan map.

Carried.

RC17-729

Moved by Councillor Aalbers

That Council request Administration to provide updates to the Municipal Development Plan, Land Use Bylaw, and Policy/Procedure #6012 Environmentally Significant Areas with the inclusion of the Provincial Environmentally Significant Areas Report.

Carried.

INFORMATION  
ITEMS

RC17-730 Moved by Councillor Harris  
That Council receive the following items as information:  
a. 20171102 AAMDC Contact Newsletter

Carried.

COUNCILLOR REPORTS

Council discussed the following:

- ASB Summer Tour
- MVRWMC Meeting
- AAMDC Update
- Meeting with Minister Shaye Anderson at AAMDC
- Olds College Breakfast
- Alberta Land Institute Conference May 17 and 18, 2018
- FCM Sustainability Conference February 2018
- MVSH Meeting Update
- Cremona Library building
- Water Valley Community Hall building update
- South Carstairs ASP public meeting

IN CAMERA

RC17-731 Moved by Councillor Fulton  
That the Regular Council Meeting of November 22, 2017 go into closed meeting at 10:14 a.m. to deal with items relative to the FOIP Act, Section 17 and Section 27.

Carried.

RC17-732 Moved by Councillor Aalbers  
That the Regular Council Meeting of November 22, 2017 return to the open meeting at 10:48 a.m.

Carried.

Cremona and District Recreation  
Board Appointment

RC17-733 Moved by Councillor Harris  
That Council appoint Ashley Newsome to the Cremona and District Recreation Board for a two-year term to expire at the 2019 organizational meeting.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of November 22, 2017 at 10:49 a.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer