

MINUTES

SPECIAL COUNCIL MEETING

Mountain View County

Minutes of the Special Council Meeting held on Wednesday, June 23, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Councillor A. Kemmere

IN ATTENDANCE: T. Martens, Chief Administrative Officer  
R. Baker, Director, Operational Services  
M. Bloem, Director, Planning and Development Services  
G. Evers, Executive Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:00 a.m.

Reeve Beattie introduced Council and staff

AGENDA Moved by Councillor Sayer  
RC17-389 That Council adopt the agenda of the Special Council Meeting of June 23, 2017.

Carried.

PUBLIC HEARINGS

The Chief Administrative Officer advised that Legal Counsel has confirmed there is no pecuniary interest for any Councillors who are involved in either Public Hearing today.

Bylaw #LU 12/17  
Eleven Existing Active Gravel Pits  
Divisions 5 and 6

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 12/17 and read the Bylaw.

The Planning and Development Department provided Council with correspondence which was received after the deadline for submission.

Moved by Councillor Milne  
RC17-390 That Council accept correspondence for consideration in the Public Hearing for Bylaw No. LU 12/17 from Ken Kerik dated June 22, 2017.

Carried

The application for redesignation of eleven (11) existing active gravel pits within Divisions 5 and 6 of Mountain View County, 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 lands within the NW 36-32-6-5; NE 36-32-6-5; SW 8-33-5-5; NE 7-33-4-5; SE 36-32-6-5; NW 32-32-5-5 and Plan 8111378 Block 2 Lot 2 and SW 32-32-5-5 and Plan 8811266 Block 2 Lot 10 and Plan 9711596 Block 2 Lot 11; NE 28-32-2-5; SW 26-32-5-5; SW 23-34-4-5; SE 22-34-4-5; and NW 8-33-4-5
- Division 5 and 6

The Planning and Development Department recommended that Bylaw #LU 12/17 be given second reading.

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

Ron Friesen, representing Morgan/Sundre Contracting, stated that they intend to change the land use to Heavy Industrial in the near future and request that the pit be excluded from rezoning.

The Planning and Development Department advised Council that the current use of the Morgan/Sundre Contracting Pit is not of an agricultural nature.

Robert Beuck, stated that he is opposed to the proposed redesignations. He referred to correspondence which was mailed to adjacent landowners outlining the reasons and process for these redesignations. He has concerns regarding these pits operating without past approvals; and, concerns regarding affects to the aquifer.

Council questions resulted in the following information:

- Mr. Beuck has a septic field on his property
- These gravel pits were previously operating illegally
- Alberta Environment is responsible for water regulations
- Alberta Environment is responsible for reclamation

Andrew Arnill, Westcan Roadbuilders, stated that he supports the proposed redesignations. Sundre has some of the best aggregate resources in the area. These pits will support positive economic development.

Robin Tudor, stated that he is in favour of the proposed redesignations. He discussed past reports regarding water use for fracking; the Alberta Transportation Pit; and, reclamation of the Morgan/Sundre Contracting Pit.

The Planning and Development Department advised that no County permits are required for the Alberta Transportation Pit because it is on Crown Land.

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

Council questions resulted in the following information:

- The GDK Pit area to the north includes an existing building
- Future expansion will require new approvals
- Rezoning and a Development Permit will be required for the area of land south of the Jones Pit

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 stated this Bylaw refers to the operating area and/or areas approved by Alberta Environment of existing pits. This will bring them into compliance with existing bylaws and policies.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean

RC17-391 That Council give second reading to Bylaw No. LU 12/17 redesignating the lands within the NW 36-32-6-5; NE 36-32-6-5; SW 8-33-5-5; NE 7-33-4-5; SE 36-32-6-5; NW 32-32-5-5 and Plan 8111378 Block 2 Lot 2 and SW 32-32-5-5 and Plan 8811266 Block 2 Lot 10 and Plan 9711596 Block 2 Lot 11; NE 28-32-2-5; SW 26-32-5-5; SW 23-34-4-5; SE 22-34-4-5; and NW 8-33-4-5.

The question on Motion # RC17-391 was not called.

Moved by Councillor McKean

RC17-392 That Council amend Bylaw No. LU 12/17, to enlarge the redesignation area of Schedule "H" (SW 26-32-5-5) as provided for in Attachment 02 as provided in the agenda package.

Carried.

The question on Motion RC17-391 was called.

Carried.

Moved by Councillor McKean

RC17-393 That Council give third reading to Bylaw No. LU 12/17 redesignating the lands within the NW 36-32-6-5; NE 36-32-6-5; SW 8-33-5-5; NE 7-33-4-5; SE 36-32-6-5; NW 32-32-5-5 and Plan 8111378 Block 2 Lot 2 and SW 32-32-5-5 and Plan 8811266 Block 2 Lot 10 and Plan 9711596 Block 2 Lot 11; NE 28-32-2-5; SW 26-32-5-5; SW 23-34-4-5; SE 22-34-4-5; and NW 8-33-4-5.

Carried.

Bylaw #02/17  
Land Use Bylaw Amendment

Reeve Beattie reconvened the Public Hearing regarding Bylaw #02/17 and read the Bylaw.

The Bylaw was introduced by J. Ross, Planning and Development Department, included the following key elements:

- Add Operating Regulations to the AEP District

- Amend the AEP District (Section 14.3 of the Land Use Bylaw) and associated Specific Use Regulations (Section 10.8.a and 10.8.b of the Land Use Bylaw)
- Load security
- Hours of operation and burning of waste

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

Denica Crosbie, adjacent landowner to the Rigsby Pit SW 5-31-4 W5M, discussed the following concerns; hours of operation, noise, traffic, berming, and planting of trees. She showed photos of views from her residence.

Rick Martin, co-operator of the Rigsby Pit, stated that the pit was a mess when he took over and that it has been cleaned up significantly. He stated that he takes pride in his business and his work.

Robin Tudor asked who the bylaw would apply to; community input into reclamation of pits; and, tarping of loads.

The Planning and Development Department confirmed that the Bylaw pertains to pits listed in the bylaw and others would be regulated under existing development Permits.

The Operational Services Department advised that County gravel pits have extensive reclamation plans.

Council discussed the following:

- Trucks leaving the pit shall be free of material outside of the haul box
- Pit reclamation was not required before 1978
- Reclamation can be addressed if there are expansions of existing pits
- New applications can address progressive reclamation
- Work plans for monitoring and enforcement of gravel pit development permit conditions
- Potential for future conditions for berming

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne

RC17-394 That Council give second reading to Bylaw No. 02/17 – Land Use Bylaw Amendment.

The question on Motion RC17-394 was not called.

Moved by Councillor Milne

RC17-395 That Council amend Bylaw No. 02/17, to retain the other transportation requirements of a CSDP in the Specific Use Regulations for Aggregate Extraction/Processing and Mineral and Resource Extraction and Processing as provided for in Attachment 02 as provided in the agenda package.

The question on Motion RC17-395 was not called.

Council requested that the Bylaw be brought back with recommended amendments to the burning of waste or trees.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:45 a.m. and reconvened at 10:55 a.m.

Moved by Councillor Milne  
RC17-396 That Council amend Bylaw No. 02/17, to retain the other transportation requirements of a CSDP in the Specific Use Regulations for Aggregate Extraction/Processing and Mineral and Resource Extraction and Processing.

Carried.

Moved by Councillor Aalbers  
RC17-397 That Council amend Bylaw No. 02/17 add the provision to place a stop sign where the pit's approach enters onto a road.

Carried.

Moved by Councillor Sayer  
RC17-398 That Council amend Bylaw No. 02/17 increase the effective date of the bylaw to January 1, 2018.

The question on Motion RC17-398 was not called.

Council requested that staff bring back proposed amendments regarding the following:

- Wording of the onsite burning provisions
- Hours of operation for crushing purposes with conditions
- Asphalt Batch Plants
- Landscaping and berming
- Progressive Reclamation

Moved by Reeve Beattie  
RC17-399 That Council defer Bylaw No. 02/17 - Land Use Bylaw Amendment to June 28, 2017 at or after 9:00 a.m.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Special Council Meeting of June 23, 2017 at 11:18 a.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer