

MINUTES

SPECIAL COUNCIL MEETING

Mountain View County

Minutes of the Special Council Meeting held on Tuesday, June 20, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

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

IN ATTENDANCE:

T. Martens, Chief Administrative Officer
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural 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

RC17-381

Moved by Councillor Kemmere
That Council adopt the agenda of the Special Council Meeting of June 20, 2017.

Carried.

PUBLIC HEARINGS

Bylaw #LU 10/17
Ten Existing Active Gravel Pits
Divisions 1 and 3

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 10/17 and read the Bylaw.

The application for redesignation of ten (10) existing active gravel pits within Divisions 1 and 3 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 maps, site maps, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate lands within the NE 33-29-1-5; NE 24-29-1-5; SE and NE 24-29-1-5; NW and NE 1-30-29-4; NW 14-31-27-4; NW 36-31-2-5; NE and SE 1-32-28-4; NE and NW 22-31-1-5; NW and SW 28-31-27-4; and SE and SW 12-31-2-5
- Divisions 1 and 3

The Planning and Development Department recommended that Bylaw #LU 10/17 be given second reading.

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

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

Angela Look, landowner NE 6-27-32 W4M, stated that she is not totally opposed to the proposed redesignation. Since they acquired the property they have been affected by the pit and hauling. She stated that all loads leaving the pit should be tarped. She feels that the hours of operation should be amended to 7:00 a.m. to 5:00 p.m., use of engine brakes should be restricted, and speeds enforced.

Ryan Morrison, representing Mountain View County, stated that this pit is an important gravel pit for County operations and that 24 Hour crushing is a standard practice across the County. There is no policy in place for County drivers in respect to the use of engine brakes.

Council questions resulted in the following information:

- Posted speed limits on the County Road is 80 km p/h and the Provincial Highway is 100 km p/h
- It takes approximately 4 weeks to crush the required gravel for the year and an estimated 8 weeks if the operating hours were reduced to 12 hours per day
- Crushing is almost complete for this year
- The crushing in this pit may be complete within the next two years
- AB Highway Traffic Act does not require tarping but does require the load to be secure

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

Council questions resulted in the following information:

- The area for the Appin Pit was determined by the approved Development Permit

Mr. McIntosh, Appin Construction, explained that the access to the south pit portion is by way of existing access road from the north.

Recess and Reconvene

Reeve Beattie recessed the meeting at 9:38 a.m. and reconvened at 9:45 a.m.

The Planning and Development Department provided a proposed amendment which includes access to the south pit portion by way of existing access road.

Mr. McIntosh, Appin Construction, stated that he is in favour of the proposed bylaw amendment for the NE 24-29-1 W5M which includes access to the south pit portion by way of the existing access road from the north.

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 declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Kemmere
RC17-382 That Council give second reading to Bylaw No. LU 10/17 redesignating the lands within the NE 33-29-1-5; NE 24-29-1-5; SE and NE 24-29-1-5; NW and NE 1-30-29-4; NW 14-31-27-4; NW 36-31-2-5; NE and SE 1-32-28-4; NE and NW 22-31-1-5; NW and SW 28-31-27-4; and SE and SW 12-31-2-5.

The question on Motion #RC17-332 was not called.

Moved by Councillor Milne
RC17-383 That Council amend Bylaw No. LU 10/17, to delete Schedule C (SE & NE 24-29-1-5) as provided for in Attachment 02; and amend Schedule B as presented.

Carried.

The question on Motion #RC17-332 was called.

Carried.

Moved by Councillor Aalbers
RC17-384 That Council give third reading to Bylaw No. LU 10/17 redesignating the lands within the NE 33-29-1-5; NE 24-29-1-5; SE and NE 24-29-1-5; NW and NE 1-30-29-4; NW 14-31-27-4; NW 36-31-2-5; NE and SE 1-32-28-4; NE and NW 22-31-1-5; NW and SW 28-31-27-4; and SE and SW 12-31-2-5.

Carried.

Bylaw #02/17
Land Use Bylaw Amendment

Reeve Beattie opened 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 two 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)

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

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

Council questions resulted in the following information:

- Pits will have to adhere to the proposed Hours of Operations unless they obtain written permission from adjacent

ADOPTED

landowners or if they already fall under an existing Development Permit

- Asphalt Batch Plants would be permitted as per the current regulations which they are approved for a 30 day period
- AB Environment is aware of the proposed amendments to the Bylaws.
- The bylaws were modeled after the Alberta Code of Practice
- Tarping is part of the Best Practices of Alberta Sand and Gravel
- Progressive reclamation has not been considered as a Development Permit conditions in the past

Reeve Beattie stated that the Public Hearing for Bylaw #02/17 – Land Use Bylaw Amendment will remain open until all information has been received from the three (3) scheduled Special Council Meetings. The Hearing for Bylaw #02/17 will reconvene at the June 21, 2017 Special Council Meeting.

ADJOURNMENT

Reeve Beattie adjourned the Special Council Meeting of June 20, 2017 at 10:32 a.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer