

MINUTES

SPECIAL COUNCIL MEETING

Mountain View County

Minutes of the Special Council Meeting held on Wednesday, March 29, 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. Beupertuis, 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. Evers, Executive Assistant

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

Reeve Beattie confirmed that the Special Meeting was called to deal with the matter of Bylaw No. 14/16 and Bylaw No. 15/16 - Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M.

AGENDA Reeve Beattie advised of the following amendments to the agenda:  
7.1 Bylaw No. 14/16 and Bylaw No. 15/16 - Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M (Revised Information)

Moved by Councillor Sayer  
RC17-135 That Council adopt the agenda of the Special Council Meeting of March 29, 2017 as amended.

Carried.

Reeve Beattie introduced Council and staff

BYLAWS  
Bylaw No. 14/16 and Bylaw No. 15/16  
Plan 9312585 Lot 2,  
SE 12-30-1 W5M and  
NE 12-30-1 W5M

Reeve Beattie confirmed that the Public Hearings regarding Bylaw No. 14/16 - Direct Control District Regulations and Bylaw No. 15/16 - Wessex Area Structure Plan in regard to Plan 9312585 Lot 2, SE 12-30-1 W5M and NE 12-30-1 W5M have been closed. He read the purpose of the Bylaws.

The Planning and Development Department provided an overview of the application and proposed bylaws as follows:

- Outstanding items at the conclusion of December 14, 2016 Public Hearing
- Traffic Impact Analysis, Sound Impact Assessment and Concept Plan
- Proposed amendments for the Direct Control District
- Sour gas facilities and AER Correspondence dated January 25, 2017

The Planning and Development Department stated that Pengrowth Energy Corporation has confirmed to Administration on March 27, 2017 that there is no agreement with the Rocky Mountain Motorsports to de-rate the onsite sour gas well and pipeline. The onsite pipeline and well are both sour gas Level 2 and the AER's setback is 500m if development is defined by the AER as "public facility". Based on this information, there is no indication that the requirements of s. 654(1)(a) of the MGA and s. 10(3) of the Subdivision and Development Regulation could be satisfied if an application for subdivision or development permit approval was made for the intended use. The applicant has provided a response to Pengrowth's letter.

The Planning and Development Department stated that Administration's position is that a change in the land use cannot be supported without a reasonable prospect that the Motorsports Racetrack use can be developed in the future.

Moved by Councillor McKean

RC17-136 That Council give second reading to Bylaw No. 14/16 - Direct Control District Regulations.

The question on Motion # RC17-136 was not called.

Moved by Councillor Kemmere

RC17-137 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:

Amend Section 3 - Definitions

"MOTORSPORTS RACETRACK means a defined road course and accessory buildings including pit garages, race control, administration, medical suite and staging area to accommodate motor vehicle racing in a controlled environment and include demonstrations, events and performance driving training."

Carried.

Moved by Councillor Aalbers

RC17-138 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:

Add to Section 3 - Definitions

"MOTORSPORTS RACING AUTHORITY means a recognized sanctioning organization that governs specific types of motorsports by establishing competition rules and safety standards for racing events. These include: FIA (Federation International de Automobile), ASN Canada FIA, Western Canada Motorsports Association, Chumpcar Canada, FIM (Federation

International Motorcyclisme) FIM North America, Canadian Motorcycle Association, Canadian Superbike Championship, and may include other comparable recognized organizations.”

Carried.

Moved by Reeve Beattie

RC17-139 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Remove from Section 3 – Definitions

“PADDOCK SKILLS PAD means the development of a defined area and accessory buildings as a staging area for motorsports racetrack events and includes pit buildings, race control and a medical facility.”; and further, remove any other reference to Paddock Skills Pad from the Bylaw.

Carried.

Moved by Councillor Milne

RC17-140 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Amend Section 3 – Definitions

“POLICE SERVICE DRIVER TRAINING FACILITY means a defined road course and accessory buildings to accommodate training activities associated with emergency handling procedures for motor vehicles by law enforcement members and other first responders. There shall be not more than fifty (50) people on site at any one time.”

Carried.

Moved by Councillor McKean

RC17-141 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Add to Section 3 – Definitions

“SPECIAL EVENT, AUTOMOTIVE means an interim automotive race event sanctioned by an official motorsports racing authority which draws non-participant spectators in excess of 400 persons, excluding on-site employees. The nature of the special event may require mitigation measures such as enhanced traffic management and noise abatement.”

Carried.

Moved by Councillor Sayer

RC17-142 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Add to Section 4 – Uses

“Special Event, Automotive as a Discretionary Use”

Carried.

Moved by Councillor Heck

RC17-143 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Amend Section 6 - Other Development Regulations

“a) Concept Plan

i. The Concept Plan and supporting studies Servicing Brief, Sound Impact Assessment, Subwatershed Master Plan, Transportation Impact Assessment and Wetland Assessment and Impact Report approved for the lands in Schedule “B” are master documents and shall be used as guiding documents to evaluate Development Permit applications.”

Carried.

Moved by Councillor Kemmere  
RC17-144 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"b) Restrictions  
iv. No drag strips or drag racing shall be permitted on any lands in Schedule "B".

Carried.

Moved by Councillor Heck  
RC17-145 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add to Section 6 - Other Development Regulations  
"b) Restrictions  
vii. Any subdivision or development shall conform to the Alberta Energy Regulator (AER) setbacks for sour gas facilities unless the AER gives written approval to a lesser setback distance."

The question on Motion RC17-145 was not called.

Moved by Councillor Sayer  
RC17-146 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add to Section 6 - Other Development Regulations  
"b) Restrictions  
vii. Any subdivision or development shall conform to the Alberta Energy Regulator (AER) setbacks for sour gas facilities unless the AER gives written approval to a facility lesser setback distance. The minimum setback for driver training facility, go kart racetrack, motorsports racetrack, or police driver training facility from any above ground sour gas facilities shall be 200 meters or the Alberta Energy Regular accepted setbacks whichever is greater."

Motion Defeated.

The question on Motion RC17-145 was called.

Carried.

Moved by Councillor Aalbers  
RC17-147 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add to Section 6 - Other Development Regulations  
"b) Restrictions  
viii. The number of people permitted to be on-site at the Police Driver Training Facility shall not exceed fifty (50) at any given time."

Carried

Moved by Councillor McKean  
RC17-148 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"d) Noise  
i. Noise generated by this development measured on the same basis as the SIA at the site boundaries shall not exceed:  
• 65 decibels (dBA) measured between the hours of 9 am to 6 pm every day of the week including Statutory Holidays; and

ADOPTED

- 65 decibels (dBA) measured between the hours of 6 pm to 9 pm on Tuesdays, Wednesdays, Thursdays and Fridays but excluding Statutory Holidays; and
- 59 decibels (dBA) measured between the hours of 6 pm to 9 pm on Mondays and Saturdays but excluding Statutory Holidays.”

Carried.

Moved by Councillor Milne  
RC17-149 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:  
Move Section 6 - Other Development Regulations  
d) Fire and Safety and e) Landscaping to the Development Permit requirements and renumber accordingly.

Carried

Moved by Councillor Aalbers  
RC17-150 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:  
Amend Section 6 - Other Development Regulations  
e) Landscaping  
Delete the requirement for a detailed Stormwater Management Plan.

Carried.

Moved by Councillor Milne  
RC17-151 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:  
Amend Section 6 - Other Development Regulations  
“e) Transportation  
i. The transportation impact assessment final report submitted as part of the redesignation process is a master document accepted by Mountain View County. Any Development Permit application that proposes intensified use not stipulated in this transportation impact assessment shall require the submission of a revised transportation impact assessment in support of the proposed development. Any required improvements shall be borne by the developer.  
ii. The developer shall be responsible for the closure of a portion of Range Road 10A and the simultaneous construction of a new portion of Range Road 10A as shown on Schedule “D”.

Carried.

Moved by Councillor McKean  
RC17-152 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:  
Amend Section 6 - Other Development Regulations  
“f) Development Agreement  
i. A Development Agreement shall be required prior to the issuance of the first Development Permit within each of the two (2) phases. The Development Agreement shall include all the infrastructure related to the phase and shall include but is not limited to roads (easements, rights of ways and road widening), stormwater management, noise mitigation measures (berms and/or sound walls) and utilities for that phase.  
ii. As part of the Development Agreement, no subsequent Development Permits shall be considered by the Approving Authority until a Construction Completion Certificate (CCC) is issued for that phase.”

Carried.

- Moved by Councillor Heck  
RC17-153 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
Heading g) from "Site Requirements" g) Development Permit Requirements.  
Carried.
- Moved by Councillor Aalbers  
RC17-154 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
i. Lot 2, Plan 931 2585 and East ½ 12-30-1-5 shall be consolidated at Land Titles. Confirmation shall be submitted as part of a the first Development Permit application within phase one (1)."  
Carried.
- Moved by Councillor Kemmere  
RC17-155 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
ii. A Geotechnical Report shall be submitted as part of a Development Permit application(s)."  
Carried.
- Moved by Reeve Beattie  
RC17-156 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Move from Section 6 i) to Section 6 g) - Other Development Regulations  
"g) Development Permit Requirements  
iii. The County shall circulate Discretionary Permit(s) to parcels within a 1.6 km (1 mile) radius prior to consideration by the Approving Authority."  
Carried.
- Moved by Councillor McKean  
RC17-157 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
vii. A Noise Management Plan shall be submitted as part of a Development Permit application(s) that demonstrates that the noise generated by this development measured at the site boundaries shall not exceed 6 d) of this Bylaw.  
viii. The operator shall be responsible to collect data at the boundary of the site to support compliance with these permitted levels. The Noise Management Plan shall address how the noise levels will be managed to fall within the permitted levels of 6 d) of this Bylaw.  
Carried.
- Moved by Councillor Milne  
RC17-158 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add Section 6 - Other Development Regulations  
"g) Development Permit Requirements

x. Engineering Plans and Specifications/Construction Drawings shall be submitted as part of the Development Permit application(s), to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by a qualified professional Engineer accredited by APEGA and includes the following:

- Cover Sheet(s);
- Clearing and Grading Drawings;
- Erosion and Sediment Control Drawings
- Roads, Lanes and Walkways Drawings;
- Traffic Control and Signage Drawings;
- Water Distribution Drawings (if applicable);
- Sanitary Sewer Drawings (if applicable);
- Storm Sewer Drawings - Major/Minor System;
- Shallow Utilities Drawings;
- Building Grade Drawings;
- Landscape Drawings;
- Berms and/or Sound Walls Drawings;
- Easements and Rights of Ways Drawings.

Two large sets and a pdf copy of the construction drawings are required to be submitted to Mountain View County for preliminary review and approval. For additional details on drawing specifications, and requirements please refer to the Mountain View County Design Guidelines (2010) and General Construction Specifications (2009), and any subsequent revisions.

Carried.

Moved by Councillor Heck

RC17-159 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
xii. Confirmation of wetland compensation approval as required by Alberta Environment and Parks (AEP), shall be submitted as part of a Development Permit application(s).

Carried.

Moved by Councillor Sayer

RC17-160 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
xvii. As built drawings shall be required as a condition of a Development Permit application(s).  
xviii. Conditions may be imposed on Development Permits by the Approving Authority to ensure compliance with the Land Use Bylaw."

Carried.

Moved by Councillor Aalbers

RC17-161 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Delete Section 6 - Other Development Regulations  
g) Development Permit Requirements  
"h) Site Preparation  
The following shall be submitted as part of the Development Permit application for Site Preparation:

- i. plan illustrating the location, boundaries of the site and depth of excavation;
- ii. a description of the proposed operation;
- iii. impact on drainage patterns;
- iv. mitigation of dust and erosion; and
- v. the proposed timing and phasing program.”

Carried.

Moved by Councillor McKean

RC17-162 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Add Section 6 - Other Development Regulations

“h) Special Event, Automotive – Requirements

i. The Event Transportation Management Plan submitted as part of the redesignation process is a master document accepted by Mountain View County. A Special Event, Automotive Development Permit application(s) shall comply with this plan.

ii. A Permit for a Special Event, Automotive Development Permit is valid for one occurrence only at one location for the date(s) specified on the Development Permit. A Special Event, Automotive will only be valid for the period specified on the Development Permit and not to exceed seventy-two (72) consecutive hours.

iii. A complete application for a Special Event, Automotive Development Permit must be made no later than sixty (60) days before the proposed date of the Special Event, Automotive.

iv. A complete application for Special Event, Automotive must include the following:

- Full name and address of the Applicant (If the Applicant is a corporation, the names and addresses of all corporate directors);
- Full name and address of all responsible parties;
- The legal description of the location of the proposed Special Event, Automotive and a current copy of the Certificate of Title for the proposed location;
- A letter of authorization from the registered landowner;
- A letter from the registered landowner authorizing County personnel, personnel contracted by the County or Peace Officers to visit the proposed site prior to the Special Event, Automotive and if required during the Special Event, Automotive to ensure that this or any other Bylaw, permit conditions or other legislation are being complied with;

v. A Special Event, Automotive Development Permit proposal shall address the following matters:

- A written statement outlining the kind, character or type of Special Event, Automotive proposed;
- The date(s) of the proposed Special Event, Automotive;
- The times the Special Event, Automotive will begin and end;
- An indication of the expected attendance and a statement of how higher than expected attendance will be handled;
- The method by which admission to the Special Event, Automotive will be sold.
- A written statement detailing the type of beverages and food to be provided. (The Applicant must consult with the local health authority);
- A written statement detailing how the disposal of solid waste is to be addressed;



- A detailed written plan setting out how water and sanitation facilities will be addressed for the proposed Special Event, Automotive (The Applicant must consult with the local health authority);
  - A statement as to whether or not it is proposed that alcohol be consumed at the Special Event, Automotive; If applicable a copy of the Liquor License must be provided prior to the Special Event, Automotive occurring.
  - A detailed written plan setting out how the Applicant intends to address security concerns. The security plan will address:
    - how many security personnel will be in attendance at the Special Event, Automotive;
    - qualifications of security personnel;
    - how security personnel will monitor the Special Event, Automotive including arrivals and departures;
    - proposed access to the Public Event by emergency medical or fire personnel; and
    - the method of communication between security and Special Event, Automotive personnel.
  - A means of contacting the Applicant or Responsible Party during the proposed Special Event, Automotive;
  - A plan detailing ingress and egress for vehicular traffic and a proposed parking plan;
  - A detailed plan outlining any steps to be taken to ensure noise disturbance outside the Special Event, Automotive location is minimized and any steps that will be taken to ensure noise is controlled within the Special Event, Automotive and shall not exceed 6 d) of this Bylaw;
  - A detailed written plan setting out how the Applicant intends to address emergency medical concerns, including how many medical personnel and equipment will be in attendance and the qualifications of the medical personnel;
  - Proof of insurance; and
  - Any other reasonable matter deemed appropriate by the Approving Authority.
- vi. The Development Permit may be approved with or without conditions. Although not limited to, the following conditions may be imposed on any permit:
- The maximum number of persons that may attend the Special Event, Automotive;
  - Specific requirements for access to and from the proposed location and parking;
  - Specific requirements for noise attenuation;
  - Specific requirements or procedures for any emergency medical personnel or equipment;
  - Specific requirements to confirm security personnel or policing has been retained;
  - Any other requirements that are deemed to be reasonably necessary by the Approving Authority to protect the safety, health, welfare, and property of the attendees of the Special Event, Automotive or the adjacent landowners; and
  - That the Applicant provides the County with an Irrevocable Letter of Credit or a cash deposit, in an amount specified by the Approving Authority, to be disposed of by the Approving Authority in amounts deemed appropriate to provide adequate security for

compliance with the conditions of the Development Permit, on the basis of legitimate claims.

vii. All costs and expenses incurred in meeting the requirements of this Bylaw or any conditions attached to the Development Permit or by reason of breach of this Bylaw shall be borne by the Applicant or the Person(s) in breach and are a debt owed to the County. This may include, but is not limited to all costs incurred by the County in regards to policing, emergency fire or medical expenses. The County may utilize and draw upon any security held by the County to pay any or all of the costs incurred by the County.

viii. Where an Irrevocable Letter of Credit is required, as a condition of a Development Permit, failure to provide the Letter of Credit within a time period stipulated by the Approving Authority shall render the permit to hold the Special Event, Automotive as null and void.

ix. The Approving Authority may, when evaluating an application for a Development Permit, consult with any appropriate agency or authority such as the local health authority, the Royal Canadian Mounted Police and any provincial or federal agency.

x. Any permit approved pursuant to this Bylaw does not relieve the Applicant of complying with any other municipal, provincial or federal legislation.

xi. Failure to submit proof that all statutory obligations or requirements of the Development Permit application have been satisfied by the Applicant or evidence of previous mismanagement of similar Special Event, Automotive shall be good and ample reason for the Approving Authority to refuse to issue a permit for the Special Event, Automotive.

xii. The Approving Authority may refuse to issue a Development Permit if:

- The Applicant or other Responsible Party have previously held a Special Event, Automotive and breached any of the conditions of the permit for that Special Event, Automotive;
- In the opinion of the Approving Authority the potential noise impact of the Special Event, Automotive would create a nuisance for the community;
- In the opinion of the Approving Authority, the proposed Special Event, Automotive cannot be conducted in a safe manner due to the proposed location or the proposals for security, access and egress for vehicle traffic, or emergency management; or
- In the opinion of the Approving Authority, the proposed Special Event, Automotive is not an appropriate Special Event, Automotive for the proposed location.

xiii. A Peace Officer, believing upon reasonable and probable grounds that a Special Event, Automotive has become disorderly, may stop the Special Event, Automotive by any reasonable means.

xiv. Failure by the Applicant or Responsible Parties to stop the Special Event, Automotive when requested to do so by a Peace Officer is a breach of this bylaw.

Carried.

- Moved by Reeve Beattie  
RC17-163 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "C".  
Carried.
- Moved by Reeve Beattie  
RC17-164 That Council amend Bylaw No. 14/16 - Direct Control District Regulations as follows:  
Add a new Schedule "D" to the Bylaw and reference throughout the Bylaw.  
Carried.
- Moved by Councillor Sayer  
RC17-165 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"d) Noise  
i) Noise generated by this development measured on the same basis as the SIA at the site boundaries shall not exceed:  
• 55 decibels (dBA Leq) measured between the hours of 9 am to 9 pm on the east and south boundaries of the property; and  
• 65 decibels (dBA Leq) measured between the hours of 9 am to 9 pm on the north and west boundaries of the property  
Motion Defeated.
- Moved by Councillor Sayer  
RC17-166 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
Add "g) Development Permit Requirements  
xix. Above ground sour gas facilities shall be protected by vehicle protection barriers to protect said facilities."  
Carried.
- Moved by Councillor Sayer  
RC17-167 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
Add "g) Development Permit Requirements  
xx. Prior to the issuance of a Development Permit all work regarding de-rating of a sour gas facility shall be completed if required to lower AER setback distances.  
Motion Defeated.
- Moved by Councillor Sayer  
RC17 -168 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
vi. An Outdoor Lighting Plan shall be submitted as part of a Development Permit application(s) that complies with the Business, Commercial and Industrial Design Guidelines as well as the International Dark Sky Association Guidelines. No part of the Go Kart Racetrack or Motorsports Racetrack shall have outdoor lighting"  
Motion Defeated.
- Moved by Councillor Sayer  
RC17-169 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations

“g) Development Permit Requirements

vii. The operator shall be responsible to collect sound data at the boundary of the site and supply that data to the County to support compliance with these permitted levels. The Noise Management Plan shall address how the noise levels will be managed to fall within the permitted levels of 6 d) of this Bylaw.

Carried.

Moved by Councillor Sayer

RC17-170 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Amend Section 6 - Other Development Regulations

Add “g) Development Permit Requirements

xx. A Vegetation Management Plan, designed to minimize potential vegetation fire hazards shall be submitted as part of a Development Permit Application.”

Motion Defeated.

Moved by Councillor Sayer

RC17-171 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Amend Section 6 - Other Development Regulations

Add “g) Development Permit Requirements

xx. At the time of Development Permit Application the Noise Management Plan shall address but not be limited to the following:

- Instrumentation and calibration information for sound monitoring equipment
- Placement of sound monitoring equipment both trackside and property line
- Who is responsible for the monitoring of sound levels and reporting of noise violations
- The minimum frequency of the sound data shall be reviewed by a third party of unreported noise violations.”

Motion Defeated.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:31 a.m. and reconvened at 10:44 a.m.

Moved by Councillor Sayer

RC17-172 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Amend Section 3 – Definitions

“SPECIAL EVENT, AUTOMOTIVE means an interim automotive race event sanctioned by an official motorsports racing authority which has an expected attendance in excess of 400 people, including onsite employees and members. The nature of the special event may require mitigation measures such as enhanced traffic management and noise abatement.”

The question on Motion #RC17-172 was not called.

Moved by Councillor Sayer

RC17-173 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Section 6 - Other Development Regulations

Add “h) Special Event, Automotive – Requirements

ADOPTED

xv. "The number of Special Event, Automotive, shall not exceed five (5) in any one (1) calendar year."

Motion Defeated.

Moved by Councillor Sayer  
RC17-174 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Add Section 3 - Definitions  
DRAG RACING means type of motorsports racing where automobiles or motorcycles compete, usually two (2) at a time to be first to cross a set finish line. The race follows a short, straight race course over a measured distance.

Carried.

Moved by Councillor Sayer  
RC17-175 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Section 6 - Other Development Regulations  
Add "b) Restrictions  
viii. The motorsports racetrack track setback shall be a minimum of two hundred (200) metres from the east property line and south property line."

Motion Defeated.

The question on Motion # RC17-172 was called.

Motion Defeated.

Moved by Councillor Sayer  
RC17-176 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
xiii. An on-site Fire Protection Plan, including but not limited to on site equipment and onsite professionally trained staff shall be submitted to the local Fire Department for approval with confirmation provided as part of the Development Permit application(s).

Carried.

Moved by Councillor Sayer  
RC17-177 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule "A" as follows:  
Amend Section 6 - Other Development Regulations  
"g) Development Permit Requirements  
xiv. An Emergency Response Plan, including but not limited to on site equipment and onsite professionally trained staff, shall be submitted as part of the Development Permit application(s).

Carried.

Moved by Councillor Sayer  
RC17-178 That Council amend Bylaw No. 14/16 - Direct Control District Bylaw include the following:  
"A requirement for payment by the operator of the Racetrack, post development, of any attending Fire Department at Alberta Transportation rates if additional support services are needed due to an accident or fire."

Motion Defeated.

Moved by Councillor Sayer  
RC17-179 That Council amend Bylaw No. 14/16 - Direct Control District Bylaw include the following:

ADOPTED

“A requirement for 24/7, 365 days per year, onsite security, post development.”

Motion Defeated.

Moved by Councillor Sayer

RC17-180 That Council amend Bylaw No. 14/16 - Direct Control District Regulations Schedule “A” as follows:

Section 6 - Other Development Regulations

Add “c) Hours of Operation

iii. Requirement for vacated premises, with the exception of security, between the hours of 10:00 p.m. and 8:00 a.m. this includes the commercial businesses and car condos.

Motion Defeated.

Council was advised that a Special Event Irrevocable Letter of Credit amount is a “may” provision. It would be determined at the Development Permit stage and the amount would be dependent upon the scope of the Special Event applied for.

Recess and Reconvene

Reeve Beattie recessed the meeting at 11:38 a.m. to provide the opportunity for staff to prepare the amended Bylaw for Council consideration.

Reeve Beattie reconvened the meeting at 11:49 a.m.

Staff provided a copy of the amended Bylaw to Council and reviewed the amendments as approved by Council.

Council discussed correspondence received from Pengrowth and as included in the revised agenda package and the Alberta Energy Regulator (AER) approval process.

Reeve Beattie called the question on Motion # RC17-136.

Council discussed the AER Sour Gas Well setback requirements and the AER well de-rating process.

The question on Motion RC17-136 was not called.

IN CAMERA

Moved by Councillor Sayer

RC17-181 That the Special Council Meeting of March 29, 2017 go into closed meeting at 12:17 p.m.

Motion Defeated.

Reeve Beattie called the question on Motion # RC17-136.

Councillor Sayer requested that the vote be recorded.

In Favour: Reeve Beattie, Councillor Aalbers, Councillor Heck, Councillor Milne, and Councillor McKean

Opposed: Councillor Kemmere and Councillor Sayer

Carried.

Moved by Councillor McKean  
RC17-182 That Council give third reading to Bylaw No. 14/16 - Direct Control District Regulations redesignating the lands within the Plan 9312585 Lot 2, SE 12-30-1-5 and NE 12-30-1-5.

Councillor Sayer requested that the vote be recorded.

In Favour: Reeve Beattie, Councillor Aalbers, Councillor Heck, Councillor Milne, and Councillor McKean  
Opposed: Councillor Kemmere and Councillor Sayer

Carried.

Moved by Councillor McKean  
RC17-183 That Council give second reading to Bylaw No. 15/16 identifying the lands within the SE 12-30-1-5 as contained in the agenda package.

Councillor Sayer requested that the vote be recorded.

In Favour: Reeve Beattie, Councillor Aalbers, Councillor Heck, Councillor Milne, and Councillor McKean  
Opposed: Councillor Kemmere and Councillor Sayer

Carried.

Moved by Councillor Aalbers  
RC17-184 That Council give third reading to Bylaw No. 15/16 identifying the lands within the SE 12-30-1-5 as contained in the agenda package.

Councillor Sayer requested that the vote be recorded.

In Favour: Reeve Beattie, Councillor Aalbers, Councillor Heck, Councillor Milne, and Councillor McKean  
Opposed: Councillor Kemmere and Councillor Sayer

Carried.

Moved by Councillor McKean  
RC17-185 That Council accept the Rocky Mountain Motorsports Park Concept Plan affecting the lands within the Concept Plan submitted for Plan 9312585 Lot 2, SE 12-30-1-5 and NE 12-30-1-5 and accepted by Administration on March 16, 2017.

Councillor Sayer requested that the vote be recorded.

In Favour: Reeve Beattie, Councillor Kemmere, Councillor Aalbers, Councillor Heck, Councillor Milne, and Councillor McKean  
Opposed: Councillor Sayer

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Special Council Meeting of March 29, 2017 at 12:23 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer