

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, May 14, 2014, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie
Councillor A. Aalbers
Councillor A. Kemmere
Councillor P. McKean
Councillor D. Milne
Councillor J. Sayer

ABSENT: Councillor K. Heck

IN ATTENDANCE: T. Martens, Chief Administrative Officer
J. Holmes, Director, Legislative, Community, & Agricultural Services
G. Wiens, Director, Corporate Services
R. Baker, Director, Operational Services
J. Rusling, Director, Planning and Development Services
M. Bloem, Manager, Planning Services
T. Connatty, Planner
D. Gonzalez, Planner
C. Tinney, Planner
A. Wild, Communications Coordinator
G. Evers, Executive Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:03 a.m.

Reeve Beattie introduced Council and Staff.

AGENDA Reeve Beattie advised of the following amendments to the agenda:
9.1 i Correspondence from the Town of Didsbury
11.2 Land Matter (remove from agenda)
11.3 Land Matter
11.4 CAO Meeting
11.5 Legal Matter

Moved by Councillor McKean
RC14-228 That Council adopt the agenda of the Regular Council Meeting of May 14, 2014 as amended. Carried.

MINUTES Moved by Councillor Aalbers
RC14-229 That Council adopt the Minutes of the Special Council Meeting of April 16, 2014. Carried.

PUBLIC HEARINGS
Bylaw #LU 01/14
NW 22-33-27 W4M

Reeve Beattie reconvened the public hearing regarding Bylaw #LU 01/14.

The Planning and Development Department stated the applicant has requested that the matter be deferred as the owner would like to obtain additional information regarding the reclamation of the unused feedlot. The Planning and Development Department did not request any additional information from the applicant regarding the feedlot. That information has not been provided to the Planning and Development Department.

The application for redesignation of the NW 22-33-27 W4M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 6.65 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 7
- Rural Community: Reed Ranch
- Unused feedlot operation

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

The Planning and Development Department recommended that Bylaw #LU 01/14 be defeated at second reading.

Ken Taylor, applicant, stated that the adjacent church manse was used as such until the property was sold. The 2 acre parcel was then given to their son in 1957, and is currently owned by Dennis Horne. An institution zoning has never been considered as first parcel out. It was used from 1957 to 1998 as an institutional use and should not be considered as a subdivided property. Mr. Taylor provided information regarding existing buildings and their use. He showed photos of the reclamation of the feedlot that is in process. Mr. Taylor read 4 letters, that he will provide to the Planning and Development Department, in support of the proposed redesignation.

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

Council questions resulted in the following information:

- Section 3.3.3 reads "should"
- The applicant stated that the proposed size is required to accommodate the existing buildings
- Relocation of the existing bins would be a cost

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 that there was no such zoning as Institutional until 2010. The Planning and Development had recommended to the applicant that the bins and farm buildings remain with the balance of the quarter section and only the residence and septic field area be redesignated.

The applicant was provided the opportunity for closing remarks and stated that it is his belief that that the 2 acre parcel has always been considered as public use. The 2 acre parcel was increased to 3.7 acres in 2010 to include a dugout. The 3.7 acres was rezoned to Country residential.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean

RC14-230 That Council give second reading to Bylaw No. LU 01/14 to redesignate lands in the NW 22-33-27 W4M.

Motion Defeated.

Bylaw #LU 10/14
NE 19-33-5 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 10/14.

The application for redesignation of the NE 19-33-5 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 5 acres from Agricultural District (A) to Country Residential (R-CR) District
- Division 5
- Rural Community: McDougal Flats

The Planning and Development Department recommended that Bylaw #LU 10/14 be given second reading.

The Planning and Development Department advised that no correspondence was received.

Ken Taylor, applicant, stated that the proposed 5 acre parcel is in an area that supports multi-lots. The owner intends to build a residence adjacent to the proposed redesignation area.

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

Council questions resulted in the following information:

- Up to 5 acres can be considered to accommodate existing buildings and topography
- No further subdivisions would be permitted on this quarter section

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 that the proposed redesignation meets current policies and bylaws.

The applicant was provided the opportunity for closing remarks and stated the application meets the current Municipal Development Plan Bylaw.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers
 RC14-231 That Council give second reading to Bylaw No. LU 10/14 to redesignate lands in the NE 19-33-5 W5M. Carried.

Moved by Councillor Aalbers
 RC14-232 That Council give third reading to Bylaw No. LU 10/14 to redesignate lands in the NE 19-33-5 W5M. Carried.

Bylaw #LU 15/14
SE 3-30-27 W4M

Reeve Beattie opened the public hearing regarding Bylaw #LU 15/14.

The application for redesignation of the SE 3-30-27 W4M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.1 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 1
- Rural Community: Midway

The Planning and Development Department recommended that Bylaw #LU 15/14 be given second reading.

The Planning and Development Department advised that they did not receive any correspondence.

Ken Taylor, applicant, stated that this building site has been in existence for a number of years.

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

Council questions resulted in the following information:

- This is first parcel out of the quarter section

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.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean
 RC14-233 That Council give second reading to Bylaw No. LU 15/14 to redesignate lands in the SE 3-30-27 W4M. Carried.

Moved by Councillor McKean
 RC14-234 That Council give third reading to Bylaw No. LU 15/14 to redesignate lands in the SE 3-30-27 W4M. Carried.

Bylaw #LU 16/14
SE 28-29-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 16/14.

The application for redesignation of the SE 28-29-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 9.5 acres from Agricultural District (A) to Local Commercial District (C-LC)
- Division 1
- Rural Community: Jackson

The Planning and Development Department recommended that Bylaw #LU 16/14 be given second reading.

The Planning and Development Department advised that no correspondence was received.

Ken Taylor, applicant, stated that there is only one residence in the proposed redesignation area which is a residential suite attached to the restaurant.

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

Council questions resulted in the following information:

- The primary focus and use is a commercial business

Councillor Aalbers left the room at 10:14 a.m. and returned at 10:15 a.m.

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.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne
RC14-235 That Council give second reading to Bylaw No. LU 16/14 to redesignate lands in the SE 28-29-2 W5M. Carried.

Moved by Councillor Milne
RC14-236 That Council give third reading to Bylaw No. LU 16/14 to redesignate lands in the SE 28-29-2 W5M. Carried.

Recess and Reconvene
Reeve Beattie recessed the meeting at 10:18 a.m. and reconvened at 10:36 a.m.

Bylaw #LU 18/14
SE 27-29-5 W5M
Reeve Beattie opened the public hearing regarding Bylaw #LU 18/14.

The Planning and Development Department advised that additional correspondence was received from Cornelis and Elly VandenEnden dated May 12, 2014 which was provided to Council.

The application for redesignation of the SE 27-29-5 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 20 acres from Agricultural District (A) to Direct Control District (DC)
- Division 2
- Rural Community: Water Valley

Three letters of objection were received and included in the agenda package.

ADOPTED

The Planning and Development Department recommended that Bylaw #LU 18/14 be given second reading.

Bob Wiebe, applicant, stated that he does not have any new or additional information.

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

Council questions resulted in the following information:

- The current ASP identifies a business park on the quarter section to the north
- The size of the proposed redesignation was reduced to 20 acres due to topography

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. The landscaping and other matters would be addressed by the Municipal Planning Commission at the time of subdivision.

The applicant was provided the opportunity for closing remarks and stated that there would be a maximum of 200 recreational vehicles.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean
RC14-237 That Council give second reading to Bylaw No. LU 18/14 to redesignate lands in the SE 27-29-5 W5M. Carried.

Moved by Councillor McKean
RC14-238 That Council give third reading to Bylaw No. LU 18/14 to redesignate lands in the SE 27-29-5 W5M. Carried.

Bylaw #LU 19/14
SE 1-33-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 19/14.

The application for redesignation of the SE 1-33-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 0.7 acres from Agricultural District (A) to Direct Control District (DC)
- Division 7
- Rural Community: Netook

ADOPTED

The Planning and Development Department recommended that Bylaw #LU 19/14 be given second reading.

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

Ernest Odersky, owner, stated that the previous owner used this property for a similar use to service the oil and gas industry. Since that time the property has been cleaned up and fenced.

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

Council questions resulted in the following information:

- There was a business on the property prior to Mr. Ordersky purchasing the property
- For the storage of commercial vehicles and commercial equipment

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.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Kemmere
RC14-239 That Council give second reading to Bylaw No. LU 19/14 to redesignate lands in the SE 1-33-2 W5M.
Carried.

Moved by Councillor Kemmere
RC14-240 That Bylaw No. LU19/14 be amended as follows:
"Section 1.01 - This bylaw may be cited as the Direct Control Regulations for a portion of the SE 1-22-2-5 in order to provide for the regulation and control of the use and development of the area for the storage of commercial vehicles and commercial equipment."
Carried.

Moved by Councillor Kemmere
RC14-241 That Council give third reading to Bylaw No. LU 19/14 to redesignate lands in the SE 1-33-2 W5M.
Carried.

BYLAWS

Bylaw #LU 21/14
NE 33-29-28 W4M RC14-242

Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 21/14 redesignating the lands within the NE 33-29-28 W4M as contained in the agenda package.
Carried.

- RC14-243 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 21/14 redesignating the lands within the NE 33-29-28 W4M to June 11, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 22/14
NE 11-29-28 W4M RC14-244 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. LU 22/14 redesignating the lands within the NE 11-29-28 W4M as contained in the agenda package.
Carried.
- RC14-245 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. LU 22/14 redesignating the lands within the NE 11-29-28 W4M to June 11, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 23/14
NW 5-32-5 W5M RC14-246 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 23/14 redesignating the lands within the NW 5-32-5 W5M as contained in the agenda package.
Carried.
- RC14-247 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 23/14 redesignating the lands within the NW 5-32-5 W5M to June 11, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 24/14
SW 7-33-4 W5M RC14-248 Moved by Councillor McKean
That Council give first reading to Bylaw No. LU 24/14 redesignating the lands within the SW 7-33-4 W5M as contained in the agenda package.
Carried.
- RC14-249 Moved by Councillor McKean
That Council set the Public Hearing for Bylaw No. LU 24/14 redesignating the lands within the SW 7-33-4 W5M to July 9, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 25/14
NE 14-33-5 W5M RC14-250 Moved by Councillor Kemmere
That Council give first reading to Bylaw No. LU 26/14 redesignating the lands within the NE 14-33-5 W5M as contained in the agenda package.
Carried.
- RC14-251 Moved by Councillor Kemmere
That Council set the Public Hearing for Bylaw No. LU 26/14 redesignating the lands within the NE 14-33-5 W5M to June 11, 2014 at or after 9:00 a.m.
Carried.
- RC14-252 Moved by Councillor Kemmere
That Motion RC14-250 and RC14-251 be amended to read Bylaw No. LU 25/14.
Carried.
- Bylaw #LU 26/14
SE 22-29-29 W4M RC14-253 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 26/14 redesignating the lands within the SE 22-29-29 W4M as contained in the agenda package.
Carried.

RC14-254 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 26/14 redesignating the lands within the SE 22-29-29 W4M to June 11, 2014 at or after 9:00 a.m.

Carried.

NEW BUSINESS
Vision Statement

RC14-255 Moved by Councillor McKean
That Council adopt:
“A community that fosters agriculture, balanced growth, rural lifestyle, and a healthy environment”
as its Vision Statement.

Carried.

Mission Statement

RC14-256 Moved by Reeve Beattie
That Council adopt:
“Encourage focused sustainable development in growth centers to preserve agricultural land while promoting diversification through collaboration and the building of strong partnerships, enabling a healthy environment, and a rural lifestyle, to provide a flexible, healthy, and safe County for all”
as its Mission Statement.

The question on Motion RD14-256 was not called.

RC14-257 Moved by Reeve Beattie
That the Mission Statement be deferred to the June 11, 2014 Regular Council Meeting.

Carried.

Strategic Goals

RC14-258 Moved by Councillor Milne
That Council adopt the following as its Strategic Goals:
“Agricultural
Goal #1 - Provide an environment in which traditional and new forms of agriculture along with innovative, value-added agricultural industry can thrive.
Infrastructure
Goal #1 - Provide an effective road network that meets the needs of Mountain View County’s people and business.
Goal #2 - Provide infrastructure that serves the public’s service needs responsibly and effectively.
Goal #3 - Maintain Mountain View County’s infrastructure efficiently, effectively and in an environmentally responsible way.
Environment
Goal #1 - Exert maximum influence to protect and preserve the Region’s unique and precious natural environment.
Community / Quality of Life
Goal #1 - Maintain safe communities.
Goal #2 - Support local communities in providing cultural and recreational opportunities that contribute to people’s quality of life.
Goal #3 - Foster an environment for people of all ages to remain in their communities
Goal #4 - Encourage a vibrant, rural culture in Mountain View County.
Economy / Financial Health

ADOPTED

Goal #1 - Diversify to increase Mountain View County's taxable asset base and mitigate revenue risk.

Goal #2 - Ensure adequate revenue to meet Council approved service levels.

Goal #3 - Programs and Services are delivered efficiently, economically, equitable and remain relevant.

Governance

Goal #1 - Mountain View County will have a culture of open, responsive and effective governance.

Goal #2 - Promote respectful, positive and productive relationships with other municipalities and orders of government.

Goal #3 - Communicate openly and effectively with the public."

Carried.

Land Trust

Councillor Kemmere declared a pecuniary interest, as he is Chair of the Legacy Land Trust Board, and left the table at 11:24 a.m. Councillor Kemmere joined the gallery.

In response to a Council question, Councillor Kemmere stated that future funding for the Legacy Land Trust Board would come from revenues generated. He advised that due to a change in Provincial Regulations agricultural lands are now included.

Moved by Reeve Beattie

RC14-259 That Council appoint Councillor Sayer as Council's representative to the Legacy Land Trust Board

Carried.

Moved by Reeve Beattie

RC14-260 That Council approve funding to the Legacy Land Trust in 2014 in the amount of \$40,000.

Carried.

Moved by Councillor Milne

RC14-261 That Council request that the Legacy Land Trust Board provide a business plan and a report regarding expenditures prior to next year's budget process.

Carried.

FCM Committee Appointment

Councillor Kemmere provided information regarding the value of FCM Committee participation which included the following:

- Importance of rural Alberta
- Building Canada Fund
- Gas Tax Revenues
- Small Communities

Council discussed the possibility of funding for the FCM Committee appointments coming through the CAAMDC members.

Moved by Councillor Milne

RC14-262 That Council authorize Councillor Kemmere to participate in the Federation of Canadian Municipalities (FCM)

ADOPTED

Committee as a member of the appointed standing committees and to attend upcoming committee meetings September 2014, November 2014, and March 2015.

Carried.

RC14-263 Moved by Councillor Milne
That Council request that the matter of funding for participation in the Federation of Canadian Municipalities (FCM) Standing Committees be brought forward to the CAAMDC.

Carried.

RC14-264 Moved by Councillor Sayer
That Councillor Kemmere provide written reports regarding FCM Committee meetings.

Carried.

Councillor Kemmere re-joined the table at 12:02 p.m.

Amnesty Program
for Non-Compliant
Development

RC14-265 Moved by Councillor Sayer
That Council approves the implementation of an Amnesty Program for non-compliant development as follows:

- a time frame of one year (to June 1, 2015) to submit an application for any development that does not have the necessary permits
- no penalty fee applied for a voluntary application
- regular application fee will be required
- all applications will be referred to the applicable approving authority for a decision

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:09 p.m. and reconvened at 12:56 p.m.

2013 Audited Financial Statements
Collins Barrow

Councillor Aalbers provide an overview of the review process of the Audit Committee.

Grant Stange, Collins Barrow, stated the audit report was ready to submit. He highlighted that the financial statements were the responsibility of management and that the Auditors responsibility is to express an opinion on the statements. The statement presents the financial position and the results of the operation for year ended 2013 for Mountain View County. Collins Barrow had provided recommendations to the Audit Committee.

Council questions resulted in the following information:

- Interest rate of long term depts.
- Deputy Reeve expenditures should be identified

RC14-266 Moved by Councillor Milne
That Council approve the 2013 audited financial statements.

Carried.

Staff left the room at 1:03 p.m.

IN CAMERA

RC14-267 Moved by Councillor Aalbers
That the Regular Council Meeting of May 14, 2014 go into closed meeting at 1:03 p.m.

Carried.

RC14-268 Moved by Councillor Aalbers
That the Regular Council Meeting of May 14, 2014 return to the open meeting at 1:26 p.m.

Carried.

Reeve Beattie thanked Grant Stange from Collins Barrow for the presentation.

Staff returned to the meeting at 1:27 p.m.

Transfer of Tax Recovery Lands

RC14-269 Moved by Councillor Kemmere
That Council receives as information the Transfer of Tax Recovery Land located at SE 20-29-5 W5M, NW 27-29-5 W5M and SW 27-29-5 W5M.

Carried.

Fire Response Level of Service

RC14-270 Moved by Councillor Sayer
That Council approves amendments to adopt the same Level of Service for all rural residents as per the Town of Carstairs, Carstairs Fire Department Medical First Responder Policy.

The question on Motion RC14-270 was not called.

RC14-271 Moved by Councillor Milne
That Council defer the Fire Response Levels of Service until after the next Fire Chiefs Meeting.

Carried.

Thornccliffe Greenview

RC14-272 Moved by Reeve Beattie
That Council, after the 2014 assessment appeal deadline has passed, authorize administration to cancel 1/2 of the 2014 municipal portion of property taxes related to all undisputed assessment amounts for roll 529024001.

Carried.

INFORMATION ITEMS

RC14-273 Moved by Councillor Milne
That Council receive the following items as information:
a. Letter from Municipal Affairs April 7 2014
b. Letter to Village of Cremona dated March 20, 2014
c. AAMDC Contact Newsletter April 16, 2014
d. AAMDC Contact Newsletter May 14, 2014
e. AAMDC Contact Newsletter April 30, 2014
f. Town of Didsbury letter dated March 18, 2014
g. Letter from Municipal Affairs dated April 16, 2014
h. Council Directives
i. Town of Didsbury letter dated April 30, 2014

Carried.

COUNCILLOR REPORTS

Councillor reports were discussed as follows:

- Mountain View Regional Waste Commission meeting
- Carstairs recycle site

Moved by Councillor McKean
RC14-274 That Council request that the Chief Administrative Officer receive approval from the Town of Carstairs and re-establish the Carstairs Recycle Centre.

Carried.

Councillor report discussion continued as follows:

- Olds Fire Committee
- Alberta Water Smart
- Olds Hospice Walk/Run
- MVC New Employee Orientation
- Mountain View Senior's Housing
- Upcoming meetings with Town of Didsbury, Olds College, and Economic Development conference

IN CAMERA

Moved by Councillor Sayer
RC14-275 That the Regular Council Meeting of May 14, 2014 go into closed meeting at 3:00 p.m.

Carried.

Moved by Councillor Angela
RC14-276 That the Regular Council Meeting of May 14, 2014 return to the open meeting at 3:20 p.m.

Carried.

Moved by Reeve Beattie
RC14-277 That Council authorize the Chief Administrative Officer to enter into a one year lease agreement for the SE 20-29-5-W5M with Randy and Brad Van Marrion.

Carried.

Moved by Councillor McKean
RC14-278 That Council authorize the Chief Administrative Officer to enter into a one year lease agreement for the W¹/₂ 27-29-5-W5M and that lease be a joint lease between William Lewis Holmes and Wes Cummings.

Carried.

ADJOURNMENT

Moved by Councillor Aalbers
RC14-279 That Regular Council Meeting of May 14, 2014 be adjourned at 3:25 p.m.

Carried.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer