

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, May 28, 2014, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Councillor A. Aalbers

IN ATTENDANCE: J. Rusling, Acting Chief Administrative Officer
G. Wiens, Director, Corporate Services
R. Baker, Director, Operational Services
P. Thomas, Legislative, Community, & Agricultural Services
M. Bloem, Manager, Planning Services
D. Gonzalez, Planner
T. Connatty, Planner
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 Reeve Beattie advised of the following amendments to the agenda:

- 8.9 FCM – Request to Co-host a Board of Directors Meeting (Kelly Eskland in attendance at 11:00 a.m.)
- 8.10 Mountain View Regional Water Services Commission – Water Transmission Fee
- 8.11 Bridge File 2377 Engineering Options
- 8.12 Olds Rotary Club Annual Golf Fund Raiser
- 10.1 Councillor Report – Councillor McKean
- 11.1 Land Matter

Moved by Councillor McKean
RC14-280 That Council adopt the agenda of the Regular Council Meeting of May 28, 2014 as amended. Carried.

MINUTES Moved by Councillor Milne
RC14-281 That Council adopt the Minutes of the Regular Council Meeting of April 23, 2014. Carried.

PUBLIC HEARINGS
Bylaw #LU 17/14
SE 18-33-3 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 17/14.

The application for redesignation of the SE 18-33-3 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 3.3 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 6
- Rural Community: Eagle Hill/Westward Ho

The Planning and Development Department recommended that Bylaw #LU 17/14 be given second reading.

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

Ken Taylor, applicant, stated that the presentation covered the application very well. He indicated the location of the existing septic system on the aerial photo.

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

Council did not have any questions.

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 Heck
 RC14-282 That Council give second reading to Bylaw No. LU 17/14 to redesignate lands in the SE 18-33-3 W5M.

Carried.

Moved by Councillor Heck
 RC14-283 That Council give third reading to Bylaw No. LU 17/14 to redesignate lands in the SE 18-33-3 W5M.

Carried.

Bylaw #LU 20/14
NW 34-32-7 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 20/14.

The Planning and Development Department handed out additional correspondence which had been received.

The application for redesignation of the NW 34-32-7 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 21.4 acres from Agricultural District (A) to Direct Control District (DC)
- Division 5
- Rural Community: Bearberry/Coalcamp

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

The Planning and Development Department recommended that Bylaw #LU 20/14 be given second reading or deferred until such time that the Bearberry-Red Deer River Corridor ASP process has been completed.

Helen Kohanik, representing Nitro Holdings, stated that the proposed area is not a public campground and would be used strictly by family members. She showed photos and videos of the adjacent crown land where uncontrolled camping takes place on a regular basis. She stated that she has concerns regarding safety activities that take place on the adjacent crown land such as large campfires, fireworks, traffic and garbage.

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

Nila Stringer stated she is concerned about camping in the west country. The environment should be protected. A 2008 survey indicated that campgrounds are not wanted in the area. She requested that the redesignation be deferred until after the Area Structure Plan has been adopted. On behalf of Betty Wood she read a prepared statement with a number of questions. Betty Wood has also requested that a decision not be made until an Area Structure Plan has been adopted.

Brigitte Launhardt stated that she is not in favour of a campground whether it be family or not. There are safety concerns as there is no cell phone coverage in the area.

Kim Walton stated that a survey was conducted a few years ago. These are matters that need to be addressed and the entire area needs to be controlled, however, she feels that Direct Control Districts are not the answer.

Liz Negropontes stated that she is opposed to the proposed redesignation. This land should remain as agriculture; even if it can only be used for grazing. Residents of the area should have input as to what they want in the area. The adjacent landowners should have the right to privacy, peace, tranquility and safety. She read an excerpt from the Municipal Government Act regarding land planning.

Shawn Gert stated that there should be no camping in the area and it should remain as an agricultural parcel. He feels that if this campground is approved it will get out of control and it will grow. Traffic is an issue. He is firmly against this application.

Alan Scurfield, adjacent landowner, is not aware who the owners of Nitro Holdings are. He can see no reason why they did not buy commercially zoned land. He is concerned that they built the campground without permits and have been operating illegally. He questions whether it is for family members only. He feels that the lands should remain as agricultural lands.

Cy Newsham discussed issues in the Bearberry area regarding camping. He is concerned about damages and garbage left behind by campers. He is opposed to any camping development.

Alex Bartholomew feels that the applicant likely has good intentions but is concerned that once the door is open many issues will follow.

Ann Keigler stated that she is in favour of the proposed redesignation area. There is no land that could be grazed. There are not 25 campsites. There are only about 5 or 6 campsites. It is very neat and clean. There is no hidden agenda on the part of the applicant as it is intended to be only used by family members only.

Carmen Newsham feels that noise and fire issues need to be addressed.

Rainer Launhardt stated that he lives in Calgary and regularly goes to his cabin in the area for peace and quiet. The area has changed and it is no longer peaceful. There is excess noise and traffic generated by the campers.

Greg Kellok has visited the property and states that there are only 4 or 5 campsites with proper fire pits and designated sites. Some of the owner's employees have

camped there. The land is not suitable for grazing. He is in favour of the redesignation.

The Planning and Development department read the submissions that were provided to Council.

Tracey Krenn, Bylaw Officer, stated that she does not recall a conversation where she was quoted regarding agricultural uses of the property.

Council questions resulted in the following information:

- No winter RV storage would be permitted
- RCMP patrols could be explored
- Direct Control regulations would only allow 6 private/non-commercial camp sites with a maximum of 25 people
- This property is zoned agricultural but is assessed as vacant residential which is based on the actual use of the property
- Private/non-commercial would be defined as no money be received for the use
- Any excess camp sites would be decommissioned and one outhouse would need to be removed
- Council requested clarification regarding the owner's intent of a land donation
- Council requested that the land owner clarify who would be using the camp sites

The applicant stated that it is intended for occasional camping by immediate family only. The applicant stated that they are currently working with an organization regarding a land donation.

Moved by Councillor McKean
RC14-284 That Bylaw No. LU 20/14 to redesignate lands in the NW 34-32-7 W5M be deferred until such time that the Bearberry-Red Deer River Corridor ASP process has been completed.

The question on Motion RC14-284 was not called.

Recess and Reconvene
Reeve Beattie recessed the meeting at 10:55 a.m. and reconvened at 11:12 a.m.

The question on Motion RC14-284 was called.

Carried.

John Rusling, Acting Chief Administrative Officer, stated that there will be additional advertising and circulation regarding Bylaw No. LU 20/14 after the Bearberry-Red Deer River Corridor ASP has been adopted.

The Planning and Development Department provided a definition regarding special event permits.

NEW BUSINESS

Sundre Fire River Boat

Dave Dubaskis introduced Mayor Terry Leslie and Sundre Fire Chief Marty Butts. Mr. Dubaskis provided a PowerPoint presentation and provided specific information as follows:

- Support from the RCMP and Government of Alberta
- Funding of \$42,000 received from Provincial Flood Readiness Grant Program and \$5,000 from the Sundre Firefighters Charity Fund
- Annual Operating Costs

Council questions resulted in the following information:

- No additional money will be required to build a boat launch
- Sundre has 4 or 5 calls a year for water rescue
- Any additional training costs would come from the Fire Department training budget
- Fuels costs quoted are low
- Discussions are underway with Clearwater County regarding cost sharing with the Town of Sundre

Moved by Councillor McKean

- RC14-285 That Council approve the addition of a River Rescue Boat in their 20 year Capital Replacement Plan for the Sundre Fire Department, with a capital equipment life cycle of 20 years.
Carried.

Co-Hosting FCM
Directors Meeting

Kelly Eskland, Town of Olds, provided a presentation regarding the Co-hosting of an FCM Directors Meeting.

Moved by Councillor Sayer

- RC14-286 That Council approve co-hosting a Federation of Canadian Municipalities Directors Meeting with the Town of Olds at a cost of \$5,000.00 from the Tax Rate Stabilization Fund.
Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:05 p.m. and reconvened at 12:52 p.m.

Aggregate Extraction &
Processing

Jessica Ross, Development Officer, provided an overview of discussions of the April 2, 2014 Policies and Priorities Committee meeting, and provided setback scenarios.

Council requested that the Planning and Development Officer provide an amended scenario and bring back the matter later in the meeting.

Ron Baker, Director, Operational Services, provided information regarding the tarping of loaded aggregate trucks.

Council requested that a report regarding load securement be brought back to a future Policies and Priorities Committee Meeting for discussion.

- Bridge File 81243
RC14-287 Moved by Councillor McKean
That Council approve \$25,000 from the Bridge Reserve to repair the cattle crossing Bridge File 81234 and install a wood floor.
Carried.
- BF 2377 Engineering
RC14-288 Moved by Councillor Kemmere
That Council approve design alternative 3 for Bridge File 2377 as per the May 2014 AMEC report and direct administration to continue with the design for a bridge at this location.
Carried.
- RC14-289 Moved by Councillor McKean
That Council hold the payment of the Fortis invoice regarding the moving of powerlines on Acme Road until negotiations are complete regarding the delayed cleanup of the powerline movement.
Carried.
- Road Maintenance
RC14-290 Ryan Morrision provided an overview regarding the current road maintenance program including patching and chipseal programs.
Moved by Councillor Milne
That Council approve an additional \$600,000 for Road Patching budget from the Projects Reserve budget.
Carried.
- 2014 Cremona Recreation Board Funding
RC14-291 Moved by Councillor McKean
That Council receive as information the 2014 Cremona Recreation Board funding allocations as approved by the Cremona & District Recreation Board Committee at their May 15, 2014 meeting.
Carried.
- 2014 Playground Grants
RC14-292 Moved by Councillor Milne
That Council receive as information the 2014 Playground Grant funding allocations as approved by the Community Services Grant Review Committee on May 5th, 2014.
Carried.
- 2014 Public Transportation & Operating Assistant Grants
RC14-293 Moved by Councillor Sayer
That Council receive as information the 2014 Public Transportation & Operating Assistance Grant funding allocations as approved by the Community Services Grant Review Committee on May 5th, 2014, resulting in an over budget amount of \$5,000 for 2014 from the Transportation Reserve.
Carried.
- RC14-294 Moved by Councillor McKean
That Council add an additional \$5,000 to the 2015 Public Transportation & Operating Assistance Grant budget, and that administration produce a Policy and Procedure which outlines the funding guidelines, as recommended by the Community Services Grant Review Committee on May 5th, 2014.
Carried.

2014 Rural Community Grants RC14-295	Moved by Councillor Kemmere That Council receive as information the 2014 Rural Community Grant funding allocations as approved by the Community Services Grant Review Committee on May 5th, 2014.	Carried.
2014 Rural Community Hall Grants RC14-296	Moved by Councillor Milne That Council receive as information the 2014 Rural Community Hall Grant funding allocations as approved by the Community Services Grant Review Committee on May 5th, 2014.	Carried.
Aggregate Extraction	Council requested that a bylaw amendment be brought forward to the Regular Council Meeting of June 28, 2014 to include a 165m Buffer/Setback from a residence adjacent to gravel pits for Aggregate Extraction and that sound barriers be put in place for Aggregate Processing.	
MVRWSC – Water Transmission Fee RC14-297	Moved by Councillor Kemmere That Council direct the Chief Administrative Officer to develop an agreement for the purpose of accessing water from the Mountain View Regional Water Services Commission and formalizing a payment schedule; and further, that Council approve in principle the payment of 10% of the net project cost of the new water line once the total project costs are identified and that payment be made on the basis of 50% upfront and the balance over a ten year period; and further, that this agreement is contingent on access to a long term water allocation licence.	Carried.
Rotary Club Golf Tournament RC14-298	Moved by Councillor Milne That Council approve taking part in the 14th Annual Olds Rotary Club – Fundraising Golf Tournament as a “Corporate Team” sponsorship (Signage and Four Golfers) at a total cost of \$675.00.	Carried.
COUNCILLOR REPORTS	Council discussed the following: <ul style="list-style-type: none"> • Mountain View Regional Waste Commission concerns • Mountain View Seniors’ Housing • South Red Deer Regional Wastewater Commission • Site meeting to discuss Hwy 2A medians 	
INFORMATION ITEMS RC14-299	Moved by Councillor McKean That Council receive the following items as information: <ul style="list-style-type: none"> - AAMDC Contact Newsletter May 7, 2014 - AAMDC Contact Newsletter May 14, 2014 - 20140528 - Council Directives 	Carried.
IN CAMERA RC14-300	Moved by Councillor Sayer That the Regular Council Meeting of May 28, 2014 go into closed meeting at 3:05 p.m.	Carried.

ADOPTED

RC14-301 Moved by Councillor McKean
That the Regular Council Meeting of May 28, 2014 return
to the open meeting at 3:19 p.m.

Carried.

ADJOURNMENT

RC14-302 Moved by Councillor McKean
That Regular Council Meeting of May 28, 2014 be
adjourned at 3:20 p.m.

Carried.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer