

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, August 27, 2014, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

IN ATTENDANCE: T. Martens, Chief Administrative Officer
G. Wiens, Director, Corporate Services
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural Services
M. Bloem, Manager, Planning Services
S. Madge, Manager, Development and Permitting Services
P. Grochmal, Development Officer
A. Wild, Communications Coordinator
G. Eyers, Executive Assistant

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

Reeve Beattie introduced Council and Staff.

AGENDA Reeve Beattie advised of the following amendments to the agenda:
7.2 Berm Update and Provincial Government
7.3 Land Trusts

Moved by Councillor McKean
RC14-453 That Council adopt the agenda of the Regular Council Meeting of August 27, 2014 as amended.

Carried.

PUBLIC HEARINGS
Bylaw #12/14 - Land Use Bylaw Amendment
Bylaw #13/14 - Municipal Development Plan Bylaw Amendment

Reeve Beattie opened the public hearing regarding Bylaw #12/14 - Land Use Bylaw Amendment and Bylaw #13/14 - Municipal Development Plan Bylaw Amendment.

The proposed amendments to the Land Use Bylaw and Municipal Development Plan Bylaw were introduced by the Planning and Development Department.

The Planning and Development Department provided specific information as follows:

- Aggregate Extraction/Processing District inclusions and proposed development regulations
- Mineral Resource Extraction and Processing District

The Planning and Development Department recommended that Bylaw #12/14 and Bylaw #13/14 be given second reading.

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

Murray Griffin, Aggregate Extraction Committee member, stated that there have been changes that he is not in agreement with. The 160m setback has been amended. He advised that he was unable to attend the last Committee meeting so was not involved in final discussions. He discussed a proposed review of existing gravel pits after five years and water quality review. He is opposed to the 65m setbacks.

Josh Tanasiychuk, President, Tanis Concrete, advised that his company currently operates throughout Mountain View County. The redesignation should be part of the development application process and not prior to it. The ten year review requirement and portable batch plants should be removed. The application process would impede a portable batch plant which is used to address an immediate need and are usually seasonal. He discussed the proposed grandfather clause.

Don Molesky stated that he is opposed to the proposed amendments as there are a number of items that need to be resolved. The area mapped in McDougall Flats and berming should be excluded until issues are solved. He still feels it is an intrusion of a predominantly Country Residential area.

Neil Bates, President, Doogie Developments, stated that he started his development four years ago. He is opposed to a gravel pit application adjacent to his development which has affected the sale of lots that he has developed.

Judy Madsen, Aggregate Extraction Committee member, stated that recommendations are not as they were when reviewed by the Committee. Formal reviews of approved developments should be undertaken at specific timelines. Buffers of 165m "from the nearest dwelling" should be changed to "from the property line". She stated that more work needs to be done on the proposed amendments before approval.

Mark Myra stated that he is pleased with the amendments as they are middle ground amendments. Re-application

ADOPTED

after ten years should be changed to a review after a period of time. The application process and public input is good.

Paul Arnill stated that zoning changes and development application process needs to be undertaken at the same time. He is pleased that the County is attempting to clarify the process.

Dave Taddia, DK Gravel, is pleased with the proposed amendments. Full dwellings should be allowed and not just a security suite.

Council questions resulted in the following information:

- The proposed amendments apply to the entire County
- The process for the proposed amendments have been underway for over one year
- The proposed amendments are not related to any specific development
- A formal review would be undertaken and then a re-application may be required
- Technical studies are not required during the rezoning process due to the extensive costs to undertake the studies
- Redesignation is a decision of Council and Development Permits are a decision of the Municipal Planning Commission
- Tarping of loads could be a condition of development
- Portable Batch plants are a seasonal need

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.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing for Bylaw #12/14 and Bylaw #13/14.

Moved by Councillor McKean

RC14-454 That Council defer the Public Hearing of Bylaw No. 12/14 – Land Use Bylaw Amendment to October 22, 2014 at or after 1:00 p.m.

Carried.

Moved by Councillor McKean

RC14-455 That Council defer the Public Hearing of Bylaw No. 13/14 – Municipal Development Plan Bylaw Amendment to October 22, 2014 at or after 1:00 p.m.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:18 a.m. and reconvened at 10:33 a.m.

BYLAWS

- Bylaw #LU 42/14
SE 23-33-5 W5M RC14-456 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. LU 42/14 redesignating the lands within the SE 23-33-5 W5M as contained in the agenda package.
Carried.
- RC14-457 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. LU 42/14 redesignating the lands within the SE 23-33-5 W5M to September 24, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 43/14
NE 3-30-1 W5M
NW 2-30-1 W5M RC14-458 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 43/14 redesignating the lands within the NE 3-30-1 W5M and NW 2 30-1 W5M as contained in the agenda package.
Carried.
- RC14-459 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 43/14 redesignating the lands within the NE 3-30-1 W5M and NW 2 30-1 W5M to September 24, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 44/14
NE 35-32-5 W5M RC14-460 Moved by Councillor Kemmere
That Council give first reading to Bylaw No. LU 44/14 redesignating the lands within the NE 35-32-5 W5M as contained in the agenda package.
Carried.
- RC14-461 Moved by Councillor Kemmere
That Council set the Public Hearing for Bylaw No. LU 44/14 redesignating the lands within the NE 35-32-5 W5M to September 24, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 46/14
SW 17-30-2 W5M RC14-462 Moved by Councillor Heck
That Council give first reading to Bylaw No. LU 46/14 redesignating the lands within the SW 17-30-2 W5M as contained in the agenda package.
Carried.
- RC14-463 Moved by Councillor Heck
That Council set the Public Hearing for Bylaw No. LU 46/14 redesignating the lands within the SW 17-30-2 W5M to October 8, 2014 at or after 9:00 a.m.
Carried.
- Bylaw #LU 51/14
SW 6-32-4 W5M RC14-464 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 51/14 redesignating the lands within the SW 6-32-4 W5M as contained in the agenda package.
Carried.
- RC14-465 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 51/14 redesignating the lands within the SW 6-32-4 W5M to November 12, 2014 at or after 9:00 a.m.
Carried.

OLD BUSINESS
Policy No. 4023
Long Range
Road Planning

RC14-466 Moved by Councillor Kemmere
That Council adopt Policy 4023 and Procedure 4023-1,
Long Range Road Planning and that Policy B-1 Long Range
Road Planning be rescinded.

Carried.

Provincial Government/
Berm Update

Ron Baker, Director, Operational Services, provided an overview of proposed location changes of the berm as recommended by the Provincial Government. He is in the process of obtaining cost estimates for the amended location. The flood zone on the mapping has not been officially adopted by the ESRD.

Council discussed the following:

- Flood models using the proposed berm location
- Funding
- Flood attenuation and integrity of the proposed berm

RC14-467 Moved by Councillor Aalbers
That Reeve Beattie meet with the Dene Cooper, Reeve, MD of Bighorn to present joint concerns regarding berm locations to the Province; or arrange a meeting directly with the Province.

Carried.

RC14-468 Moved by Councillor Sayer
That the Chief Administrative Officer be directed not to proceed with any additional studies regarding the berm.

Carried.

Land Trusts

Councillor Sayer provided information regarding a recent meeting with Jim Smith, Legacy Land Trust, as indicated in the Request for Direction that was emailed to Council.

RC14-469 Moved by Councillor Sayer
That Council grant permission to the Legacy Land Trust to apply for funding from the Provincial Land Trust Grant program using County owned properties, NE-8-33-3-W5 (Campbell Pit).

Carried.

RC14-470 Moved by Councillor Sayer
That Council grant permission to the Legacy Land Trust to apply for funding from the Provincial Land Trust Grant program using County owned properties, the N 1/2 of Section 13 and South 1/2 of Section 24-32-5-W5 (Jackson Lake).

Carried.

NEW BUSINESS

Travis MJ Permitting
System

RC14-471 Moved by Councillor Milne
That Council receive the Travis MJ Permitting System Report as information.

Carried.

INFORMATION
ITEMS

RC14-472 Moved by Councillor Sayer
That Council receive the following items as information:
a. 20140807 AAMDC Contact Newsletter
b. 20140813 AAMDC Contact Newsletter
c. 20140819 - Council Directives

Carried.

IN CAMERA

RC14-473 Moved by Councillor Kemmere
That the Regular Council Meeting of August 27, 2014 go
into closed meeting at 11:22 a.m.

Carried.

RC14-474 Moved by Councillor Kemmere
That the Regular Council Meeting of August 27, 2014
return to the open meeting at 11:46 a.m.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of
August 27, 2014 at 11:46 a.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer