

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, October 8, 2014, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Deputy Reeve P. McKean (Chair)
Councillor A. Aalbers
Councillor K. Heck
Councillor A. Kemmere
Councillor D. Milne
Councillor J. Sayer

ABSENT: Reeve B. Beattie

IN ATTENDANCE: J. Holmes, Acting Chief Administrative Officer
M. Bloem, Manager, Planning Services
R. Morrison, Acting Director Operational Services
D. Gonzalez, Planner
C. Tinney, Planner
T. Connatty, Planner
A. Wild, Communications Coordinator
G. Evers, Executive Assistant

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

Deputy Reeve McKean introduced Council and Staff.

AGENDA Deputy Reeve McKean advised of the following amendments to the agenda:
8.5 West Fraser Mills Tour
8.6 Notice of Motion – Facilitator for MOA Discussions

Moved by Councillor Sayer
RC14-548 That Council adopt the agenda of the Regular Council Meeting of October 8, 2014 as amended. Carried.

MINUTES Moved by Councillor Aalbers
RC14-549 That Council adopt the Minutes of the Regular Council Meeting of September 10, 2014 as amended. Carried.

PUBLIC HEARINGS
Bylaw No. LU 35/14
Plan 0710017, Block 1, Lot 2
NW 10-29-4 W5M
Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 35/14.

The application for redesignation of Plan 0710017, Block 1, Lot 2 - NW 10-29-4 W5M, was introduced by the Planning and Development Department and the following

ADOPTED

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 40 acres from Agricultural District (A) to Agricultural (2) District (A2)
- Division 2
- Rural Community: Water Valley / Winchell Lake

The Planning and Development Department recommended that Bylaw #LU 35/14 be given second reading.

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

Ken Taylor, applicant, stated that the remainder of the quarter section contains a seasonal creek, coulee, and developed farm yard. The proposed redesignation area is currently pasture land. The applicant intends to build a residence, barn, and riding arena.

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

Council questions resulted in the following information:

- There is good access from the north to the area east of the seasonal creek
- The area to the east of the seasonal creek would not be able to be subdivided under the current fragmentation policies and is not suitable to farm
- The area to the east of the seasonal creek can be accessed across the creek
- The riding arena would be for personal use and not a public facility

Deputy Reeve McKean 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 correspondence received during circulation.

The applicant was provided the opportunity for closing remarks and stated that the larger parcel was required to accommodate a larger number of animal units.

Hearing no further comments Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Aalbers

RC14-550 That Council give second reading to Bylaw No. LU 35/14 to redesignate lands in Plan 0710017, Block 1, Lot 2 - NW 10-29-4 W5M.

Carried.

Moved by Councillor Aalbers
RC14-551 That Council give third reading to Bylaw No. LU 35/14 to redesignate lands in Plan 0710017, Block 1, Lot 2 - NW 10-29-4 W5M.

Carried.

Moved by Councillor Kemmere
RC14-552 That Council recommend that the Municipal Planning Commission ensure the applicant is aware that any future change of use from a private riding arena to public riding arena requires appropriate permits regarding lands within Bylaw No. LU 35/14 - Plan 0710017, Block 1, Lot 2 - NW 10-29-4 W5M.

Carried.

Bylaw No. LU 45/14
SW 14-33-4 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 45/14.

The application for redesignation of the SW 14-33-4 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 136.7 acres from Agricultural District (A) to Agricultural (2) District (A(2)).
- Division 6
- Rural Community: Eagle Hill/Westward Ho

The Planning and Development Department recommended that Bylaw #LU 45/14 be given second reading.

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

Dan Coates, applicant, stated that future plans would be to subdivide the northwest portion of the quarter.

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

Council questions resulted in the following information:

- With this redesignation the quarter section will have reached the maximum number of residences and maximum number of subdivisions
- The property would not conform to the current Land Use Bylaw until it is subdivided

Deputy Reeve McKean 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 no letters of objection were received.

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

Hearing no further comments Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Sayer
RC14-553 That Council give second reading to Bylaw No. LU 45/14 to redesignate lands in the SW 14-33-4 W5M.
Carried.

Moved by Councillor Sayer
RC14-554 That Council give third reading to Bylaw No. LU 45/14 to redesignate lands in the SW 14-33-4 W5M.
Carried.

Moved by Councillor Sayer
RC14-555 That Council recommends to the Municipal Planning Commission that if the lands within SW 14-33-4 W5M - Bylaw No. LU 45/14 are not subdivided that the matter be referred back to Council.
Carried.

Bylaw No. LU 46/14
SW 17-30-2 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 46/14.

The application for redesignation of the SW 17-30-2 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 2.5 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 1
- Rural Community: Jackson

The Planning and Development Department recommended that Bylaw #LU 46/14 be given second reading.

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

Richard Sheehan, owner, stated that if the proposed subdivision is approved they intend to gift it to their grandson.

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

Council questions resulted in the following information:

- The redesignation area would be protected by a natural windbreak of trees along the creek

ADOPTED

- The proposed redesignation area meets access setbacks
- The waterbody is a seasonal creek
- The lands on the west side of the seasonal creek is currently cultivated

Deputy Reeve McKean 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 AltaLink does not have any concern regarding future powerlines.

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

Hearing no further comments Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Milne
RC14-556 That Council give second reading to Bylaw No. LU 46/14 to redesignate lands in the SW 17-30-2 W5M.

The question on Motion RC14-556 was not called.

Moved by Councillor Sayer
RC14-557 That Council amend Bylaw No. LU 46/14 – redesignating lands within SW 17-30-2 W5M to read “from Agricultural District (A) to Country Residential 1 District (R-CR1)”.

Carried.

The question on motion RC14-556 was called.

Carried.

Moved by Councillor Milne
RC14-558 That Council give third reading to Bylaw No. LU 46/14 to redesignate lands in the SW 17-30-2 W5M.

Carried.

Bylaw No. LU 47/14
SE 14-32-5 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 47/14.

The application for redesignation of the SE 14-32-5 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 3.0 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 6
- Rural Community: Bergen

The Planning and Development Department recommended that Bylaw #LU 47/14 be given second reading.

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

Graham and Rhonda Shute, owners, stated that the adjacent pig operation has not been operating for some time.

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

Council questions resulted in the following information:

- There is an unapproved gravel pit on the quarter section to the west

Deputy Reeve McKean 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 Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Milne
RC14-559 That Council give second reading to Bylaw No. LU 47/14 to redesignate lands in the SE 14-32-5 W5M.
Carried.

Moved by Councillor Milne
RC14-560 That Council give third reading to Bylaw No. LU 47/14 to redesignate lands in the SE 14-32-5 W5M.
Carried.

Moved by Councillor Aalbers
RC14-561 That Council recommends that the Municipal Planning Commission consider a caveat identifying gravel pits within one mile of the land affected in Bylaw No. LU 47/14
Carried.

Bylaw No. LU 49/14
SE 5-30-2 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 49/14.

The application for redesignation of the SE 5-30-2 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 9.7 acres from Agricultural District (A) to Country Residential (R-CR) District and 2.5 acres

from Country Residential (R-CR) District to Agricultural District (A) District.

- Division 1
- Rural Community: Jackson

The Planning and Development Department recommended that Bylaw #LU 49/14 be given second reading.

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

Ken Taylor, applicant, stated that there are currently two residences within the proposed redesignation area which use the same septic and water system. This matter will be dealt with at the time of subdivision by the Municipal Planning Commission.

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

Council questions resulted in the following information:

- If a subdivision application is not approved the lands would be redesignated to the original designation and consolidated back with the balance of the quarter section.

Deputy Reeve McKean 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 stated that the area would be consolidated with the balance of the quarter section if a subdivision application was not approved.

Hearing no further comments Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Aalbers

RC14-562 That Council give second reading to Bylaw No. LU 49/14 to redesignate lands in the SE 5-30-2 W5M.

Carried.

Moved by Councillor Aalbers

RC14-563 That Council give third reading to Bylaw No. LU 49/14 to redesignate lands in the SE 5-30-2 W5M.

Carried.

Moved by Councillor Sayer

RC14-564 That Council recommend to the Municipal Planning Commission that if lands within Bylaw No. LU 49/14 are not subdivided the matter be referred back to Council for redesignation back to the previous land use designation.

Carried.

Bylaw No. LU 50/14
SW 20-30-1 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 50/14.

The application for redesignation of the SW 20-30-1 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 40 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that Bylaw #LU 50/14 be given second reading.

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

Rayel Walker, applicant, representing Gary Liesemer stated that he intends to subdivide the lands for future estate planning. He intends to continue farming the lands.

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

Council questions resulted in the following information:

- The owner does not intend to develop the lands and intends to continue farming the lands
- There is a waterline on the west side of the proposed redesignation area
- The proposed ASP would dictate what the future potential would be for this parcel

Deputy Reeve McKean 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 no letters of objection were received.

The applicant was provided the opportunity for closing remarks and stated that the owner does not have plans at this time to develop the property.

Moved by Councillor Aalbers

RC14-565 That Council defer Bylaw No. LU 50/14 to redesignate lands in the SW 20-30-1 W5M until the completion of the Wessex Area Structure Plan.

Motion Defeated.

Hearing no further comments Deputy Reeve McKean closed the Public Hearing.

Moved by Councillor Kemmere
RC14-566 That Council give second reading to Bylaw No. LU 50/14 to redesignate lands in the SW 20-30-1 W5M.

The question on Motion RC14-566 was not called.

Deputy Reeve McKean requested that Bylaw No. LU 50/14 be brought back later in the meeting with amended boundaries as discussed.

Recess and Reconvene Deputy Reeve McKean recessed the meeting at 10:42 a.m. and reconvened at 10:54 p.m.

Councillor Milne did not return to the meeting at 10:54 a.m.

BYLAWS
Bylaw #LU 56/14
SW 7-33-4 W5M

Moved by Deputy Reeve McKean
RC14-567 That Council give first reading to Bylaw No. LU 56/14 redesignating the lands within the SW 7-33-4 W5M as contained in the agenda package.
Carried.

Moved by Deputy Reeve McKean
RC14-568 That Council set the Public Hearing for Bylaw No. LU 56/14 redesignating the lands within the SW 7-33-4 W5M to November 12, 2014 at or after 9:00 a.m.
Carried.

Councillor Milne returned to the meeting at 10:57 a.m.

Bylaw No. 07/14
General Traffic

Moved by Councillor Kemmere
RC14-569 That Council give first reading to Bylaw No. 07/14 - General Traffic Bylaw.
Carried.

Moved by Councillor Kemmere
RC14-570 That Council give second reading to Bylaw No. 07/14 General Traffic Bylaw.
Carried.

Moved by Councillor Sayer
RC14-571 That Council give unanimous consent to proceed to third reading for Bylaw No. 07/14 General Traffic Bylaw.
Carried Unanimously.

Moved by Councillor Sayer
RC14-572 That Council give third reading to Bylaw No. 07/14 General Traffic Bylaw.
Carried.

Bylaw No. LU 50/14
SW 20-30-1 W5M

Moved by Councillor Kemmere
RC14-573 That Council amend Bylaw No. LU 50/14 to redesignate lands in the SW 20-30-1 W5M by moving the north boundary to the north to remove the irregular north boundary as presented.

Carried.

The question on Motion RC14-566 was called.

Carried.

Moved by Councillor Kemmere
RC14-574 That Council give third reading to Bylaw No. LU 50/14 to redesignate lands in the SW 20-30-1 W5M.

Carried.

Bylaw No. 17/14
Dog Control

Moved by Councillor Milne
RC14-575 That Council give first reading to Bylaw No. 17/14 – Dog Control Bylaw.

Carried.

Moved by Councillor Milne
RC14-576 That Council give second reading to Bylaw No. 17/14 Dog Control Bylaw.

Carried.

Moved by Councillor Milne
RC14-577 That Council give unanimous consent to proceed to third reading for Bylaw No. 17/14 Dog Control Bylaw.

Carried Unanimously.

Moved by Councillor Kemmere
RC14-578 That Council give third reading to Bylaw No. 17/14 Dog Control Bylaw.

Carried.

NEW BUSINESS
Council Chambers
AV Upgrade

Moved by Councillor Aalbers
RC14-579 That Council approve proceeding with the Audio Visual System Upgrade project using Sharp's Audio Visual to complete the work; and further, that Council approve up to \$90,000 to be funded from the Office Equipment Reserve.

Carried.

Parkland Regional
Library

Moved by Councillor Sayer
RC14-580 That Council approves the Parkland Regional Library Proposed 2015 – 2017 Budget as presented, at a \$7.73 per capita rate for 2015.

Carried.

2014 Health
Funding

Moved by Councillor Sayer
RC14-581 That Council approves funding the following applicants/organizations regarding health initiatives which support the residents of Mountain View County in the amounts as follows:

- Central Alberta Pregnancy Care Centre	\$1,000.00
- Didsbury and District Historical Society	2,222.45
- Hope 4 MVC Kids Society	7,000.00
- Olds Tai Chi Association	00.00

Carried.

		Moved by Councillor Sayer	
	RC14-582	That Council request that staff bring back additional information regarding the Sundre Health Profession Attraction and Retention Committee funding request to a future Council meeting.	Carried.
INFORMATION ITEMS		Moved by Councillor Sayer	
	RC14-583	That Council receive the following items as information: a. 20140924 AAMDC Contact Newsletter b. 20140930 - Council Directives	Carried.
Tax Sale Results		Moved by Councillor Kemmere	
	RC14-584	That Council receives the results of the 2014 Tax Sale as information.	Carried.
West Fraser Mill Tour		Councillor Aalbers stated that she received an email from West Fraser Mill to attend a facility tour. She provided the email to Council earlier in the day.	
		Moved by Councillor Kemmere	
	RC14-585	That Council authorize any Councillors who wish to attend a facility tour of West Fraser Mill.	Carried.
Notice of Motion		Moved by Deputy Reeve McKean	
	RC14-586	That staff be requested to provide costs for a Consultant to assist with MOA negotiations with the urban municipalities at the next Regular Council Meeting.	Carried.
IN CAMERA		Moved by Councillor Aalbers	
	RC14-587	That the Regular Council Meeting of October 8, 2014 go into closed meeting at 11:51 a.m.	Carried.
		Moved by Councillor Sayer	
	RC14-588	That the Regular Council Meeting of October 8, 2014 return to the open meeting at 12:36 p.m.	Carried.
		Moved by Councillor Kemmere	
	RC14-589	That all County land leases include a termination clause in the event that the County wishes to dispose of the lands.	Carried.
		Moved by Councillor Milne	
	RC14-590	That Council approve the lease of County owned Agricultural lands as follows:	
		Legal Name Rate Per Year	
		NE 9-31-3-W5M Mike Banick \$2,000.00	
		Pt. NW 9-31-3-W5M Craig Anderson \$1,550.00	
		Pt. NW 9-31-3-W5M Brett Israelson \$1,650.00	
		S1/2 NE 19-30-4-W5M Larry Ellithorpe \$2,750.00	
		W1/2 35-31-5-W5M Tom Guzmanuk \$3,500.00	
		SE 31-29-5-W5M John Pawson \$1,000.00	
		NE 8-33-3 W5M J. W. Campbell \$1,050.00	
		SE-25-31-6-W5M Ken Mariack \$1,855.00	
		SW 23-31-27-W4M Dan Page incl. below	
		N ½ 14-31-27 W4M Dan Page \$10,000.00	

SW 36-32-5-W5M Brian Braun ADOPTED
\$1,500.00

Carried.

ADJOURNMENT

Deputy Reeve McKean adjourned the Regular Council Meeting of October 8, 2014 at 12:47 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer