

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 25, 2015, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Reeve B. Beattie
Councillor A. Aalbers

IN ATTENDANCE: T. Martens, Chief Administrative Officer
G. Wiens, Director, Corporate Services
R. Baker, Director, Operational Services
R. Morrison, Manager, Infrastructure Projects
J. Holmes, Director, Legislative, Community, & Agricultural Services
M. Bloem, Director, Planning and Development Services
M. Pawlow, Manager, Planning Services
D. Gonzalaz, Planner
A. Wild, Communications Coordinator
G. Eyers, Executive Assistant

AGENDA Deputy Reeve McKean advised of the following amendments to the agenda:
8.1 Didsbury Fire Hall Agreement (revised information)
8.7 Town of Sundre - 10th St. SW Upgrade (revised information)
8.12 Minchau SE 3-30-4-5
8.13 Cipperley's Pond Access Road
8.14 Small Communities Fund
8.15 Year End Entries

Moved by Councillor Milne
RC15-194 That Council adopt the agenda of the Regular Council Meeting of March 25, 2015 as amended. Carried.

MINUTES Moved by Councillor Milne
RC15-195 That Council adopt the Minutes of the Regular Council Meeting of February 25, 2015. Carried.

PUBLIC HEARINGS
Bylaw #LU 10/15
NW 20-32-2 W5M and
Plan 9112405, Lot 1
Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 10/15.

ADOPTED

The application for redesignation of the NW 20-32-2 W5M and Plan 9112405, Lot 1, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the 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 acres within Plan 9112405, Block 1 from Agricultural District (A) to Agricultural (2) District (A2) and by redesignating an approximate 7.2 acres within the NW 20-32-2-5 from Agricultural District (A) to Agricultural (2) District (A2)
- Division 6
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 10/15 be defeated at second reading because the application does not comply with the policies within the Municipal Development Plan.

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

David Derksen, applicant, stated that he is aware of the issues that have been brought forward. The application was originally presented in October 2012 but was delayed due to land negotiations. The land slopes steeply to the east. The applicant intends to build a shop to accommodate the restoration of his antique car collection. The application was submitted in this location and size because this is the only possible building site available because of the topography.

Deputy Reeve McKean asked if there were any comments from the gallery.

Helen Niemeyer, owner, stated that they wish to build a shop. The majority of the land is treed or coulee.

Peter Philipson, owner, stated that there is no spot to build a shop other than at this location. The proposed redesignation is adjacent to the existing fenceline.

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

Council questions resulted in the following information:

- There are only about 2 acres that are farmable
- There would be a land consolidation
- There is appropriate access

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

ADOPTED

The Planning and Development Department was provided the opportunity for closing remarks and stated that the proposed redesignation area does not meet current policies. There is a possible building site adjacent to the residence.

The applicant was provided the opportunity for closing remarks and stated that Mr. Niemeyer has welded in the area since he was 21 years old.

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

Moved by Councillor Heck

RC15-196 That Council give second reading to Bylaw No. LU 10/15 to redesignate lands in the NW 20-32-2 W5M and Plan 9112405, Lot 1.

Carried.

Moved by Councillor Heck

RC15-197 That Council give third reading to Bylaw No. LU 10/15 to redesignate lands in the NW 20-32-2 W5M and Plan 9112405, Lot 1.

Carried.

Moved by Councillor Kemmere

RC15-198 That Council request that the Municipal Planning Commission consider land consolidation regarding lands affected in Bylaw No. LU 10/15 - NW 20-32-2 W5M.

Carried.

SPECIAL PRESENTATION

Family Farm Award

Deputy Reeve McKean welcomed the Overguard family to the meeting and advised that they are the recipients of the 2015 Farm Family Award. Deputy Reeve McKean read a biography of the Overguard Family and the history of the farm after which she presented Dennis & Joanne Overguard with a plaque.

Bylaw #LU 13/15
SW 33-32-3 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 13/15.

The application for redesignation of the SW 33-32-3 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.2 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 6
- Rural Community: Harmattan

The Planning and Development Department recommended that Bylaw #LU 13/15 be given second reading.

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

Tracey Gardner, applicant, stated that she is looking forward to a favourable outcome to the request for redesignation. The lands are currently owned by her grandparents.

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

Council questions resulted in the following information:

- The proposed area does not line up with the existing fenceline

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
RC15-199 That Council give second reading to Bylaw No. LU 13/15 to redesignate lands in the SW 33-32-3 W5M.
Carried.

Moved by Councillor Milne
RC15-200 That Council give third reading to Bylaw No. LU 13/15 to redesignate lands in the SW 33-32-3 W5M.
Carried.

Moved by Councillor Kemmere
RC15-201 That Council request that staff bring forward the redesignation of a portion of the SE 33-32-3 W5M to Agricultural District for consideration.
Carried.

Bylaw #LU 15/15
Plan 0512977 Block 2
within NW 12-32-5 W5M

Deputy Reeve McKean opened the public hearing regarding Bylaw #LU 15/15.

The application for redesignation of Plan 0512977 Block 2 within NW 12-32-5 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 2.97 acres from Agricultural 2 District (A2) to Country Residential 1 District (R-CR1).

- Division 4
- Rural Community: Bergen

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

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

Villy & Jonna Sorenson, owners, did not have any additional information.

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

Council questions resulted in the following information:

- The CFO designation has been removed

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 it will cause minimal impact on surrounding lands.

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
 RC15-202 That Council give second reading to Bylaw No. LU 15/15 to redesignate lands in the Plan 0512977 Block 2 within NW 12-32-5 W5M.
 Carried.

Moved by Councillor Sayer
 RC15-203 That Council give third reading to Bylaw No. LU 15/15 to redesignate lands in the Plan 0512977 Block 2 within NW 12-32-5 W5M.
 Carried.

BYLAWS
 Bylaw #LU 18/15
 SE 23-34-4 W5M

Moved by Councillor Milne
 RC15-204 That Council give first reading to Bylaw No. LU 18/15 redesignating the lands within the SE 23-34-4 W5M as contained in the agenda package.
 Carried.

Moved by Councillor Milne
 RC15-205 That Council set the Public Hearing for Bylaw No. LU 18/15 redesignating the lands within the SE 23-34-4 W5M to April 22, 2015 at or after 1:00 p.m.
 Carried.

- Bylaw #LU 19/15
SE 13-29-4 W5M RC15-206 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 19/15 redesignating the lands within the SE 13-29-4 W5M as contained in the agenda package.
Carried.
- RC15-207 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 19/15 redesignating the lands within the SE 13-29-4 W5M to April 22, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 20/15
SE 16-32-2 W5M RC15-208 Moved by Councillor Kemmere
That Council give first reading to Bylaw No. LU 20/15 redesignating the lands within the SE 16-32-2 W5M as contained in the agenda package.
Carried.
- RC15-209 Moved by Councillor Kemmere
That Council set the Public Hearing for Bylaw No. LU 20/15 redesignating the lands within the SE 16-32-2 W5M to April 22, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 21/15
Plan 1213490, Block 1, Lot 1,
SE 13-30-2 W5M RC15-210 Moved by Councillor Heck
That Council give first reading to Bylaw No. LU 21/15 redesignating the lands within the Plan 1213490, Block 1, Lot 1, within SE 13-30-2 W5M as contained in the agenda package.
Carried.
- RC15-211 Moved by Councillor Heck
That Council set the Public Hearing for Bylaw No. LU 21/15 redesignating the lands within the Plan 1213490, Block 1, Lot 1, within SE 13-30-2 W5M to April 22, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 22/15
S½ NE 27-32-5 W5M RC15-212 Moved by Deputy Reeve McKean
That Council give first reading to Bylaw No. LU 22/15 redesignating the lands within the S½ NE 27-32-5 W5M as contained in the agenda package.
Carried.
- RC15-213 Moved by Deputy Reeve McKean
That Council set the Public Hearing for Bylaw No. LU 22/15 redesignating the lands within the S½ NE 27-32-5 W5M to April 22, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 23/15
N½ 7-30-4 W5M RC15-214 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 23/15 redesignating the lands within the N½ 7-30-4 W5M as contained in the agenda package.
Carried.
- RC15-215 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 23/15 redesignating the lands within the N½ 7-30-4 W5M to April 22, 2015 at or after 9:00 a.m.
Carried.

Recess and Reconvene		Deputy Reeve McKean recessed the meeting at 10:04 a.m. and reconvened at 10:10 a.m.
NEW BUSINESS		
Didsbury Fire Hall Agreement		Jeff Holmes, Director, Legislative, Community, and Agricultural Services, provided an overview of the proposed Fire Hall Agreement including use of space and revenue sharing.
		Moved by Councillor Kemmere
	RC15-216	That Council direct staff to take back Council comments and proposed amendments to the Fire Hall Agreement to the Town of Didsbury for review.
		Carried.
		Moved by Councillor Milne
	RC15-217	That Council authorize the CAO to enter into a co-ownership agreement with the Town of Didsbury for the construction of a new fire hall within the Town of Didsbury limits.
		Carried.
		Moved by Councillor Milne
	RC15-218	That Council request that administration prepare a borrowing bylaw for a maximum of \$1,750,000.00 from the Alberta Capital Finance Authority for the County share of the construction costs for a new Didsbury Fire Hall.
		Carried.
Park Signs		Moved by Councillor Kemmere
	RC15-219	That Council approve the purchase and installation of an interpretive sign for Hillers Dam up to a cost of \$6,000, funded from the Tax Rate Stabilization Reserve, and that additional Parks signage requests be included in the 2016 Capital Budget.
		Carried.
Pathways 2 Sustainability Conference		Moved by Councillor Milne
	RC15-220	That Council approve to co-host sponsorship in the amount of \$10,000 for the 4th Pathways 2 Sustainability conference being held Nov. 8-10, 2015 in Olds.
		Carried.
Restricted Covenant Project		Moved by Councillor Kemmere
	RC15-221	That Council include funding the Restricted Covenant Conservation Tool Review project at a cost of \$31,200.00 in the 2015 Operating Budget.
		Carried.
Storage Container Purchase		Moved by Councillor Milne
	RC15-222	That Council approve the purchase of two (2) sea cans for the total cost of \$6000 to be funded from the heavy equipment reserve on the condition that they meet the condition of the Town and County regulations.
		Carried.
10th St. SW Upgrade Town of Sundre		Moved by Deputy Reeve McKean
	RC15-223	That Council approve the contribution of half of the actual costs up to a maximum of \$378,312.50 to the Town of Sundre for surface improvements to the 10th St. SW. Upgrade to be done between Highway 27/Highway 22 and Township Road 325A. The funding agreement shall include the conditions that the Town of Sundre will not place load

ADOPTED

restrictions on 10th St. SW or restrict traffic by other means, shall complete the project in one phase and that Mountain View County shall not be responsible for the ongoing maintenance of the road or any future capital contributions; and further, that any offsite-levy revenue collected by the Town of Sundre will be split accordingly.

Councillor Kemmere requested that the vote be recorded.

In Favour: Deputy Reeve McKean, Councillor Heck, and Councillor Milne

Opposed: Councillors Kemmere and Sayer

Carried.

DELEGATIONS

Highway Signage

Margaretha Bloem, Director, Planning and Development Services advised that the County has received a Development Permit application. This application does not meet the current Land Use Bylaw and has been put it on hold pending the presentation by Olds College.

Deputy Reeve McKean welcomed Jordan Cleland, Olds College and Chris Ainsworth, Pattisson, to the Regular Council Meeting.

Mr. Cleland and Chris Ainsworth provided information regarding

- Proposed Electronic Highway Signage
- Alberta Transportation approval received in January 2015
- Location and sign specifications

Council discussed the following:

- Provincial approvals
- Potential Land use Bylaw Amendments
- Tax revenue sources
- Third-party advertising
- Sign maintenance and upkeep
- Consideration for adjacent residents

Moved by Councillor Kemmere

RC15-224 That Council request that staff bring back options for the Land Use Bylaw and applicable Policies and Procedures regarding Electronic Highway Signage.

Carried.

Deputy Reeve McKean thanked Mr. Cleland and Mr. Ainsworth for the presentation.

Olds Splash Park

Doug Wagstaff, Town of Olds, and Brien MacDonald, Olds Splash Park Association, provided a presentation regarding ownership, maintenance, and OSPA Fundraising.

Council discussed the following:

- Capital expenditures
- Recreational funding throughout the County

- Moved by Councillor Kemmere
RC15-225 That Council fund the Olds Splash Park project to a maximum of \$70,000 funded from the Cash-In-Lieu Reserve; and further, that the principle of last-in / first-out be applied to these funds.
Carried.
- Recess and Reconvene
Deputy Reeve McKean recessed the meeting at 12:08 p.m. and reconvened at 1:00 p.m.
- Councillor Kemmere did not return to the meeting.
- NEW BUSINESS
- Little Red Deer River and
Range Road 52 RC15-226 Moved by Councillor Milne
That Council direct administration to prepare a budget to begin the engineering of a new bridge on Range Road 52, over the Little Red Deer River, and present it to Council during the 2016 budget deliberations.
Carried.
- Power Line Twinning
RC15-227 Moved by Councillor Sayer
That Council approve the application by Fortis Alberta to install a twin power line along the south side of the road allowance (TWP 314) on the north side of NW 19-31-2 W5M.
Carried.
- Cremona Recycle
Centre RC15-228 Moved by Deputy Reeve McKean
That Council approve the Village of Cremona's request for contribution towards the purchase of new fence panels at the recycling centre to a maximum amount of \$2,920.00 + GST.
Carried.
- 10th St. SW Upgrade
Town of Sundre RC15-229 Moved by Milne
That funding for the County contribution to the Town of Sundre for 10th St. SW. Upgrade be from the MSI Grant Fund or from the Road Network Reserve.
Carried.
- MVRWMC Financial
Services RC15-230 Moved by Deputy Reeve McKean
That Council accept the contract extension for MVRWMC Financial Services but indicate that the County will not be submitting a proposal to provide future services or extending the contract beyond September 30, 2015.
Carried.
- Minchau
SE 3-30-4 W5M RC15-231 Moved by Councillor Heck
That Council waive the reapplication period for the SE 3-30-4 W5M and allow the landowners to reapply for a smaller parcel within the same area.
Motion Defeated.
- Cipperley's Pond
Access Road RC15-232 Moved by Councillor Milne
That Council approve the request made by the Didsbury Elks # 514 for Mountain View County to gravel the ½ mile access road to Cipperley's Pond to a maximum of 125 tonnes of gravel and will be drawn from the Re-Gravelling Program budget.
Carried.

ADOPTED

Small Communities Fund RC15-233 Moved by Deputy Reeve McKean
That Council approve the submission of grant applications for Range Road 52 and Broad Band Servicing of 10th Street for the Small Communities Fund.
Carried.

Year End Entries
Greg Wiens, Director, Corporate Services, provided a verbal report of the March 11, 2015 Motion RC15-191 regarding the year end entries to the Bridge Reserve.

RC15-234 Moved by Councillor Milne
That Council receive the verbal report regarding an update of the amount of funds transferred to the Bridge Reserve as information.
Carried.

INFORMATION ITEMS RC15-235 Moved by Councillor Sayer
That Council receive the following items as information:
- 20150317 Council Directives
- 20150311 AAMDC Contact Newsletter
Carried.

ADJOURNMENT
Deputy Reeve McKean adjourned the Regular Council Meeting of March 25, 2015 at 1:37 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer