

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, April 22, 2015, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie
Councillor A. Aalbers
Councillor A. Kemmere
Councillor K. Heck
Councillor P. McKean

ABSENT: Councillor J. Sayer
Councillor D. Milne

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

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

AGENDA Reeve Beattie advised of the following amendments to the agenda:
8.1 Electronic Billboard (revised information)
8.11 Water Services Commission Water Connection (information attached)

Moved by Councillor Kemmere
RC15-272 That Council adopt the agenda of the Regular Council Meeting of April 22, 2015 as amended. Carried.

MINUTES Moved by Councillor McKean
RC15-273 That Council adopt the Minutes of the Regular Council Meeting of March 25, 2015. Carried.

PUBLIC HEARINGS
Bylaw #LU 19/15
SE 13-29-4 W5M
Reeve Beattie opened the public hearing regarding Bylaw #LU 19/15.

The application for redesignation of the SE 13-29-4 W5M, was introduced by the Planning and Development Department and advised that the applicant has requested that the application be withdrawn.

Moved by Councillor McKean
RC15-274 That Council accept the request to withdraw the application regarding Bylaw No. LU 19/15 - SE 13-29-4 W5M.
Carried.

Bylaw #LU 20/15
SE 16-32-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 20/15.

The application for redesignation of the SE 16-32-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.9 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 6
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 20/15 be given second reading.

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

Kim Radford, applicant, did not have any additional information to provide.

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 McKean
RC15-275 That Council give second reading to Bylaw No. LU 20/15 to redesignate lands in the SE 16-32-2 W5M.
Carried.

Moved by Councillor McKean
RC15-276 That Council give third reading to Bylaw No. LU 20/15 to redesignate lands in the SE 16-32-2 W5M.
Carried.

Bylaw #LU 21/15
Plan 1213490 Block 1 Lot 1
SE 13-30-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 21/15.

The application for redesignation of Plan 1213490 Block 1 Lot 1 within SE 13-30-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 2.44 acres from Agricultural District (A) to Country Residential (1) District (R-CR1)
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that Bylaw #LU 21/15 be amended and given second reading.

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

Jonathan Hamilton, owner, stated that the proposed redesignation area is currently in hay production.

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

Amy Miller, adjacent landowner, stated that she is opposed to the proposed redesignation due to traffic safety concerns, density, location, and property values.

Council questions resulted in the following information:

- A review of the Wessex Area Structure Plan is currently underway

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 are no concerns with access.

The applicant was provided the opportunity for closing remarks and stated that other locations had been considered but obstructed the view.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean

RC15-277 That Council amend Bylaw No LU 21/15 to read:
To redesignate from Agricultural District (A) to Country Residential (1) District (R-CR1) an approximate two point four four (2.44) Acres (0.97 Hectares) and to redesignate from Agricultural District (A) to Agricultural (2) District (A(2)) and approximate seventy three point nine (74.02) Acres (29.90 Hectares) in Plan 1213490; Block 1; Lot 1 within the South East Quarter of Section Thirteen (13), Township Thirty (30), Range Two (2), West of the Fifth Meridian as outlined on amended Schedule "A".

Carried.

Moved by Councillor Aalbers

RC15-278 That Council give second reading to Bylaw No. LU 21/15 as amended to redesignate lands within Plan 1213490 Block 1 Lot 1 within SE 13-30-2 W5M.

Motion Defeated.

Bylaw #LU 22/15
S 1/2 NE 27-32-5 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 22/15.

The application for redesignation of the S 1/2 NE 27-32-5 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 3.4 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 22/15 be given second reading.

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

Gerald Ingeveld, applicant, did not have any additional information to provide.

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

Council questions resulted in the following information:

- The wet area is contained
- There is an existing dwelling

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.

Council requested that Bylaw No. LU 22/15 be amended to include redesignation of the balance of the quarter section.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Reeve Beattie stated that the matter would be deferred until later in the meeting in order to provide to Council a written version of Bylaw No. LU 22/15.

Bylaw #LU 23/15
N ½ 7-30-4 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 23/15.

The application for redesignation of the N ½ 7-30-4 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 1.5 acres from Agricultural (2) District (A(2)) to Agricultural District (A)
- Division 2
- Rural Community: Fallentimber

The Planning and Development Department recommended that Bylaw #LU 23/15 be given second reading.

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

Mark Vass, owner, stated that that the lot was created in the 1980's by his grandfather.

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 stated that this is a boundary adjustment.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

RC15-279 Moved by Councillor Kemmere
That Council give second reading to Bylaw No. LU 23/15 to redesignate lands in the N ½ 7-30-4 W5M.
Carried.

RC15-280 Moved by Councillor Kemmere
That Council give third reading to Bylaw No. LU 23/15 to redesignate lands in the N ½ 7-30-4 W5M.
Carried.

BYLAWS

Bylaw #02/15

Bearberry – Red Deer River Corridor ASP

RC15-281 Moved by Councillor Heck
That Council give first reading to Bylaw No. 02/15 - Bearberry – Red Deer River Corridor Area Structure Plan contained in the agenda package.
Carried.

RC15-282 Moved by Councillor Heck
That Council set the Public Hearing for Bylaw No. 02/15 - Bearberry – Red Deer River Corridor Area Structure Plan to May 27, 2015 at or after 9:00 a.m.
Carried.

Bylaw #03/15

Bergen ASP

RC15-283 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. 03/15 – Bergen Area Structure Plan as contained in the agenda package.
Carried.

RC15-284 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. 03/15 – Bergen Area Structure Plan to June 10, 2015 at or after 9:00 a.m.
Carried.

Bylaw #04/15

Tax Rate Bylaw

RC15-285 Moved by Councillor Aalbers
That Council give second reading to Bylaw No. 04/15 - Tax Rate Bylaw.
Carried.

RC15-286 Moved by Councillor Aalbers
That Council give third reading to Bylaw No. 04/15 - Tax Rate Bylaw.
Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:06 a.m. and reconvened at 10:16 a.m.

Bylaw #LU 22/15

S ½ NE 27-32-5 W5M

Reeve Beattie stated Bylaw No. LU 22/15 has been amended to include redesignation of the balance of the quarter section. A written copy of the amended bylaw was provided to Council.

RC15-287 Moved by Councillor McKean
That Council amend Bylaw No. LU 22/15 to read as follows:
To redesignate from Agricultural District (A) to Country Residential District (R-CR) an approximate three point four

ADOPTED

(+/- 3.4) acres (1.38 Hectares) and to redesignate from Agriculture District (A) to Agricultural (2) District "A2" an approximate seventy one point six zero (71.60) acres (28.98 Ha) in the South Half of North East Quarter of Section Twenty-seven (27), Township Thirty-two (32), Range Five (5), West of the Fifth Meridian, as outline in Schedule "A".

Carried.

RC15-288 Moved by Councillor McKean
That Council give second reading to amended Bylaw No. LU 22/15 to redesignate lands in the S ½ NE 27-32-5 W5M.

Carried.

RC15-289 Moved by Councillor McKean
That Council give third reading to amended Bylaw No. LU 22/15 to redesignate lands in the S ½ NE 27-32-5 W5M.

Carried.

NEW BUSINESS
Electronic Billboard

RC15-290 Moved by Councillor Aalbers
That Council confirms that the existing provisions in the Land Use Bylaw (Bylaw No. 01/14), Policy 6018 and Procedure 6018-01 Commercial and Industrial Design Guidelines Land Use, do not support electronic billboards as a type of Sign, Third Party Commercial along Highways and Collector Road Entrances or anywhere else in the County, remain as is.

Carried.

RC15-291 Moved by Councillor Kemmere
That Reeve Beattie send a letter to Alberta Transportation regarding their inconsistency in Highway Signage approvals and copy the AAMDC.

Carried.

RC15-292 Moved by Councillor Kemmere
That Council request that the Chief Administrative Officer work with Red Deer County and other municipalities to strengthen bylaws and be consistent regarding mobile signage such as semi-trailers.

Carried.

Carstairs Shop Contamination
Remediation

RC15-293 Moved by Councillor Kemmere
That Council defer the installation of a groundwater remediation system at the Carstairs County Shop pending receipt of other disposal options.

Carried.

Pioneer Terminal
Road

RC15-294 Moved by Councillor Kemmere
That Council receive the report on Pioneer Terminal Road Resurfacing as information; and further, that Council support staff going forward with the combined projects as discussed.

Carried.

Highway Tractor
Purchases

RC15-295 Moved by Councillor Aalbers
That Council approves an additional \$120,000 from the Heavy Equipment Reserve to fund the purchase of 2 Tandem gravel trucks and the replacement of 4 Highway tractors.

Carried.

East Side
Satellite Shop

RC15-296 Moved by Councillor McKean
That Council approve \$17,500 from the Building Reserve to fund the proposal for planning and design development for the East Side Satellite Shop.

Carried.

Olds Search
and Rescue

Council discussed various options regarding the Olds Search and Rescue location and deferred the matter to later in the meeting.

NEW BUSINESS
AG Building

Wayne Milaney, Milaney Construction Services, provided an overview of the feasibility study for an Agricultural Services Shop.

RC15-297 Moved by Councillor McKean
That Council receives for information the Milaney Construction Services facility feasibility study for an Agricultural Services shop.

Carried.

RC15-298 Moved by Reeve Beattie
That Council authorizes administration to prepare a Request for Proposals for a Design Build Consulted Services project to construct an Agricultural Services Shop at a cost of up to \$2,110,000.00 funded from the Facilities Reserve.

The question on Motion RC15-298 was not called.

RC15-299 Moved by Councillor Kemmere
That Council defer the Agricultural Services Shop discussion to the next Regular Council meeting and request location options.

Carried.

DELEGATIONS

Reeve Beattie welcomed the following Provincial Candidates to the Regular Council Meeting:

Olds, Didsbury, Three Hills

Wade Bearchell – Progressive Conservative Party

Nathan Cooper – Wildrose Party

Glenn Norman – New Democratic Party

The candidates introduced themselves to Council including a short biography and reasons for entering the election process.

Councillor Kemmere presented each candidate with a “Rural Alberta” AAMDC licence plate.

Council thanked the candidates for attending and introducing themselves to Council.

Didsbury Fire
Services Agreement

RC15-300

Moved by Councillor McKean
That Council approve amendments to the Town of
Didsbury, Fire Services Agreement as recommended by the
Didsbury Fire Advisory Committee.

Carried.

ICI - Sundre Meeting Notes
April 1, 2015

RC15-301

Moved by Councillor Kemmere
That Council receive the Inter-municipal Collaboration
Initiative Meeting Notes – April 1, 2015 as information.

Carried.

INFORMATION
ITEMS

RC15-302

Moved by Councillor Aalbers
That Council receive the following items as information:
a. 20150401 - AAMDC Contact Newsletter
b. 20150408 - AAMDC Contact Newsletter
c. Council Directives

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:04 p.m. and
reconvened at 1:00 p.m.

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

Reeve Beattie opened the public hearing regarding Bylaw
#LU 18/15.

The application for redesignation of the SE 23-34-4 W5M,
was introduced by the Planning and Development
Department and the following information was introduced
as provided in the agenda package such as the location
map, assessment map, site map, and aerial photos. The
Planning and Development Department provided specific
information to the application as follows:

- To redesignate 109.6 acres from Agricultural District (A) to Aggregate Extraction/Processing District (AEP).
- Division 6
- Rural Community: Eagle Hill

The Planning and Development Department recommended
that Bylaw #LU 18/15 be given second reading.

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

Roger Walls, representing Border Paving Ltd, provided
information regarding Border Paving and their other
locations. He stated that reference information has been
provided to the Planning Department and invited Council to
check out their company references. The company would
not sell to third parties. All of the trucks entering/leaving
the pit would be under the direct control of Border Paving.
The company cooperates with adjacent landowners when
the landowners are hosting special functions. He stated
that the company has a very good reputation.

Reeve Beattie asked if there is any one in the gallery that is in favour of the application or opposed to the application.

Alun Newlands stated that he is opposed to the proposed gravel pit. He discussed risks, water pollution, air pollution, excess traffic, noise levels, and impact to outdoor lifestyle.

Ben Huisman stated that he has collected proxies. There were 72 owners who wrote letters of objection to the application. He discussed the community, existing gravel pits, administration's recommendation, applicant's response, aquifers and flood control, and property values.

Caroline Miller stated she is opposed to the application due to the increased traffic and safety concerns. This will only benefit the applicant and no one else. She discussed the affect on the local wildlife, environment, lack of a reclamation plan, toxins, and groundwater studies.

Gordon Pittman, representing West Dixon Landowners, stated that they are concerned regarding traffic, noise, affects to wildlife, odors from an asphalt plant, and property values.

Shirley Griffiths-Main stated that she is opposed to the proposed redesignation due to excess noise, lights, lack of trees, and affect to lifestyle.

Liz Negropontes stated that she hopes that Council will honour Council's commitment to protect agriculture. She discussed Council's Strategic Goals and requested that Council look closely at this proposal. This area affects all of the area acquifers.

Larry Lemon, stated that the applicant intends to mitigate, not eliminate, area concerns, cooperation with area landowners, and business functions.

Lisa Walker discussed the flooding of Eagle Creek in 2014. She also discussed traffic concerns and traffic noise at Range Road 4.1 and Hwy. 587. She recommended that this not be approved until the two existing gravel pits are exhausted.

Brett Caukill, adjacent landowner, stated that he has spoken with Border Paving representatives regarding their concerns. He is concerned regarding groundwater and flooding from Eagle Creek. He discussed air quality, traffic concerns, and property values. He is opposed to the proposed gravel pit.

Ingrid Loblely advised that she is opposed to the proposed gravel pit. She discussed the opposition submissions and their concerns regarding the proposed redesignation. She

also discussed environmentally sensitive areas, and site assessments and studies.

Vladimir Mucenski stated that he owns land adjacent to the proposed gravel pit. He discussed that there is no one in favour of this proposal. He discussed the application process and confirmation of information provided in the application. He stated that he agrees with all of the comments provided by people ahead of him. He stated that if this proposal is approved it will affect his lifestyle and decrease the value of everyone's property, including his. He does not feel that three gravel pits should be located close together because of smells, air pollution, heavy traffic, dust, effects on wildlife, and effects to groundwater aquifers.

Clayton Anderson stated that he is opposed to the proposed gravel pit due to the amount of traffic and the unsafe conditions.

Lorene Caukill stated that she is concerned regarding safety issues for school buses.

Reeve Beattie asked if there is any one in the gallery that wished to speak. No one came forward.

Recess and Reconvene

Reeve Beattie recessed the meeting at 2:38 p.m. and reconvened at 2:54 p.m.

Council questions resulted in the following information:

- Flooding and ESA data would be considered at the time of subdivision
- Conditions that could be considered at the time of subdivision are operating times, road use agreements, flood mitigation, and Provincial Gravel Pit Code of Practice
- Environmentally sensitive areas within the SE 23-34-4 W5M

Reeve Beattie asked Council if they had any questions for people in the gallery.

The Planning and Development Department was provided the opportunity for closing remarks and stated that this bylaw is to consider land use only at this time and not how the business will operate. Red Deer County has been consulted and the only concern that they have is regarding Road Use Agreements. The Municipal Planning Commission will consider all possible conditions for this type of business.

The applicant was provided the opportunity for closing remarks and stated that they do not have any additional information. If the application is approved they will work

ADOPTED

with the County and adjacent landowners to mitigate any impact.

Council was advised that the Land Use Bylaw has a provision that there will be a review of the Development Permit in 5 years to ensure that conditions are being met.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean
RC15-303 That Council give second reading to Bylaw No. LU 18/15 to redesignate lands in the SE 23-34-4 W5M.

Carried.

Moved by Councillor McKean
RC15-304 That Council give third reading to Bylaw No. LU 18/15 to redesignate lands in the SE 23-34-4 W5M.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 3:32 p.m. and reconvened at 3:40 p.m.

NEW BUSINESS

Olds Search and Rescue

Jeff Holmes provided information regarding options and past discussion regarding a location for Olds Search and Rescue.

Moved by Councillor Kemmere
RC15-305 That Council authorizes administration to enter into a thirty (30) year lease agreement with Olds Search & Rescue Society for the purpose of constructing a permanent structure to house their equipment, classroom and office, at the Olds County Shop site described as Pt. NW 4-33-01-W5.

Motion Defeated.

Moved by Councillor Kemmere
RC15-306 That Council request that the Chief Administrative Officer explore further options for a location for Olds Search and Rescue such as the Eagle Hill Shop or the potential new Agricultural Shop.

Carried.

2014 Audited

Financial Statements

Moved by Councillor Aalbers
RC15-307 That Council approve the 2014 audited financial statements.

Carried.

Water Services Commission

Water Connection

Moved by Councillor Kemmere
RC15-308 That Council accept the CAO's report pertaining to accessing water from the Water Commission.

Carried.

IN CAMERA

Moved by Councillor McKean
RC15-309 That the Regular Council Meeting of April 22, 2015 go into closed meeting at 4:26 p.m.

Carried.

ADOPTED

Moved by Councillor Kemmere
RC15-310 That the Regular Council Meeting of April 22, 2015 return
to the open meeting at 4:48 p.m.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of
April 22, 2015 at 4:48 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer