

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, September 9, 2015, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Councillor A. Kemmere

IN ATTENDANCE: T. Martens, Chief Administrative Officer  
R. Baker, Director, Operational Services  
R. Morrison, Manager, Infrastructure Projects  
J. Holmes, Director, Legislative, Community, & Agricultural Services  
M. Bloem, Director, Planning and Development Services  
A. Wild, Communications Coordinator  
G. Evers, 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:  
8.5 Legacy Land Trust Society (Information attached)  
8.6 Agricultural Facility Funding  
8.7 Road Inspection Policy  
8.8 Tax Cancellation Request - Roll # 532034002  
8.9 String and Keys Education Fund  
9.1 Council Directives (revised)

Moved by Councillor Sayer  
RC15-569 That Council adopt the agenda of the Regular Council Meeting of September 9, 2015 as amended. Carried.

MINUTES Moved by Councillor McKean  
RC15-570 That Council adopt the Minutes of the Regular Council Meeting of August 12, 2015. Carried.

PUBLIC HEARINGS  
Bylaw No. LU 31/14  
Plan 0411627 Block 1 Lot 2  
Reeve Beattie reconvened the public hearing regarding Bylaw #LU 31/14 and read the Bylaw.

The application for redesignation of Plan 0411627 Block 1 Lot 2, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as

ADOPTED

provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 66.3 acres from Agricultural District (A) to Agricultural (2) District (A(2)).
- Division 5
- Rural Community: Bergen/McDougal Flats

The Planning and Development Department recommended that Bylaw #LU 31/14 be given second reading.

The Planning and Development Department advised that no objections were received.

Robert Orr, owner, was not in attendance.

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.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne  
RC15-571 That Council give second reading to Bylaw No. LU 31/14 to redesignate lands in Plan 0411627 Block 1 Lot 2. Carried.

Moved by Councillor Milne  
RC15-572 That Council give third reading to Bylaw No. LU 13/14 to redesignate lands in Plan 0411627 Block 1 Lot 2. Carried.

Bylaw No. LU 46/15  
NW & NE 35-32-6 W5M

Councillor Aalbers declared a pecuniary interest as she is an adjacent landowner at 1:50 p.m. and left the room.

Councillor Aalbers returned to the room and joined the gallery.

Reeve Beattie opened the public hearing regarding Bylaw #LU 46/15 and read the Bylaw.

The application for redesignation of the NW & NE 35-32-6 W5M, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site diagram plan, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

ADOPTED

- To redesignate 134.71 acres from Agricultural District (A) to Aggregate Extraction/Processing District (AEP) and 79.29 acres from Agricultural District (A) to Aggregate Extraction/Processing District (AEP).
- Division 5
- Rural Community: McDougal Flats

The Planning and Development Department recommended that Bylaw #LU 46/15 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council including two letters that were provided at the meeting.

Duane Saunders, applicant, stated that he did not have any additional information to provide.

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

Dale Belt, adjacent landowner, stated that he does not have any objections to the development and in fact is in favour of it because of the economic benefit to the area.

Jeff Robbins, adjacent landowner, has concerns due to noise, dust, traffic, visual impacts, and loss of agricultural land.

Doris King, adjacent landowner, has concerns due to dust, noise, reduced property values, haul roads, and loss of agricultural land.

Ken Walker, adjacent landowner, stated that he has been farming in the area all of his life. He is concerned about the loss of agricultural land, noise impacts to the community, and dust and health issues.

Leslie Skopic, is concerned about the environmental impact, scenery, noise, and the water supply.

Jackie Forbes, adjacent landowner, stated that she is concerned about the dust, noise, and the water supply. Her family has farmed in the area for over 100 years. She invited Council to visit the area.

Donald Watts, adjacent landowner, stated that he is concerned about the environment, wildlife, noise, and dust. He also discussed traffic and safety concerns, and enforcement of the development permit.

Eric Schultz, adjacent landowner, discussed noise, school bus and traffic safety, berms, and the negative impact to his lifestyle.

Council questions resulted in the following information:

- Existing residences would be permitted

- Large rocks on the road could be addressed
- The applicant will investigate the options available to reduce the crusher noise
- Water extraction permits are issued to the oil company hauling the water

Duane Saunders stated that they would be agreeable to limiting their crushing hours to exclude evenings and Saturdays. They intend to stop crushing when the winds are high to address dust concerns. The local roads are either chip sealed or treated with calcium. Dust on the roads is a result of dirt being tracked on to the road.

The Planning and Development Department advised that the County has a complaint process in place. When a complaint is received it would be investigated and enforced by the Bylaw Enforcement Officer.

Duane Saunders stated that there is no intent to increase the scope of business. There will not be additional traffic or noise. Reclamation plans are in place and are regulated by Alberta Environment.

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

Council questions resulted in the following information:

- No recent complaints have been received regarding trucks parking on the road.

The Planning and Development Department was provided the opportunity for closing remarks and stated that dust control, traffic, and noise would be addressed at the time of the Development Permit.

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

RC15-573 That Council give second reading to Bylaw No. LU 46/15 to redesignate lands in the NW & NE 35-32-6 W5M.

The question on Motion #RC-573 was not called.

Moved by Councillor McKean

RC15-574 That Council amend Bylaw No. LU 46/15 by correcting the wording of the Land Use zoning to read Aggregate Extraction/Processing District (AEP) instead of Aggregate Resource Extraction/Processing District (AEP).

Carried.

Reeve Beattie called the question on Motion #RC15-573.

Carried.

Moved by Councillor McKean

RC15-575 That Council give third reading to Bylaw No. LU 46/15 to redesignate lands in the NW & NE 35-32-6 W5M.

Carried.

Moved by Councillor Milne

RC15-576 That Council recommend that the Municipal Planning Commission, when considering a Development Permit application, for lands in the NW & NE 35-32-6 W5M, consider the hours of operation and noise control.

Carried.

Moved by Councillor McKean

RC15-577 The Council request that the Municipal Planning Commission consider haul routes and dust control in relation to this proposal, during the Development Permit application for lands in the NW & NE 35-32-6 W5M.

Carried.

Councillor Aalbers re-joined the table.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:18 a.m. and reconvened at 10:26 a.m.

Councillor Heck did not return to the table.

Bylaw No. LU 47/15  
SW 31-32-4 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 47/15 and read the Bylaw.

The application for redesignation of the SW 31-32-4 W5M, was introduced by G. Chaudhary, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, 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 within SW 31-32-4-5 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 47/15 be given second reading.

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

Larry Lee and Debra Janet Ellithorpe, owners, stated that they 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 application meets setback requirements

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

RC15-578 That Council give second reading to Bylaw No. LU 47/15 to redesignate lands in the SW 31-32-4 W5M.

Carried.

Moved by Councillor McKean

RC15-579 That Council give third reading to Bylaw No. LU 47/15 to redesignate lands in the SW 31-32-4 W5M.

Carried.

Councillor Heck returned to the table at 10:32 a.m.

Bylaw No. LU 48/15  
SW 26-32-4 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 48/15 and read the Bylaw.

The application for redesignation of the SW 26-32-4 W5M, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, 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 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 48/15 be given second reading.

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

Ralph Alexander Ingram, owner, 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:

- During the site visit there was no indication of standing wetland

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 stated that there is no issue with drainage. There is no standing water on the property and if there was any surface water it would flow north and east.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne

RC15-580 That Council give second reading to Bylaw No. LU 48/15 to redesignate lands in the SW 26-32-4 W5M.

Carried.

Moved by Councillor Milne

RC15-581 That Council give third reading to Bylaw No. LU 48/15 to redesignate lands in the SW 26-32-4 W5M.

Carried.

Bylaw No. LU 49/15  
SE 4-32-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 49/15 and read the Bylaw.

The application for redesignation of the SE 4-32-2 W5M, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, 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 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 4
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 49/15 be given second reading.

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

Cole & Jill Harvie, owners, did not have any additional information to provide.

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

Gus Klaus stated that he is opposed to the proposed redesignation as it is located immediately across from his driveway and was advised that his property is adjacent to the next application on the agenda.

Council questions resulted in the following information:

- The proposed redesignation meets setback requirements
- There is an existing cattle operation that is not registered with the NRCB as a CFO

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 Sayer

RC15-582 That Council give second reading to Bylaw No. LU 49/15 to redesignate lands in the SE 4-32-2 W5M.

Carried.

Moved by Councillor Sayer

RC15-583 That Council give third reading to Bylaw No. LU 49/15 to redesignate lands in the SE 4-32-2 W5M.

Carried.

Bylaw No. LU 50/15  
SW 4-32-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 50/15 and read the Bylaw.

The application for redesignation of the SW 4-32-2 W5M, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, 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 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 4
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 50/15 be given second reading.

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

Cole and Jill Harvie, owners, stated that they do not have any additional information to provide.



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

Gus Klaus stated that he is opposed to the proposed redesignation as it is located immediately across from his driveway. He is concerned regarding acreages being located close to farming operations.

Council questions resulted in the following information:

- No response to circulation was received from Altalink
- The proposal is in the agricultural preservation area
- The approach to the proposed redesignation could be located to the south

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 the site lines are good.

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  
RC15-584 That Council give second reading to Bylaw No. LU 50/15 to redesignate lands in the SW 4-32-2 W5M.

The question on Motion RC15-584 was not called.

Moved by Councillor Heck  
RC15-585 That Council amend Bylaw No. LU 50/15 by correcting the legal land description to read SW 4-32-2-5 instead of SW 4 33-2-5  
Carried.

The question on Motion RC15-584 was called.

Carried.

Moved by Councillor Heck  
RC15-586 That Council give third reading to Bylaw No. LU 50/15 to redesignate lands in the SW 4-32-2 W5M.

Carried.

Moved by Councillor Aalbers  
RC15-587 That Council recommend that the Municipal Planning Commission consider that the approach be located on the South West of the redesignation area within Bylaw No. LU 50/15 - SW 4-32-2 W5M.

Carried.

## BYLAWS

- Bylaw No. LU 51/15  
NW 10-30-3 W5M RC15-588 Moved by Councillor McKean  
That Council give first reading to Bylaw No. LU 51/15 redesignating the lands within the NW 10-30-3 W5M as contained in the agenda package.  
Carried.
- RC15-589 Moved by Councillor McKean  
That Council set the Public Hearing for Bylaw No. LU 51/15 redesignating the lands within the NW 10-30-3 W5M to September 30, 2015 at or after 9:00 a.m.  
Carried.
- Bylaw No. LU 53/15  
SW 22-32-3 W5M RC15-590 Moved by Councillor Aalbers  
That Council give first reading to Bylaw No. LU 53/15 redesignating the lands within the SW 22-32-3 W5M as contained in the agenda package.  
Carried.
- RC15-591 Moved by Councillor Aalbers  
That Council set the Public Hearing for Bylaw No. LU 53/15 redesignating the lands within the SW 22-32-3 W5M to October 14, 2015 at or after 9:00 a.m.  
Carried.
- Bylaw #LU 54/15  
Plan 9711075; Block 3  
NE 12-32-5 W5M RC15-592 Moved by Councillor Milne  
That Council give first reading to Bylaw No. LU 54/15 redesignating the lands within the Plan 9711075; Block 3 NE 12-32-5 W5M as contained in the agenda package.  
Carried.
- RC15-593 Moved by Councillor Milne  
That Council set the Public Hearing for Bylaw No. LU 54/15 redesignating the lands within the Plan 9711075; Block 3 NE 12-32-5 W5M to October 14, 2015 at or after 9:00 a.m.  
Carried.
- NEW BUSINESS
- Lone Pine Clay  
Target Club RC15-594 Moved by Councillor Aalbers  
That Council authorize administration to cancel ½ of the 2015 municipal portion of the property taxes related to assessment amounts for roll 2933263000.  
Carried.
- Tax Cancellation Request  
Roll # 532034002 RC15-595 Moved by Councillor McKean  
That Council cancels the total outstanding tax balance totaling \$4,759.39 for Roll #532034002.  
Carried.
- Thornccliffe Greenview  
RC15-596 Moved by Councillor Milne  
That Council authorize administration to cancel ½ of the 2015 municipal portion of the property taxes related to assessment amounts for roll 529024001.  
Carried.
- ARPA  
Conference RC15-597 Moved by Reeve Beattie  
That Council appoints Councillor Aalbers to attend the Alberta Recreation and Parks Association (ARPA) Conference and Energize Workshop which will be held October 22 – 24, 2015.  
Carried.

Cemetery Funding Policy & Procedure	RC15-598	Moved by Councillor McKean That Council approves Policy No. 8010, and receives amended Procedure No. 8010-01 as information.	Carried.
Legacy Land Trust Society	RC15-599	Moved by Reeve Beattie That Council approve Procedure No. 1029-01 - Legacy Land Trust Contribution.	Motion Defeated.
	RC15-600	Moved by Reeve Beattie That Council approve the payment to the Legacy Land Trust Society the \$40,000 as contained in the 2015 budget and future budgeted amounts with the requirement that the Land Trust Society provide Council with a report at year end outlining how those funds were matched.	Motion Defeated.
Recess and Reconvene		Reeve Beattie recessed the meeting at 12:14 p.m. and reconvened at 12:54 p.m.  Councillor Heck did not return to the meeting.	
Agricultural Facility Funding	RC15-601	Moved by Councillor Milne That Council approve the design changes identified in the August 28, 2015 correspondence from Scott Builders which includes, expanded second floor, 2nd set of stairs, longer access road, additional site clearing for road area, gravel instead of asphalt in parking areas, LED lighting, insulated metal wall panels & TLS roof system, separate make up air system for wash bay and Butler sunlight strips.	Carried.
	RC15-602	Moved by Councillor Aalbers That Council receive as information the updated estimate for the Agricultural Facility at \$2.1 Million with a guaranteed maximum Price of \$2.31 Million.	Carried.
Road Inspection Policy	RC15-603	Moved by Councillor Aalbers That Council adopt Policy #4024 - Road Inspection Policy and receive Procedure #4024-1 - Road Inspection Procedure as information.	Carried.
Strings and Keys Fund		Reeve Beattie advised Council that Strings and Keys held a Wine and Cheese fund raiser and have donated \$15,000 to the Strings and Keys Education Fund.	
AAMDC Resolution	RC15-604	Moved by Councillor Milne That Council second the 2015 AAMDC Resolution regarding Community Aggregate Levy Rate Amendment which will be brought forward by Lacombe County.	Carried.
INFORMATION ITEMS	RC15-605	Moved by Councillor Sayer That Council receive the following items as information: a. 20150727 - Letter from the Minister of Municipal Affairs b. 20150729 - Letter from the Minister of Municipal Affairs	

ADOPTED

- c. 20150810 - Letter from Alberta AG dated August 10, 2015
- d. 20150812 - Letter from the Minister of Municipal Affairs
- e. 20150819 - AAMDC Contact Newsletter
- f. 20150826 - AAMDC Contact Newsletter
- g. 20150901 - Council Directives

Carried.

IN CAMERA

RC15-606 Moved by Councillor Milne  
That the Regular Council Meeting of September 9, 2015 go into closed meeting at 1:23 p.m.

Carried.

RC15-607 Moved by Councillor Sayer  
That the Regular Council Meeting of September 9, 2015 return to the open meeting at 1:26 p.m.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of September 9, 2015 at 1:26 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer