

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, October 14, 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. Beauptuis, Director, Corporate Services
R. Baker, Director, Operational Services
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 that agenda item 8.4 would be addressed immediately following agenda item 8.1

Moved by Councillor Milne
RC15-607 That Council adopt the agenda of the Regular Council Meeting of October 14, 2015 as amended. Carried.

MINUTES Moved by Councillor Sayer
RC15-608 That Council adopt the Minutes of the Regular Council Meeting of September 9, 2015. Carried.

PUBLIC HEARINGS
Bylaw #12/15
Wessex ASP
Reeve Beattie opened the Public Hearing regarding Bylaw #12/15 and read the Bylaw.

The Wessex Area Structure Plan Bylaw was introduced by T. Connatty, Planning and Development Department.

Ms. Connatty introduced Robin Fair, Chair, Wessex ASP Steering Committee who provided the following information:

- Defined the area of the proposed ASP
- Process history including public consultation meetings
- Plan vision and goals

- Residential, Commercial, Industrial, and Recreation areas

Council questions resulted in the following information:

- Recommend no high density areas in the County
- Residential lot size is consistent with the MDP Bylaw
- Lands within the growth node area have direct highway access

The Planning and Development Department recommended that Bylaw #12/15 be given second reading.

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 proposed ASP reflects the wishes of the public and the Town of Carstairs.

The Planning and Development Department advised that additional correspondence received was handed out to Council.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean
 RC15-609 That Council give second reading to Bylaw No. 12/15 – Wessex Area Structure Plan.
 Carried.

Moved by Councillor McKean
 RC15-610 That Council give third reading to Bylaw No. 12/15 – Wessex Area Structure Plan.
 Carried.

Bylaw No. LU 53/15
SW 22-32-3 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 53/15 and read the Bylaw.

The application for redesignation of the SW 22-32-3 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 5.14 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 53/15 be deferred until road standards are clarified.

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

Jason Jackson, owner, stated that he purchased the land 2 years ago. He advised that he is considering selling the proposed redesignation area. He does not feel that the proposed subdivision would affect the road as this is an existing farm site. The school bus has used this road in the past with no issues.

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

Lloyd Jackson, father, stated that he is in support of the application. He thinks that there would be no affects because of the road or traffic. He thinks that young people should be given the opportunity to farm.

Reese Jackson, adjacent landowner, supports the application and feels that there would not be any negative affects because of the road.

Council did not have any questions.

- Moved by Councillor Aalbers
RC15-611 That Council defer the Public Hearing of Bylaw No. LU 53/15 redesignating the lands within SW 22-32-3 W5M until road standards requirements are clarified.
Motion Defeated.

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 Milne
RC15-612 That Council give second reading to Bylaw No. LU 53/15 to redesignate lands in the SW 22-32-3 W5M.
Carried.

- Moved by Councillor Milne
RC15-613 That Council give third reading to Bylaw No. LU 53/15 to redesignate lands in the SW 22-32-3 W5M.
Carried.

Bylaw No. LU 54/15
Plan 9711075, Block 3,
NE 12-32-5 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 54/15 and read the Bylaw.

The application for redesignation of the Plan 9711075, Block 3, NE 12-32-5 W5M, was introduced by D. Gonzalez, Planning and Development Department, and the following

ADOPTED

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 4.94 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 4
- Rural Community: Bergen

The Planning and Development Department recommended that Bylaw #LU 54/15 be given second reading.

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

Ken Taylor, applicant, stated that the correspondence received is regarding a previous objection to a larger development. This proposed redesignation meets the current regulations and Area Structure Plan.

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

Council questions resulted in the following information:

- The water bodies are seasonal creeks and the application would not fall under the fragmentation policy
- If approved this would be the 4th title on the quarter section and the maximum dwelling density would be met

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 Greer families own all of the subdivisions within the quarter section.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Heck

RC15-614 That Council give second reading to Bylaw No. LU 54/15 to redesignate lands in Bylaw No. LU 54/15 – Plan 9711075, Block 3, NE 12-32-5 W5M.

Carried.

Moved by Councillor Heck

RC15-615 That Council give third reading to Bylaw No. LU 54/15 to redesignate lands in Bylaw No. LU 54/15 – Plan 9711075, Block 3, NE 12-32-5 W5M.

Carried.

BYLAWS

Bylaw #LU 61/15
SE 20-32-28 W4M

RC15-616 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 61/15 redesignating the lands within the SE 20-32-28 W4M as contained in the agenda package.

Carried.

RC15-617 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 61/15 redesignating the lands within the SE 20-32-28 W4M to December 9, 2015 at or after 9:00 a.m.

Carried.

Bylaw #LU 64/15
SE 13-29-4 W5M

RC15-618 Moved by Councillor McKean
That Council give first reading to Bylaw No. LU 64/15 redesignating the lands within the SE 13-29-4 W5M as contained in the agenda package.

Carried.

RC15-619 Moved by Councillor McKean
That Council set the Public Hearing for Bylaw No. LU 64/15 redesignating the lands within the SE 13-29-4 W5M to November 4, 2015 at or after 9:00 a.m.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:26 a.m. and reconvened at 10:39 a.m.

OLD BUSINESS

Red Deer River
Berm

Ron Baker, Director, Operational Services, introduced Dave Cooper, Matrix Solutions, and stated that Mr. Cooper is in attendance to answer questions regarding the downstream effects caused by the proposed berm. He also stated that, after numerous requests, the Province has not responded regarding the modelling report.

Council discussed the following:

- Erosion effects
- The 2014 Golder Report
- 2005 flooding in the Town of Sundre was water from Bearberry Creek

RC15-620 Moved by Councillor Milne
That Council receive the Matrix Solutions Inc. report "Evaluation of Potential Flooding and Erosion Effects due to Proposed McDougal Flats Berm and Associated Mitigation Measures and Conceptual Costs" as information.

Carried.

Council discussed the following:

- Effects of berm
- Flood plain
- Downstream impacts
- Cost burden would be to the entire County
- Provinces' river and liability
- Seek Provincial commitment
- Reports are available to the public

Moved by Councillor Milne
RC15-621 That Council not proceed with the construction of a Red Deer River berm west of Sundre; and further, communicate with the Province that they should assume liability and costs if they proceed with the construction of the Red Deer River Berm.

Carried.

Moved by Councillor Milne
RC15-622 That Council communicate their decision regarding the Red Deer River Berm to the Town of Sundre.

Carried.

Moved by Councillor Milne
RC15-623 That Council further discuss building a Red Deer River Berm if the Province agrees to assume liability and fund it.

Carried.

NEW BUSINESS
Parkland Regional
Library

Moved by Councillor Sayer
RC15-624 That Council approves the Parkland Regional Library Proposed 2016 Budget as presented, at a \$7.88 per capita rate for 2016.

Carried.

Carstairs Fire
Purchase

Moved by Councillor Milne
RC15-625 That Council approve funding up to \$225,000 for the replacement of the Carstairs Fire Department Rescue/Pumper, from the General Fire Reserve.

Carried.

Moved by Councillor Sayer
RC15-626 That Council receives as information, taking \$200,000 from the Capital Reserve Account held at the Town of Carstairs, and putting it towards the purchase of the 2016 Rescue/Pumper, as approved at the Carstairs Fire Advisory Committee Meeting.

Carried.

Shovel Ready
Projects

Council discussed amendments to the proposed "Shovel Ready" road related projects and requested that staff bring back the amended document for approval.

Councillor McKean and Councillor Heck left the meeting at 12:06 p.m.

Road Upgrades

Margaretha Bloem, Director, Planning and Development Services, provided information regarding road upgrades in other municipalities and discussed options regarding road upgrades.

Moved by Councillor Sayer
RC15-627 That Council defer discussion regarding road upgrades for farmsteads to a future meeting.

Motion Defeated.

Council directed Administration to moved forward with Option 1 on the Road Upgrades and bring forward the matter of farmsteads and a check list to a future meeting for consideration.

Recess and Reconvene Reeve Beattie recessed the meeting at 12:27 p.m. and reconvened at 1:10 p.m.

INFORMATION ITEMS RC15-628 Moved by Councillor Milne
That Council receive the following items as information:
a. 20150814 - Letter from Sundre to MVRWMC
b. 20150824 - Letter from GFOA
c. 20150921 - Letter from Carstairs to MVRWMC
d. 20150923 - Letter from Red Deer College
e. 20151005 - Council Directives

Carried.

IN CAMERA RC15-629 Moved by Councillor Sayer
That the Regular Council Meeting of October 14, 2015 go into closed meeting at 1:17 p.m.

Carried.

RC15-630 Moved by Councillor Sayer
That the Regular Council Meeting of October 14, 2015 return to the open meeting at 1:30 p.m.

Carried.

Land Matter RC15-631 Moved by Councillor Milne
That Council approve the lease of County owned Agricultural lands as follows:
- N1/2-13, S1/2-24-32-5-W5M to Tom Hadway at a rate of \$7,500.00 per year
- E1/2-22-30-5-W5M to Donald and R. Patrick Bouck at a rate of \$3,300.00 per year
- SW-24-31-6-W5M to Donald James Bowhay at a rate of \$900.00 per year
- W1/2 NE-18-32-3-W5M to Lorne and Norman Conrad at a rate of \$1,980.00 per year
- SE 26 & S1/2 25-33-7 W5M to Allan Marshall at a rate of \$9,000.00 per year
- Pt. NW-32-32-2-W5M to Kerry Thornton at a rate of \$760.00 per year
- NE 32-30-5-W5M to Wade and Karen Perry at a rate of \$580.00 per year
- SE 20-31-5-W5M to Mervin Stringer at a rate of \$880.00 per year

Carried.

ADOPTED

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of
October 14, 2015 at 1:31 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer