

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

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

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

ABSENT: Councillor A. Aalbers

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 9:03 a.m.

Council held a moment of silence in memory of Bob Orr who passed away November 11, 2015. Bob was the Division 5 Councillor from 2010 to 2013.

AGENDA Reeve Beattie advised of the following amendments to the agenda:
4.1 Bylaw No. 14/15 - MDP Bylaw Amendment (Additional Information)
10.1 Councillor Report - Councillor McKean

Moved by Councillor Milne
RC15-690 That Council adopt the agenda of the Regular Council Meeting of November 25, 2015 as amended. Carried.

Reeve Beattie introduced Council and staff.

MINUTES Moved by Councillor Sayer
RC15-691 That Council adopt the Minutes of the Organizational Council Meeting of October 28, 2015. Carried.

Moved by Councillor Sayer
RC15-692 That Council adopt the Minutes of the Regular Council Meeting of October 28, 2015. Carried.

PUBLIC HEARINGS
Bylaw #LU 65/15
NW 28-30-27 W4M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 65/15 and read the Bylaw.

The application for redesignation of the NW 28-30-27 W4M, 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 4.96 acres from Institutional, Educational and Cultural District (S-IEC) to Direct Control District (DC)
- Division 3
- Rural Community: Midway

The Planning and Development Department recommended that Bylaw #LU 65/15 be given second reading.

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

Darrel MacKinnon, applicant, stated that he does not have any additional information.

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

Council questions resulted in the following information:

- Applicant stated that County road bans will not affect the operation of the business

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 applicant also provided a CD of information.

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

RC15-693 That Council give second reading to Bylaw No. LU 65/15 to redesignate lands in the NW 28-30-27 W4M.

Carried.

Moved by Councillor McKean

RC15-694 That Council give third reading to Bylaw No. LU 65/15 to redesignate lands in the NW 28-30-27 W4M.

Carried.

Bylaw #LU 66/15
SE 32-31-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 66/15 and read the Bylaw.

The application for redesignation of the SE 32-31-2 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 79.91 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 3
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 66/15 be given second reading.

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

David Derksen, applicant, stated that he does 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 Milne
RC15-695 That Council give second reading to Bylaw No. LU 66/15 to redesignate lands in the SE 32-31-2 W5M. Carried.

Moved by Councillor Milne
RC15-696 That Council give third reading to Bylaw No. LU 66/15 to redesignate lands in the SE 32-31-2 W5M. Carried.

Bylaw #14/15
MDP Amendment

Reeve Beattie opened the Public Hearing regarding Bylaw #14/15 and read the Bylaw.

M. Pawlow, Planning and Development Department, provided an overview of proposed amendments to Bylaw No. 14/15 as provided in the agenda package. The Planning and Development Department provided specific information as follows:

- Agricultural land use policies
- Residential land use policies
- Special Policy Area
- Revised definitions
- Figure 5 – County Collector Network

The Planning and Development Department recommended that Bylaw #14/15 be given second reading.

The Planning and Development Department advised that correspondence dated November 24, 2014 from Brown and Associates was received today and has been provided to Council.

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

Nathan Pethrick, Brown and Associates, representing Neurose Properties, discussed correspondence provided to Council. He advised that their concern with the proposed MDP Bylaw Amendment Clause s 7.4.2, 7.4.5, and 7.4.8. He requested that the MDP Bylaw amendment be put on hold until such time as the Hwy 2/27 Area Structure Plan is updated.

The Planning and Development Department advised that correspondence dated November 23, 2015 from Shea Nerland Calnan was provided in a revised agenda.

Reeve Beattie read the November 23, 2105 correspondence from Shea Nerland Calnan.

Council discussed the following;

- Maps have been updated
- ASP timelines
- Applications for development east of Hwy 2
- ICI discussions with the Town of Olds

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 McKean

RC15-697 That Council give second reading to Bylaw No. LU 14/15 - Municipal Development Plan Bylaw Amendment.

The question on Motion RC15-697 was not called.

Moved by Councillor McKean
RC15-698 That Council amend Bylaw No. 14/15 - Municipal Development Plan Bylaw Amendment including the definition of "Farmstead" and add transition provisions for redesignation and subdivision applications.

Carried.

Moved by Councillor Kemmere
RC15-699 That Council amend Bylaw No. 14/15 - Municipal Development Plan Bylaw Amendment by removing Clause 7.4.8 from the proposed Bylaw.

The question on Motion RC15-699 was not called.

IN CAMERA

Moved by Councillor Sayer
RC15-700 That the Regular Council Meeting of November 25, 2015 go into closed meeting at 10:06 a.m.

Motion Defeated.

Council discussed the following;

- ASP timelines
- Applications for development east of Hwy 2
- Current legal matter timelines
- Non-residential uses

Moved by Councillor Milne
RC15-701 That Council amend Bylaw No. 14/15 - Municipal Development Plan Bylaw Amendment Clause 7.4.8 to read "Prior to adoption of a revised ASP and the Concept Plan, an application for designation and subdivision may be considered for a residential first parcel out/farmstead/fragmented parcel subdivision, subject to Council redesignating the proposed parcel to the appropriate land use district."

Carried.

The question on Motion RC15-699 was called.

Motion Defeated.

The question on Motion RC15-697 was called.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:25 am. and reconvened at 10:39 a.m.

Reeve Beattie reviewed the amendments in the written Bylaw No. 14/15 – Municipal Development Plan Bylaw Amendment.

Moved by Councillor Milne
RC15-702 That Council give third reading to Bylaw No. 14 /15 - Municipal Development Plan Bylaw Amendment.

Carried.

Bylaw No. 15/15
LUB Amendment

Reeve Beattie opened the Public Hearing regarding Bylaw No. 15/15 and read the Bylaw.

P. Grochmal, Planning and Development Department, provided an overview of Bylaw No. 15/15 – Land Use Bylaw Amendments as

ADOPTED

provided in the agenda package. The Planning and Development Department provided specific information as follows:

- Signs, Land Use Amendments, Offences and Fines, and Dwelling Density
- R-F District, A(2) District, and Subdivision Time Extensions
- Administrative errors

The Planning and Development Department recommended that Bylaw No. 15/15 – Land Use Bylaw Amendment be given second reading.

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

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

Council questions resulted in the following information:

- Administrative Amendments
- Replace existing mobiles within 6 months would not require a new permit

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 McKean
RC15-703 That Council give second reading to Bylaw No. 15/15 – Land Use Bylaw Amendment.

The question on Motion RC15-703 was not called.

Moved by Councillor McKean
RC15-704 That Council amend Bylaw No. 15/15 – Land Use Bylaw Amendment as follows:
“Section 10.8.a 5.h) under Aggregate Extraction/Processing, delete ten (10) years and replace with five (5) years.”

Carried.

Moved by Councillor McKean
RC15-705 That Bylaw No. 15/15 – Land Use Bylaw Amendment be amended as follows:
“Table 4.2-2 Mineral and Resource Extraction/Processing that was approved as a discretionary use in the A Agricultural District, A(2) Agricultural (2) District and the I-HI Heavy Industrial District”

Carried.

The question on Motion RC15-703 was called.

Carried.

- Moved by Councillor McKean
RC15-706 That Council give third reading to Bylaw No. 15/15 – Land Use Bylaw Amendment.
Carried.
- BYLAWS
- Bylaw #LU 67/15
NE 35-32-5 W5M RC15-707 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 67/15 redesignating the lands within the NE 35-32-5 W5M as contained in the agenda package.
Carried.
- RC15-708 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 67/15 redesignating the lands within the NE 35-32-5 W5M to December 16, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 68/15
SE 35-32-6 W5M RC15-709 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 68/15 redesignating the lands within the SE 35-32-6 W5M as contained in the agenda package.
Carried.
- RC15-710 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 68/15 redesignating the lands within the SE 35-32-6 W5M to December 16, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 72/15
Lands Near
Sundre Airport RC15-711 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 72/15 redesignating the lands near the Sundre Airport, including SE 6-33-5 W5M, NE 31-32-5 W5M, NE 31-32-5 W5M Plan 9212399 Block 4, NW 32-32-5 W5M, NW 32-32-5 W5M Plan 8111378 Block 2 Lot 2, SW 32-32-5 W5M, SW 32-32-5 W5M Plan 8811266 Block 2 Lot 10, W 32-32-5 W5M Plan 9711596 Block 2 Lot 11, NE 30-32-5 W5M, NE 29-32-5 W5M and SE 29-32-5 W5M W5M as contained in the agenda package.
Carried.
- RC15-712 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 72/15 redesignating the lands near the Sundre Airport, including SE 6-33-5 W5M, NE 31-32-5 W5M, NE 31-32-5 W5M Plan 9212399 Block 4, NW 32-32-5 W5M, NW 32-32-5 W5M Plan 8111378 Block 2 Lot 2, SW 32-32-5 W5M, SW 32-32-5 W5M Plan 8811266 Block 2 Lot 10, W 32-32-5 W5M Plan 9711596 Block 2 Lot 11, NE 30-32-5 W5M, NE 29-32-5 W5M and SE 29-32-5 W5M to January 13, 2016 at or after 9:00 a.m.
Carried.
- NEW BUSINESS
- Request to Waive the
Waiting Period RC15-713 Moved by Councillor Sayer
That Council waive the usual six (6) month waiting period for reapplication of redesignation for lands within Plan 0413909, Block 2, Lot 1 within SE 21-29-5 W5M.
Carried.

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| Non-Conforming Roads | RC15-714 | Moved by Councillor McKean That Council approve the following addition to Procedure # 4005-01 (Roads Template Procedure): 6. At the discretion of Council an existing non-conforming road (a road that does not meet the present County road standards for new roads) may be acceptable for subdivision of a first parcel out or low density residential parcels without the need to upgrade the road to the minimum standard. Operational Services will consider the technical condition and maintenance aspects of the road and provide recommendations. | Carried. |
| Olds College Bursary | RC15-715 | Moved by Councillor Milne That Council approves continuing the Olds College Bursary program, and approves Policy No. 8011 as amended, and receives Procedure No. 8011-01 as information. | Carried. |
| Olds Fire Department Disposal | RC15-716 | Moved by Councillor Kemmere That Council approves donating the Olds Fire Department 1989 Tender, Unit 661 to the Olds Rotary Club, for their donation to a municipality in need in Mexico. | Carried. |
| Fallentimber Room AV System | RC15-717 | Moved by Councillor Milne That Council approve the replacement of the Fallentimber Meeting Room Audio Visual System in an amount up to \$13,000 to be funded from the Office Equipment Reserve. | Carried. |
| SRDRWC 2016 Budget | RC15-718 | Moved by Councillor McKean That Council send a letter of concern to the South Red Deer Regional Wastewater Commission regarding the fact that Commission is charging the full Municipal contribution and that it would cease once the flow rates are achieved. | Carried. |
| | RC15-719 | Moved by Councillor Kemmere That Council receive the South Red Deer Regional Wastewater Commission 2016 Budget Amendments as information. | Carried. |
| INFORMATION ITEMS | RC15-720 | Moved by Councillor Milne That Council not lease space to the Olds Search and Rescue at the new County AG building site but continue to work with the Olds Search and Rescue organization to provide viable space. | Carried. |
| | RC15-721 | Moved by Councillor McKean That Council receive the following items as information; a. 20151028 - AAMDC Contact Newsletter b. 20151105 - AAMDC Contact Newsletter c. 20151112 - AAMDC Contact Newsletter d. 20151118 - Council Directives | Carried. |
| COUNCILLOR REPORTS | | Council discussed the following: <ul style="list-style-type: none"> • MVRWMC • MVSH • APWA Meeting - Water/Wastewater Next Steps • Watershed Alliance meeting • ASB representation • RCMP – Hwy 2 detours | Carried. |

Recess and Reconvene Reeve Beattie recessed the meeting at 12:12 p.m. and reconvened at 1:03 p.m.

IN CAMERA

RC15-722 Moved by Councillor Sayer
That the Regular Council Meeting of November 25, 2015 go into closed meeting at 1:03 p.m.
Carried.

RC15-723 Moved by Councillor Milne
That the Regular Council Meeting of November 25, 2015 return to the open meeting at 1:50 p.m.
Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 1:52 p.m. and reconvened at 1: 58 p.m.

DELEGATIONS

Restrictive Covenant
Conservation

Reeve Beattie welcomed Riley Swendseid, Project Manager/Senior Aquatic Ecologist, and Jenna Tabata, Triton Environmental Consultants Ltd. to the Regular Council Meeting.

Riley Swendseid and Jenna Tabata provided information regarding

- Environmental Reserve Easements
- Streams, small rivers and Lentic wetlands
- Land Use
- Delivering the Project
- Landowner Survey feed-back

Council discussed the following:

- There are currently 43 sites
- Report was based on Cows and Fish criteria
- Reviews should take place every 3 to 5 years

Reeve Beattie thanked Mr. Swendseid for the presentation.

RC15-724 Moved by Councillor Sayer
That Council receive for information the Comprehensive Report on Procedure 6009-01: Environmental Protection Guidelines for the Evaluation of Subdivision and Development Applications, and presentation from Triton Environmental Consultants Ltd.
Carried.

RC15-725 Moved by Councillor Sayer
That Council recommend administration brings forward revisions to Procedure No: 6009-01: Environmental Protection Guidelines for the Evaluation of Subdivision and Development Applications and incorporate the existing Riparian and Ecological Enhancement Program in the revisions.
Carried.

IN CAMERA

RC15-726 Moved by Councillor Sayer
That the Regular Council Meeting of November 25, 2015 go into closed meeting at 3:42 p.m.

Carried.

RC15-727 Moved by Councillor Milne
That the Regular Council Meeting of November 25, 2015 return to the open meeting at 4:09 p.m.

Carried.

Weave Project

RC15-728 Moved by Councillor Sayer
That Council approve an additional sixty thousand dollars (\$60,000) to complete the Initial phases of the Weave Project and that the funding be allocated from the Office Equipment Reserve; and further that the Chief Administrative Officer be authorized amend the Bellamy contract to complete on fixed rate basis instead of the current time and materials basis.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of November 25, 2015 at 4:10 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer