

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

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

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

ABSENT: Reeve B. Beattie

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Beaupertuis, 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: Deputy Reeve McKean called the meeting to order at 9:00 a.m.

AGENDA Deputy Reeve McKean advised of the following amendments to the agenda:
4.2 Bylaw No. LU 61/15 - SE 20-32-28 W4M (Revised Information)
6.3 Bylaw No. LU 71/15 - SW 16-30-2 W5M (Revised Information)
8.2 FireSmart Committee Appointment
8.3 MVRWMC 2016 Business Plan
8.4 2016 Interim Operating Budget
8.5 Economic Development Conference - Councillor Aalbers

Moved by Councillor Milne
RC15-729 That Council adopt the agenda of the Regular Council Meeting of December 9, 2015 as amended.
Carried.

MINUTES Moved by Councillor Sayer
RC15-730 That Council adopt the Minutes of the Regular Council Meeting of November 4, 2015.
Carried.

PUBLIC HEARINGS
Bylaw #LU 60/15
SW 25-33-3 W5M
Deputy Reeve McKean opened the Public Hearing regarding Bylaw #LU 60/15 and read the Bylaw.

The application for redesignation of the SW 25-33-3 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 7.62 acres from Agricultural District (A) to Residential Farmstead District (R-F).
- Division 6
- Rural Community: Hainstock

The Planning and Development Department recommended that Bylaw #LU 60/15 be given second reading.

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

Ken Taylor, applicant, stated that the application meets all current regulations of the Residential Farmstead District (R-F).

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 appropriate approach sites to the balance of the quarter section
- There is currently no limitation on the number of approaches to any site

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

RC15-731 That Council give second reading to Bylaw No. LU 60/15 to redesignate lands in the SW 25-33-3 W5M.

Carried.

The question on Motion RC15-731 was not called.

Moved by Councillor Milne

RC15-732 That Council amend Bylaw LU 60/15 redesignating lands in the SW 25-33-3 W5M from Agricultural District (A) to Residential Farmstead District (R-F).

Carried.

The question on Motion RC15-731 was called.

Carried.

Moved by Councillor Milne

RC15-733 That Council give third reading to Bylaw No. LU 60/15 to redesignate lands in the SW 25-33-3 W5M.

Carried.

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

Deputy Reeve McKean opened the Public Hearing regarding Bylaw #LU 61/15 and read the Bylaw.

The application for redesignation of the SE 20-32-28 W4M, 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 2 acres from Agricultural District (A) to Direct Control District (DC)
- Division 7
- Rural Community: Netook

The Planning and Development Department recommended that Bylaw #LU 61/15 be defeated at second reading.

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

Ken Taylor, applicant, stated that the site plan indicates the proposal in relation to the new and existing buildings and their proposed uses. Mr. Taylor stated that all the owner wants to be able to do is mix his own cement on site and all of the buildings could be converted for agriculture use at any time. Mr. Taylor stated that he takes exception to the NRCB statement which refers to the lifespan of facilities. He further discussed financial benefits to the applicant to be able to mix cement solely for their own agricultural purposes for their dairy operation. Mr. Taylor stated that this is not a commercial or industrial operation and never will be.

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

Eric Iverson, owner of a dairy farm west of Olds, stated that he is in favour of the application. He does not agree with the NRCB statement. This is economic development and will bring jobs into the County.

Council questions resulted in the following information:

- The proposed Direct Control District states that the use of this concrete would be limited to 2 quarter sections
- If a Development Permit is applied for cement will solely be for that purpose contained in that Development Permit
- The work would be done Monday to Saturday from 8 am to 5 pm and the applicant's intention is to only use one truck

- The proposed amendment is intended to limit the use of the product to only the 2 quarter sections indicated
- The applicant is aware that road use agreements would be required
- A cement plant is identified in the Land Use Bylaw as a discretionary use in an Industrial District
- Council will be the Approving Authority to review and approve Development Permit Applications pertaining to the Direct Control District regulations

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 Council would be the approving authority for development permits and suggested that an additional amendment to the Direct Control regulations would require that the applicant submit a business plan that includes hours of operation and number of employees.

The applicant was provided the opportunity for closing remarks and stated that this is a good business plan and stated that all regulations and standards would be met. The community is in support of the proposed Direct Control. Other operations are looking at this proposed way of operating. Mr. Taylor stated that the owner will work with the County in every stage of the Development Permit process.

The applicant stated that they could provide information regarding other lands owned by the applicant.

Recess and Reconvene

Deputy Reeve McKean recessed the meeting at 10:15 a.m. and reconvened at 10:30 a.m.

The Planning and Development Department stated that, in consultation with the landowner, they wish to include the S ½ 28-32-28 W4M, E ½ 20-32-28 W4M, NE 7-32-28 W4M, E ½ 21-32-28 W4M, SE 29-32-28 W4M, NE 32-32-28 W4M, NW 33-32-28 W4M, SE 5-32-28 W4M.

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

Moved by Councillor Aalbers

RC15-734 That Council give second reading to Bylaw No. LU 61/15 to redesignate lands in the SE 20-32-28 W4M.

The question on Motion RC15-734 was not called.

Moved by Councillor Aalbers

RC14-735 That Council amend Bylaw No. LU 61/15 redesignating lands in the SE 20-32-28 W4M as follows:

- 1.01 This bylaw may be cited as the “Direct Control Regulations” for a portion of the SE 20-32-28-4 as shown on Schedule B in order to provide for the regulation,

ADOPTED

control and to allow for the operation of a small cement plant for the construction of a new Confined Feeding Operation (dairy) within the SW 28-32-28-W4M and maintenance of an existing Confined Feeding Operation within the NE 20-32-28-W4M. Raw materials will be brought to the redesignated area. When raw materials have been processed to cement, it will be transported and limited to the benefit of the S ½ 28-32-28-W4M; E ½ 20-32-28-W4M; NE 7-32-28-W4M; E ½ 21-32-28-W4M; SE 29-32-28-W4M; NE 32-32-28-W4M; NW 33-32-28-W4M and SE 5-33-28-W4M.

- 1.04 Notwithstanding, Section 17.1 Uses and Requirements g) of the Land Use Bylaw, Council will be the Approving Authority to review and approve Development Permit Applications pertaining to the Direct Control District regulations.
- 2.01 The Council of Mountain View County does hereby enact that Bylaw No. 15/15 be amended as follows:
- a. To add Bylaw No. LU 61/15 to Section 17.

The question on Motion RC15-735 was not called.

Moved by Councillor Milne

- RC15-736 That Council amend Bylaw 61/15 – Schedule “A” Section 6 e) i. to read as follows: “As a condition of a Development Permit, the Approving Authority shall require a Road Use Agreement for all roads providing access to the benefiting lands.”

Carried.

Moved by Deputy Reeve McKean

- RC15-737 That Council amend Bylaw 61/15 – Schedule “A” Section 6 to add:
6. a) v. “Hours of Operations shall be from 8:00 am to 5:00pm, Monday to Saturday, excluding Sundays and Statutory Holidays; and, remove the suggested Business Plan requirement.”

The question on Motion RC15-737 was not called.

Moved by Councillor Kemmere

- RC15-738 That Council amend Bylaw No. LU 61/15 - Schedule “A” Section 1 redesignating lands in the SE 20-32-28 W4M as follows:
1. Purpose
- The purpose of this district is to allow for the operation of a small cement plant for the construction of a new Confined Feeding Operation (dairy) within the SW 28-32-28-W4M and maintenance of an existing Confined Feeding Operation within the NE 20-32-28-W4M and for Agricultural related facilities on the following lands S ½ 28-32-28-W4M; E ½ 20-32-28-W4M; NE 7-32-28-W4M; E ½ 21-32-28-W4M; SE 29-32-28-W4M; NE 32-32-28-W4M; NW 33-32-28-W4M and SE 5-33-28-W4M. Raw materials will be brought to the redesignated area. When raw materials have been processed to cement, it will be transported and limited to the benefit of the S ½ 28-32-28-W4M; E ½ 20-32-28-W4M; NE 7-32-28-W4M; E ½ 21-32-28-W4M; SE 29-32-28-W4M; NE 32-32-28-W4M; NW 33-32-28-W4M and SE 5-33-28-W4M.

ADOPTED

The question on Motion RC15-738 was not called.

The question on Motion RC15-737 was called.

Carried.

The question on Motion RC15-738 was called.

Carried

The question on Motion RC15-735 was called.

Carried.

Moved by Councillor Sayer
RC15-739 That Council amend Bylaw 61/15 - Schedule "A" Section 6 as follows:
Section f) As a condition of a Development Permit, the Approving Authority shall issue a Temporary Permit with a specified permit expiry date.

Motion Defeated.

The question on Motion RC15-734 was called.

Carried.

Moved by Councillor Kemmere
RC15-740 That Council give third reading to Bylaw No. LU 61/15 to redesignate lands in the SE 20-32-28 W4M.

Carried.

BYLAWS

Bylaw #LU 69/15
SW 32-29-28 W4M

Moved by Councillor Sayer
RC15-741 That Council give first reading to Bylaw No. LU 69/15 redesignating the lands within the SW 32-29-28 W4M as contained in the agenda package.

Carried.

Moved by Councillor Sayer
RC15-742 That Council set the Public Hearing for Bylaw No. LU 69/15 redesignating the lands within the SW 32-29-28 W4M to January 13, 2016 at or after 9:00 a.m.

Carried.

Bylaw #LU 70/15
SE 10-32-4 W5M

Moved by Councillor Milne
RC15-743 That Council give first reading to Bylaw No. LU 70/15 redesignating the lands within the SE 10-32-4 W5M as contained in the agenda package.

Carried.

Moved by Councillor Milne
RC15-744 That Council set the Public Hearing for Bylaw No. LU 70/15 redesignating the lands within the SE 10-32-4 W5M to January 27, 2016 at or after 9:00 a.m.

Carried.

Bylaw #LU 71/15
SW 16-30-2 W5M

Councillor Milne declared a pecuniary interest and removed himself from the table as the application for Bylaw #LU 71/15 pertains to lands owned by a family member.

		Moved by Councillor Heck	
	RC15-745	That Council give first reading to Bylaw No. LU 71/15 redesignating the lands within the SW 16-30-2 W5M as contained in the agenda package.	Carried.
		Moved by Councillor Heck	
	RC15-746	That Council set the Public Hearing for Bylaw No. LU 71/15 redesignating the lands within the SW 16-30-2 W5M to January 13, 2016 at or after 9:00 a.m.	Carried.
		Moved by Councillor Kemmere	
Bylaw #LU 74/15 SW 2-30-4 W5M	RC15-747	That Council give first reading to Bylaw No. LU 74/15 redesignating the lands within the SW 2-30-4 W5M as contained in the agenda package.	Carried.
		Moved by Councillor Kemmere	
	RC15-748	That Council set the Public Hearing for Bylaw No. LU 74/15 redesignating the lands within the SW 2-30-4 W5M to January 13, 2016 at or after 9:00 a.m.	Carried.
NEW BUSINESS			
Cremona & District Recreation Board	RC15-749	Moved by Councillor Aalbers That Council receives as information the Additional 2015 Cremona & District Recreation Board funding allocations as approved by the Cremona & District Recreation Board at their October 28, 2015 committee meeting.	Carried.
FireSmart Committee	RC15-750	Moved by Councillor McKean That Council appoint Councillor Sayer as Council's representative on the Sundre FireSmart Committee until the 2016 Organizational Meeting.	Carried.
MVRWMC - 2016 Business Plan	RC15-751	Moved by Councillor Heck That Council receive the Mountain View Regional Waste Management Commission 2016 Business Plan as information.	Carried.
2016 Interim Operating Budget	RC15-752	Moved by Councillor Kemmere That Council approve an 2016 Interim Operating Budget with the following conditions: 1. This budget will use the same parameters as the 2015 budget. 2. This interim budget will remain in effect until approval of the 2016 budget.	Carried.
Economic Dev Conference		Councillor Aalbers discussed the upcoming Economic Development Conference.	
	RC15-753	Moved by Councillor Kemmere That Council approve any Councillors to attend the 2016 Economic Development Conference and any Councillor who attends provide a written report to a Council Meeting.	Carried.

ADOPTED

INFORMATION
ITEMS

RC15-754

Moved by Councillor Milne
That Council receive the following items as information:
a. 20151026 - MVRWMC Minutes October 26 2015
b. 20151125 - AAMDC Contact Newsletter
c. 20151201 - Council Directives

Carried.

COUNCILLOR
REPORTS

Council discussed the following:

- Central Alberta Campus delegation invitation
- Councillor Kemmere's Open House
- Municipal Planning Commission and SDAB training

ADJOURNMENT

Deputy Reeve McKean adjourned the Regular Council Meeting of December 9, 2015 at 11:40 a.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer