

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, February 10, 2016, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Reeve B. Beattie
Councillor A. Kemmere

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural Services
M. Bloem, Director, Planning and Development Services
A. Wild, Communications Coordinator
V. Lodermeier, Administrative 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:
8.5 2017 Ag Service Board Summer Tour
10.1 Councillor Reports

Moved by Councillor Sayer
RC16-065 That Council adopt the agenda of the Regular Council Meeting of February 10, 2016 as amended. Carried.

MINUTES Moved by Councillor Milne
RC16-066 That Council adopt the Minutes of the Regular Council Meeting of January 13, 2016. Carried.

PUBLIC HEARINGS
Bylaw #LU 51/15
NW 10-30-3 W5M
Deputy Reeve McKean opened the Public Hearing regarding Bylaw #LU 51/15 and read the Bylaw.

The application for redesignation of the NW 10-30-3 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 3.20 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 1
- Rural Community: Dogpound

The Planning and Development Department supports approval of Bylaw #LU 51/15 for second reading.

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

Darcy Fraser, applicant for Robrae Stock Farms Ltd., owner, stated he had no new information to add to the Planning and Development report.

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

RC16-067 That Council give second reading to Bylaw No. No. LU 51/15 redesignating the lands within the NW 10-30-3 W5M.

The question on Motion RC16-067 was not called.

RC16-068 That Council amend Bylaw No. LU 51/15 by amending the wording of Land Use Bylaw No. 01/14 to Land Use Bylaw No. 15/15 as identified in the Amended Bylaw.

The question on Motion RC16-067 was called.

Carried.

Moved by Councillor Milne

RC16-069 That Council give third reading to Bylaw No. LU 51/15 redesignating the lands within the NW 10-30-3 W5M.

Carried.

Bylaw #LU 01/16
NE 11-33-28 W4M

Deputy Reeve McKean opened the Public Hearing regarding Bylaw #LU 01/16 and read the Bylaw.

The application for redesignation of the NE 11-33-28 W4M, 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:

ADOPTED

- To redesignate 3.65 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 7
- Rural Community: Reed Ranch

The Planning and Development Department could not support Bylaw #LU 01/16 as the use did not conform with the policies.

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

David Derksen, applicant for Bluedon Farms Inc, owner, stated the single house has been in existence on the property for many years. The two Confined Feeding Operations (CFO's) in the area are not in operation. Letters of support were handed out to Council with a request that Council support the application.

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

Council questions resulted in the following information:

- The house was built 27 years ago
- Farmstead separation does not meet criteria that is required for this type of use
- This area remains and serves as a suitable location for future CFO's

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's closing remarks were that the supporting letters provided to Council verifies there is support for this proposal.

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

Moved by Councillor Aalbers

RC16-070 That Council give second reading to Bylaw No. LU 01/16 redesignating the lands within the NE 11-33-28 W4M.

Defeated.

Bylaw #LU 03/16
E ½ NW 23-32 W5M

Deputy Reeve McKean opened the Public Hearing regarding Bylaw #LU 03/16 and read the Bylaw.

The application for redesignation of the E ½ NW 23-32 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:

ADOPTED

- To redesignate 3.0 acres from Agricultural District (A) to Country Residential District (R-CR) and 77.0 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 6
- Rural Community: Bergen

The Planning and Development Department could not support Bylaw #LU 03/16 as the application was not compatible with the intended use.

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

Ken Taylor, applicant for Patrick and Ronda Alberts, owners, stated his opinion that the area was suitable for multi lot development as the proposed subdivision is on the outer edge not within the potential aggregate area of the Bergen ASP.

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

Wayne Keiver, landowner to the south of the proposed subdivision was opposed to the application as the letter received from Alberta Infrastructure and Transportation stated they were to make use of the Keiver gravel pit in the near future. Policy states residential development is prohibited on aggregate deposits.

Council questions resulted in the following information:

- The area is identified as potential aggregate
- A combination of study and accumulated county records determined resource area is aggregate

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

The Planning and Development Department's closing remarks were that the Municipal Development Plan provides policy for the County overall. The Area Structure Plan is more restricted.

The applicant's closing remarks were that the owners are aware that the proposal is within the Bergen Area Structure Plan and aware of the gravel pits in the area. The proposed site is a good location for subdivision. Bergen Area Structure Plan, section 7.1.1 is unclear on development. Applicant requested Council support the application.

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

Moved by Councillor Sayer

RC16-071 That Council give second reading to Bylaw No. LU 03/16 redesignating the lands within the E ½ NW 23-32 W5M.

Defeated.

BYLAWS

Bylaw #03/16
TopSoil

Moved by Councillor Milne
RC16-072 That Council give first reading to Bylaw No. 03/16 Topsoil Bylaw as contained in the agenda package.
Carried.

Bylaw #LU 05/16
SE 21-29-5 W5M

Moved by Councillor Aalbers
RC16-073 That Council give first reading to Bylaw No. LU 05/16 redesignating the lands within the SE 21-29-5 W5M Plan 0413909; Block 2; Lot 1 as contained in the agenda package.
Carried.

Moved by Councillor Aalbers
RC16-074 That Council set the Public Hearing for Bylaw No. LU 05/16 redesignating the lands within the SE 21-29-5 W5M Plan 0413909; Block 2; Lot 1 for March 9, 2016 at or after 9:00 am.
Carried.

Bylaw #LU 06/16
NE 21-31-1 W5M

Moved by Councillor Milne
RC16-075 That Council give first reading to Bylaw No. LU 06/16 redesignating the lands within the NE 21-31-1 W5M, as contained in the agenda package.
Carried.

Moved by Councillor Milne
RC16-076 That Council set the Public Hearing for Bylaw No. LU 06/16 redesignating the lands within the NE 21-31-1 W5M for March 9, 2016 at or after 9:00 a.m.
Carried.

NEW BUSINESS

Mountain View County
Website Rebuilt

Moved by Councillor Aalbers
RC16-077 That Council direct administration to prepare a Request for Proposal (RFP) for rebuild of the County Website (mountainviewcounty.com) and Mountain View Regional Emergency Management Agency (MVREMA) Website (mountainviewemergencymanagement.ca).
Carried.

Recess and Reconvene

Deputy Reeve McKean recessed the meeting at 10:33 a.m. and reconvened at 10:45 a.m.

Subdivision Application
Time Extension

Craig Benson, Coop representative, requesting a time extension to complete the drawing and other project refinements. Project to be complete in 2016.

Moved by Councillor Aalbers
RC16-078 That Council approves the time extension for six months until September 20, 2016 to satisfy conditions of the approval.
Carried.

Carstairs Shop
Contamination
Remediation

Moved by Deputy Reeve McKean
RC16-079 That Council table the installation of a groundwater remediation system at the Carstairs County Shop at a cost of \$275,000 to be funded from the tax rate stabilization reserve.

ADOPTED
Carried.

ALUS MOU

RC16-080

Moved by Councillor Milne
That Council authorizes the Chief Administrative Officer to sign the amended Memorandum of Understanding with Alternative Land Use Services Canada.

Carried.

ASB Summer Tour

Mountain View County and Red Deer County met to discuss the fundamentals of Hosting the Agricultural Service Board Summer Tour in 2017. The focus of the tour is to be on agriculture. A meeting will be arranged with Mountain View County and the Olds College to discuss the prospects of the College hosting an evening event to support the Tour. In the future a committee will be formed consisting of the municipal partners organizing the Tour.

Highway Signs

Planning and Development reported that all non-compliant signs along Highway 2 have been removed. The new focus for removing non-compliant signs will be on Highway 2A and Highway 27.

INFORMATION
ITEMS

RC16-081

Moved by Councillor Aalbers
That Council receive the following items as information:
a. MVRWMC Approved December 21 2015 Minutes
b. 20160127 - Council Directives

Carried.

COUNCIL REPORTS

Council provided verbal reports on the following:

- MAP - Goals, Purpose, Terms of Reference
- Red Deer River Flood – Sundre’s letter to the Province
- Tour of Alberta
- Sundre Wild Fires and Floods
- Wastewater Upgrade
- Cremona - Doctors Retention, new and future development
- Town of Olds trends of robberies and violence
- Central Alberta Campus – pitfalls with rural internet and rural online learning, grants available

RC16-082

Moved by Deputy Reeve McKean
That Council accept the Council Reports as information.

Carried.

ADJOURNMENT

Deputy Reeve McKean adjourned the Regular Council Meeting of February 10, 2016 at 11:22 a.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer