

Adopted

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: June 27, 2016

Present: Robin Fair (Chair)
Rob Bell
Angela Aalbers – Councillor
Ken Heck – Councillor
Jeremy Sayer – Councillor
Rick Blair

Matthew Pawlow – Manager Planning Services
Tracey Connatty – Planner
Geneva Chaudhary - Planner
Kylie Lashmar – Recording Secretary

Absent: Shannon Wilcox (Vice Chair)

1. Call to Order

R. Fair Called Meeting to Order at 9:00 a.m.

2. Agenda

2.1 Adoption of Agenda

R. Blair moved to adopt the amended agenda of June 27, 2016

Carried

3. Adoption of Minutes

A. Aalbers moved to adopt the amended minutes of May 30, 2016

Carried

4. Business Arising

N/A

5. Delegations

N/A

6. Old Business

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6.1 Review Consultant RFP:

- Administration stated that no proposals have been received from consultants; however the deadline for submission is July 8, 2016.
- Administration clarified that a review committee will make the final decision on the consultant after reviewing all submitted proposals, the steering committee will then be updated on the decision.
- Confirmation that the Carstairs CAO is on board with the commitment that this project will take.
- Administration clarified that the RFP will only be for the area specified by Council, not the new expanded area the steering committee has created.
- The RFP budget has been set and the services that could potentially become available for the ASP would be water and wastewater services.

6.2 Mapping Review:

- Administration confirmed the revised area chosen by the steering committee at first organizational meeting, explaining that the Schlumberger ASP area is also included in the Economic Growth Node Area.
- Administration created a visual comparison at the request of the steering committee of the location of the Wessex area in relation to the Economic Growth Node (EGN) area. There are two prominent land uses in the Wessex ASP that border the proposed EGN area; Business Park and Low Density Residential.
- The suggested expansion of the area will be ½ mile to the east to follow the existing area (Range Road 10).
- Administration clarified with the steering committee their reasoning for a revised expanded area; to include ESAs and to have continuity between the EGN and the existing Wessex ASP area.
- Administration clarified that the original intent of the proposed EGN is for business park type uses.
- Discussion had on the possibility of following the Town of Carstairs and utilizing a ratio (up to 10%) of the developable land as green space, however then there would be caretaking costs that potentially could be mitigated through a “cash in lieu” process.
- Discussion related to phasing and whether it creates more loss than gain.
- Administration showed the steering committee an ESA map of the area, and a conclusion was made that there should be direct protection measures for the wetland complex areas.
- Discussion related to expanding the area a bit more to the west (section 28 & 29) to include more of the wetland area for ensuring better protection measures.
- Creating more low density residential areas as well as agricultural preservation will be a few ways to protect the wetland areas within the ASP area.

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- The MDP does not have visions for the protection of wetland areas, however coulees or wetlands are easiest to subdivide for residential or small agricultural parcels.
- Administration clarified to the committee that the ESA mapping may not identify certain areas as “high significance” even though they may be physically known to have a high significance.
- Although this area is for economic growth, the steering committee recognizes that the ESAs within the area need to be protected.
- Administration clarified to the steering committee that an ASP can be created to be more restrictive than the MDP or LUB in regards to ESAs.
- Discussion was had related to how access (traffic) will affect development within the ASP; service roads may be needed for certain quarter sections as well as communication with Alberta Transportation (AT) to recognize the impact on their level.
- Definitions of setbacks related to ESAs should be defined within the ASP, as well as how they are determined; top of bank or shorelines etc.
- Discussion was had related to creating restrictions on residential development such as no new development in order to protect the interface with commercial development.
- Discussion was had whether planning would support multi-lot areas over commercial areas for the proposed ASP area; clarification was made that because of the MDP policies multi-lot areas are the primary uses within Growth Centres; however when there is an EGN, business park development is the primary land use.
- Administration clarified the areas dedicated to low density residential and commercial in the Wessex ASP to help create a contrast for the proposed EGN area.
- Discussion was had related to the east side of Highway #2 being used as a more commercially developed area.
- Discussion of the possibility of expansion of the Schlumberger Road to accompany the use of the area.
- Administration clarified that if the steering committee wishes to enlarge the proposed area of the EGN, it needs to be justifiable to the public and to Council.
- The location of this ASP along Highway #2 and 2A provides excellent opportunity for future development.
- Discussion regarding having commercial development concentrated into one area specifically rather than having it spread out in smaller areas throughout the County, relates to Agricultural Preservation.
- The steering committee finalized a decision on a revised area for the proposed ASP.
- There are three factors that help economic development (land, services, tax rate); however, ratepayers would have to make a

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decision on which factor(s) they would be willing to “give up” for commencing development.

- The most effective way of protecting the farmland within the County is to provide ratepayers/developers a concentrated area for development.

Moved by R. Bell to send a recommendation to Council to adjust boundaries of the ASP area.

Carried

Moved by A. Aalbers that the revised area is extended to Range Road 10 on the east side, to the border of the Wessex ASP on the north side and includes NE & SE 28-29-1-5 and SE 33-29-1-5.

Carried

- Concerns related to the RFP not including the revised area created by the steering committee were addressed when administration explained that any last minute changes can be discussed with the chosen consultant. Also, the budget for the consultant has been based on the Council approved areas of the proposed ASP, not the revisions the steering committee wishes to make.

Moved by J. Sayer to direct administration to negotiate with the consultant of the ability to include a larger area in the RFP.

Carried

7. New Business

7.1 Vision Statement:

- The committee members created a vision statement as well as a number of goals related to the proposed ASP.
 - Vision : To provide a focused area for intensive commercial development along established highway and rail corridors while protecting the natural environmental features and allowing for preservation of agricultural land throughout the remainder of the County.

Goals:

- Diversification of Tax Base
- Centralization of Commercial/Industrial Development
- Preservation of Natural Environmental Features
- Creation of guidelines for passive recreational space
- Fostering collaboration with adjacent municipalities
- Provision of a framework for utility servicing

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- Development a long term infrastructure strategy
- County wide Agricultural Preservation by providing space for future economic development

- 7.2 SWOT Analysis (Strengths, Weaknesses, Opportunities & Threats):
- Steering Committee will bring ideas back to next meeting.
 - Administration will email a copy of amended map of area to Rocky View County as well as AT and ask for comments.
 - Public involvement to begin after next meeting (October?)

Next meeting: Monday September 12, 2016 at 12:00pm

8. Correspondence

N/A

9. Confidential Items

N/A

10. Adjournment @ 11:35 a.m.

Moved By: R. Blair

Adopted September 12, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Economic Growth Node Steering Committee

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