

Adopted

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: September 12, 2016

Present: Robin Fair (Chair)
Angela Aalbers – Councillor, Mountain View County
Ken Heck – Councillor, Mountain View County
Jeremy Sayer – Councillor, Mountain View County
Rick Blair – Deputy Mayor, Town of Carstairs

Matthew Pawlow – Manager Planning Services
Tracey Connatty – Planner
Geneva Chaudhary – Planner
Adena Malyk – Economic Development Officer
Kylie Lashmar – Recording Secretary

Absent: Shannon Wilcox (Vice Chair), Rob Bell

1. Call to Order

R. Fair Called Meeting to Order at 12:32 p.m.

2. Agenda

2.1 Adoption of Agenda

R. Blair moved to adopt the amended agenda of September 12, 2016

Carried

3. Adoption of Minutes

A. Aalbers moved to adopt the minutes of June 27, 2016 as presented

Carried

4. Business Arising

N/A

5. Delegations

N/A

7. New Business

September 12, 2016

7.1 S.W.O.T. Analysis (Strengths, Weaknesses, Opportunities & Threats):

- The steering committee discussed and began creating a list for each corresponding letter of S.W.O.T.
- A steering committee member then proposed the idea of a Risks & Opportunities register, which is a way to show mitigation and enhancement measures (that can be taken forward to the public) in addition to the S.W.O.T. analysis. Each “Risk” will have a corresponding “Opportunity” that could mitigate each of them.
- The “Risks” identified:
 - Availability of services
 - Competition with existing business parks and adjacent municipalities in conjunction with the current downturn of economy
 - Highway jurisdiction and the surface condition and the CP railway
 - Public perception
 - Providing timely information for the public
 - ASP size; is the area too large?
 - Environmental preservation
 - Traffic impacts
 - Workforce and the availability of low cost housing
 - Marketing of available lots and opportunities
 - Developer pays for servicing lots
 - Elections (Provincial or Municipal)
- The “Opportunities” identified:
 - Include servicing within the inter-municipal discussions
 - Amendments to the current LUB (within the ASP proposed amendments to existing statutory documents to make them more business friendly) with provision for flexibility within policy and providing opportunities for a diversity of business development and working with the Economic Development Officer for marketing the opportunities and inter-municipal discussions for the future collaborative growth
 - Inclusion of the pertinent parties to take part in this planning process
 - Well planned communication through this ASP and administration to encourage public participation, and working with the media and encouraging public participation
 - Redesign of the County website
 - Variety of land use zones and policy development, there is a larger area for more than just non-residential development and buffer areas and creation of compatibility
 - Clear preservation and protection policy development along with land use mapping to demonstrate areas for preservation or protection (e.g. creeks and wetland areas)
 - Include Alberta Transportation in the early stages and throughout the planning process

Adopted

- Include workforce and low cost housing within the inter-municipal discussions; however this is a market or developer driven component
- Partnerships with bodies to provide marketing opportunities like real estate boards and a more robust County website
- Policy development and flexibility for encouragement of development in making the decision of having a developer pay for servicing lots
- Strong community input and education sessions will assist elected officials by mitigating any election qualms
- Further discussion beyond the S.W.O.T analysis and Opportunities and Risks register:
- Discussion regarding off-site levies between the County and developers, Grand Prairie provides a great example of success on capitalization of industrial and commercial development through off-site levies
- Suggestion of a brain storming session for the public, to provide the opportunity for them to comment and make suggestions for this ASP and the types of development that would be favoured in the area
- Administration potentially drafting a survey to allow the public to have their input regarding the completed S.W.O.T. analysis
- Creating more awareness towards the public in regards to the use of the County website to obtain information related to this ASP
- Providing a personal invitation to landowners within the ASP area as well as one (1) mile adjacent to the ASP area boundary
- Economic development media launch in the social media realm

7.2 Servicing Study Update:

- Consultant waiting for Carstairs response in regards to additional information being requested
- Reviewed guidelines for servicing of storm water and water in the area
- Consultant prepared a survey for the area users, administration will forward the contents of this survey upon receiving them
- Regional water services commission has been contacted
- Water lines are not pressured, reservoirs need to be filled for water usage

7.3 Possible Open House Dates:

- November 8 or 22, 2016, Town of Carstairs will be contacted to confirm availability of the Community Hall

Next meeting: October 28, 2016 @ 1 p.m.

8. Correspondence

N/A

9. Confidential Items

N/A

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10. Adjournment @ 2:55 p.m.

Moved By: A. Aalbers

Adopted October 28, 2016

Chair

I hereby certify these minutes are correct.

Secretary, Economic Growth Node Steering Committee

September 12, 2016