

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, October 26, 2016, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Beupertuis, Director, Corporate Services
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural Services
M. Pawlow, Manager, Planning Services
A. Wild, Communications Coordinator
V. Lodermeier, Administrative Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 11:05 a.m.

Reeve Beattie introduced Council and staff.

AGENDA Reeve Beattie advised of the following amendments to the agenda:
11.1 Land Matter be removed and brought forward to the November 23 Council meeting.

Moved by Councillor Sayer
RC16-600 That Council adopt the agenda of the Regular Council Meeting of October 26, 2016, as amended. Carried.

MINUTES Moved by Councillor McKean
RC16-601 That Council adopt the Minutes of the Regular Council Meeting of September 28, 2016. Carried.

BYLAWS
Bylaw No. 13/16
NE 20-30-4-5 and
PI 1210814, Blk 1
RC16-602 Moved by Councillor Milne
That Council give first reading to Bylaw No. 13/16 redesignating the lands within the NE 20-30-4 W5M and Plan 1210814, Block 1 as contained in the agenda package. Carried.

- RC16-603 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. 13/16 redesignating the lands within the NE 20-30-4 W5M and Plan 1210814, Block 1 to November 23, 2016 at or after 9:00 a.m.
Carried.
- Bylaw No. 16/16
NW 28-30-27 W4M
- RC16-604 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. 16/16 redesignating the lands within the NW 28-30-27 W4M as contained in the agenda package.
Carried.
- RC16-605 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. 16/16 redesignating the lands within the NW 28-30-27 W4M to November 23, 2016 at or after 9:00 a.m.
Carried.
- Bylaw No. 18/16
LUB Amendments
- RC16-606 Moved by Councillor Heck
That Council give first reading to Bylaw No. 18/16 – Land Use Bylaw Amendments as contained in the agenda package.
Carried.
- RC16-607 Moved by Councillor Heck
That Council set the Public Hearing for Bylaw No. 18/16 – Land Use Bylaw Amendments to November 23, 2016 at or after 9:00 a.m.
Carried.
- Bylaw No. LU 39/16
Plan 9812099 Block 2
NW 22-33-5 W5M
- RC16-608 Moved by Councillor McKean
That Council give first reading to Bylaw No. LU 39/16 redesignating the lands within Plan 9812099, Block 2 within the NW 22-33-5 W5M as contained in the agenda package.
Carried.
- RC16-609 Moved by Councillor McKean
That Council set the Public Hearing for Bylaw No. LU 39/16 redesignating the lands within Plan 9812099, Block 2 within the NW 22-33-5 W5M to November 23, 2016 at or after 9:00 a.m.
Carried.
- Bylaw No. LU 51/16
SW 23-30-1 W5M
- RC16-610 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 51/16 redesignating the lands within the SW 23-30-1 W5M as contained in the agenda package.
Carried.
- RC16-611 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 51/16 redesignating the lands within the SW 23-30-1 W5M to November 23, 2016 at or after 9:00 a.m.
Carried.

ADOPTED

Excessive Speeding The Excessive Speed Resolution presented to AAMDC was defeated. The outcome of the vote was 21 to 18 against. As there is evidence to support the excessive speed resolution, Mountain View County will be following up with the Solicitor General on a proposal to Excessive Speed Resolution.

RC16-612 Moved by Councillor Aalbers
That Reeve Beattie follow up and send the Excessive Speeding Resolutions' intent to the Minister Solicitor General, and further that Administration bring forward to Council information on the voting mechanism used at the CAAMDC.

Carried

NEW BUSINESS
2016 RPAP
Legacy Gala

RC16-613 Moved by Reeve Beattie
That Council authorize Councillor Aalbers and Spouse to attend the 2016 Rural Physicians Action Plan (RPAP) Legacy Gala on November 12, 2016.

Carried.

RC16-614 Moved by Councillor Kemmere
That Council contribute a plaque to honour Doctor Warrens' Distinction Award.

Carried

RC16-615 Moved by Reeve Beattie
That Council authorize Councillor Heck and Councillor Aalbers to attend the Sundre Historical 10th Anniversary Event on November 18, 2017.

Carried

INFORMATION
ITEMS

RC16-616 Moved by Councillor McKean
That Council receive the following items as information:
a. 20160822 - MVRWMC Approved August 22 2016 Minutes
b. 20160915 - Sundre Letter to J Nixon
c. 20160916 - Sundre Letter to Minister of Health
d. 20161003 - Sundre Correspondence - Interim Agreement
e. 20161007 - AAMDC Contact Newsletter
f. 20161014 - AAMDC Contact Newsletter
g. 20161118 - Council Directives

Carried.

Council Reports

Council discussed the following:

- Positive relationship with Olds College; vacant Chair position to the Board
- Didsbury Fire Hall Grand Opening, positive relationship between Mountain View County and Town of Didsbury
- Carstairs Public Library attendance and book circulations increased 20%
- Cremona Agriculture Society's new build to be brought forward in 2018
- Mountain View Regional Waste sites have been efficient and effective in 2016

- Agricultural Service Board Summer Tour Committee identifying destinations for tour

Reeve Beattie left the table at 11:36 a.m. and Deputy resumed duty of Chair

- Ag Plastic Recycle Program
- Didsbury Library Board vacant Chair position available
- Budget Meeting confirmed service levels to remain the same and not to retain the gravel program
- ARPA Conference outlined grant funding programs available
- Waste water program finalizing their process, moving into governance and business plan
- MGA review coming forward
- AAMDC has 32 Resolutions going forward to the Fall Conference

OLD BUSINESS
CAO Report

Moved by Councillor Kemmere
RC16-617 That the Regular Council Meeting of October 26, 2016 go into closed meeting at 11:52 a.m.

Carried.

Moved by Councillor Sayer
RC16-618 That the Regular Council Meeting of October 26, 2016 return to the open meeting at 12:15 p.m.

Carried.

Recess and Reconvene

Deputy Reeve McKean recessed the meeting at 12:15 p.m.

Reeve Beattie returned to the table at 1:10 p.m. and reconvened the meeting as Chair.

PUBLIC HEARINGS
Bylaw #14/16 and
Bylaw #15/16

Moved by Councillor McKean
RC16-619 That Council rescind Motion RC16-545 to give first reading to Bylaw No. 15/16 identifying the lands within the SE 12-30-1-5 as contained in the agenda package.

Carried

Moved by Councillor McKean
RC16-620 That Council give first reading to Bylaw No. 15/16 identifying the lands within the SE 12-30-1-5 as contained in the agenda package.

Carried

Reeve Beattie advised that the following would be a joint public hearing for Bylaw No. 14/16 and Bylaw No. 15/16, which allows for the consideration of the Direct Control District (DC) and the concurrent amendment to the Wessex Area Structure Plan (ASP) for the subject lands.

M. Pawlow, Manager of Planning provided an overview on the application process to the final stage.

Reeve Beattie opened the Public Hearing regarding Bylaw #14/16 and Bylaw #14/16 and read the Bylaws.

The following submissions were received prior to the Public Hearing was handed out as additional information:

- Email dated October 26, 2016 from Dominic Young on behalf of Ron Daley in support of Motor Park
- Email dated October 24, 2016 from Jim Hansen in opposition to the Motor Park
- DBA Noise Consultants, Noise Impact Assessment, Stakeholder Information
- Stoesser Family presentation – GIS analysis of areas affected by sound

Moved by Councillor Kemmere

RC16-621 That Council receive the submissions handed out as information.

Carried.

The Bylaws were introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaws, location maps, site maps, aerial photos, and Concept Plan. The Planning and Development Department provided specific information to the application as follows:

- A joint public hearing for Bylaw No. 14/16 and Bylaw No. 15/16 allows for the consideration of the Direct Control District (DC) and the concurrent amendment to the Wessex Area Structure Plan (ASP) for the subject lands.

Ms. Connatty stated that Council is being asked to consider second and third readings of Bylaw No. 14/16 that proposes to amend Bylaw No. 15/15, being the Land Use Bylaw, by redesignating five hundred forty-five point six four (545.64) acres within Plan 9312585 Lot 2, SE 12-30-1-5 and NE 12-30-1-5 from Agricultural District (A) to Direct Control District (DC).

Ms. Connatty further stated Council is being asked to consider first, second and third readings of Bylaw No. 15/16 that proposes to amend Bylaw No. 12/15, being the Wessex ASP to re-identify SE 12-30-1-5 from Low Density Residential to Business Park.

Ms. Connatty stated that First Reading for Bylaw No. 15/16 was considered on September 28, 2016 however due to an administrative error a copy of Bylaw No. 15/16 was not attached to the Council Agenda package. To comply with the Municipal Government Act (MGA) requirements Administration is recommending that Council rescind the First Reading of motion (RC16-545) that was approved at the September 28, 2016 meeting and introduced a new motion for First Reading of Bylaw No. 15/16 prior to the Reeve opening the joint Public Hearing and that the advertising and notification of the joint Public Hearing complies with the requirements of the MGA.

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

The Planning and Development Department advised that the application should be deferred to a later date as there was insufficient time to give a proper review on amended reports regarding Service Design, Sound Impact, Watershed Master Plan and Traffic Impact Analysis.

There have been amendments to the Direct Control regulations since First Reading, which include requirements that are related to roads and development.

Ken Venner, Brown and Associates Planning Group, applicant, and Dominic Young, CEO of Rocky Mountain Motor Sports gave a presentation that was included in the agenda as follows:

- The Vision and Rationale
- Development Concept
- Phased Implementation
- Utility Servicing and Storm water Management Plan
- What facility is, who would use it
- Noise Mitigation and Noise Management Plan
- Road upgrades to Range Road 10 and 10 A
- Appropriately located
- Development consistent with the objectives of Municipal Development Plan and Wessex Area Structure Plan

Council questions resulted in the following information:

- Proposed Suite onsite is for security
- Noise decibel on an average is 65
- Two phases to development
- 120 acres of agricultural land remains on quarter
- New entrance off of 10 A is Alberta Transportation's responsibility regarding site lines
- Ambiance sound decibels is 39-40
- Rerouting of Range Road 10 A would be developed by applicant and owned by the County

Recess and Reconvene

Reeve Beattie recessed the meeting at 2:59 p.m. and reconvened at 3:10 p.m.

Council questions resulted in the following information:

- Phase One would include an emergency access route
- Phase Two would include potable and wastewater services on site
- No Fire commitment, in writing, from Town has been received
- Area 1 does not have a residential component and has limited services
- Public access would be provided to area 1.
- Car condo would be on a lease basis

ADOPTED

- Request to amend Hours of Operations from Tuesday to Friday 9:00 a.m. to 9:00 p.m.; Saturday to Monday 9:00 a.m. to 6:00 p.m. Change to Hours of Operation is not consistent with other Direct Control Business hours of operation.

Reeve thanked Mr. Venner and Mr. Young for their presentation.

Reeve Beattie asked if there were any comments from the gallery in favour of the application.

Ben Thorlakson, adjacent landowner, supported Motor Park on the basis of jobs being created and stabilizing the tax base.

Andrew Clarke, adjacent landowner, supported the park. Benefits to economy and tax base. Deferring application will delay additional businesses coming to the area.

Francis Lucas, adjacent landowner, supported the park. Location and visibility of Motor Park will bring visitors to the area.

Jim Lo, adjacent landowner, supported the Motor Park as he would use the park. Location ideal for businesses, close proximity to Calgary, and another avenue for bringing in revenue.

Colin Friesen, adjacent landowner, supported site development and location and will stabilize the tax base.

Shawn Allicer, Peggy Flanigian, Calgary Police Services, supported the development as their interest in the track is for advancing City Police training needs.

Tim Johnson, representative of CRMA, supported development as park provides opportunity to host club races and teach driving techniques.

Doug Hall, Advanced Driving School representative supported Motor Sport Park as it would provide an opportunity to facilitate driving courses, and road courses for hobby drivers.

Andy DeBoon, representative of West Motor Sports and WMCA, was in favour of park. Facility provides opportunity to improve driving skills. Racing is a family event.

Brent Huglstol, motorsport enthusiast, supported park to bring more clientele to the area, build skills in motorsports, bring revenue into the area.

Dana Krause, supporter and racer, commented the advanced driving Centre would improve participants driving skills.

Cody Dyck, racer was in support of park as it would provide an opportunity to race locally.

Trevor Dech, motorcycle instructor, supported the motor park as driving skills and confidence would be developed in a safe area.

Courtney Moffatt, Business owner and former driver, supported park as it would be beneficial to the economy and businesses in the area.

Larry Otoole, supported park; his valid points had been addressed by others.

Reeve Beattie asked if there were any comments from the gallery in opposition of the application.

Shelly Beyak, adjacent landowner opposed to development, had concerns with the setback distance from gas well, and the traffic impact to the area.

Shirley Koosey, adjacent landowner opposed to development, addressed charter of rights, rights to a fair impartial hearing, loss of agricultural land, and the recognition of right to farm.

David Koosey, adjacent landowner opposed to development, potential for loss of life work with fire as pasture land is dry; noise impact; and the negative affect the motor park will have on the surrounding area.

Meghann Koosey, adjacent landowner opposed to development as track will have a negative impact on livestock.

Antje Grab, adjacent landowner opposed to development as noise will have an impact on livelihood and stress livestock.

Trudi Neumiller, adjacent landowner opposed to motor park along with the 148 letters of opposition and the petition of 393 signatures submitted. Area is peaceful, and proposal conflicts with Wessex Area Structure Plan.

Will Bosomworth, adjacent landowner opposed to Bylaw 14/16 and Bylaw 15/16; motor park will have a negative impact on livelihood; noise will have a negative impact on livestock; and concerns with oil spills and close proximity to Pengrowth's well head.

Wes Geddert, opposed to development; a request to Council to protect neighbours adjacent to proposal.

Phyllis Geddert, opposed to development, concerns with inconsistency in documents; strategic plan and goals; preserving agriculture land; development is not to interfere or impact neighbouring land.

Lou Nail opposed to motor park his concerns were already address by others.

Linda Neumiller, opposed to development proposal, concerns with pollution, ground water contamination, need environmental study. Need studies on the effect motor park will have on habitats, Blue Heron, and sound effect on birds and sediments.

Alanna Jonson, opposed and concerned with casualties due to high levels of speeding. Detailed documentation needs to be provided

Barb Farrell opposed, further sound studies required; destroying peace and quiet. Safety and fire, dry conditions restrict use of park. ASP is in question at this point

Lisa Saelhof, travel to area family farm adjacent to proposed development. The impact the development will have on the quiet natural environment. Development does not support core values as residents of the county.

Henk DeHaan, Noise consultant, provided information on the impact of noise on health, assessment of sound scape on community, noise in Bylaw is not defined. Information provided

Emery Stoesser, opposed to the development and had concerns that the information provided was misleading. Noise will impact 14 sections of land. A Contour Plan of the DBA levels should be provided. Development will have a negative impact to 18132 acres with noise.

Mike Stoesser opposed concerns addressed by others.

Doug Howse, opposed to the development as the sound will impact residence, information provided was not accurate, LA max and how neighboring areas will be impacted. Enforcement to be identified

Warren Fox, opposed to park; CO2 produced from motor sport park, Noise and complaints, enforcement of bylaws pertaining to motor sport park. Financial feasibility into project, business plan to be received.

Sandra Antonation, adjacent landowner was opposed as the development would have negative effects on livestock.

ADOPTED

The noise and dust would increase; require more information and studies on the impact of development.

Betty Brown, adjacent landowner opposed to development due to noise increase; Life style will change due to Motor Sports Park.

Ed Janson, adjacent landowner, requested that the people in the area to have main say not the developer.

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

Hearing no further comments Reeve Beattie recessed the Public Hearing.

Council requested administration to bring back clarification on the following items:

- Interchange upgrades what is Mountain View County's obligation
- Municipal Reserves to be addressed
- Number of people at Special Events to be distinguished in Direct Control Regulations
- Alberta Energy Regulator's definition of Public Facility, what is AER position, has it changed
- How are peak noise levels measured
- Environments Impact Study to address Blue Heron and nesting site
- Hours of Operation to be consistent on Sundays and Holidays
- County monitoring noise and dealing with that
- Reports for Phase 1 can they carry over to Phase 2
- Range Road 10, need clarity
- Sour Gas Well comments accurate with Alberta Energy Regulator standards
- Disposal of products used for vehicles
- Area 1 and Area 2 current Concept Plan and facilitate future subdivision for sewer and water in subdivision
- Strom Water Management Plan and contaminant run off how to deal with
- Economic Impact Study to see a copy and Hard Services to be identified in Direct Control Regulations
- Grass land provisions on vegetation control
- EMS fire services on site who and how that will be managed
- LA Max Noise Level to be included in information
- Exact area of farm land left intact
- Assessment summary report, what is assessable and what is not
- Status of the proposed race track in Kneehill County

ADOPTED

Moved by Councillor Milne
RC16-622 That Council recess the Public Hearing of Bylaw No. 14/16
and No. 15/16 to December 14, 2016 at or after 9:00 a.m.
Carried.

Reeve Beattie thanked the public participants for
providing their information on proposed development.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of
October 26, 2016 at 6:58 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer