

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, February 14, 2018, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT: Reeve B. Beattie
Councillor A. Aalbers (Deputy Reeve)
Councillor D. Fulton
Councillor G. Harris
Councillor P. Johnson
Councillor A. Kemmere
Councillor D. Milne

IN ATTENDANCE: J. Holmes, Chief Administrative Officer
C. Atchison, Director, Legislative, Community, and Agricultural Services
R. Baker, Director, Operational Services
R. Beaupertuis, Director, Corporate Services
M. Bloem, Director, Planning and Development Services
A. Wild, Communications Coordinator
V. Lodermeier, Administrative Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:00 a.m.

Reeve Beattie introduced Council and staff.

AGENDA Reeve Beattie advised of the following amendments to the agenda:
10.9 Development Permit (Direct Control) to follow Public Hearings.
10.10 Rosebud Business Park ASP to follow Public Hearings

Moved by Councillor Kemmere

RC18-057 That Council adopt the agenda of the Regular Council Meeting of February 14, 2018 as amended, and furthermore, I will be leaving the meeting at 11:30 a.m.

Carried.

MINUTES

Moved by Councillor Aalbers

RC18-058 That Council adopt the Minutes of the Regular Council Meeting of January 10, 2018.

Carried.

Moved by Councillor Harris

RC18-059 That Council adopt the Minutes of the Regular Special Council Meeting of January 15, 2018.

Carried.

PUBLIC HEARINGS
 Bylaw #LU 01/18
 NW 28-29-3 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 01/18 and read the Bylaw.

The application for redesignation of the NW 28-29-3 W5M, was introduced by T. Connatty, 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 13.04 Agricultural District (A) to Country Residential District (R-CR)
- Division 1
- Rural Community: Dogpound

The Planning and Development Department recommended that Bylaw #LU 01/18 be refused at second reading due to compliance issues with policies and Land Use Bylaw.

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

Daniel & Brenda Odell, owner, stated they met with administration and are aware of the policies. Separate titles requested for golf course and residence as son is Turf Manager for the Golf Course and lives on property. Land use is not to change; require separate titles for two existing residences and golf course.

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

Council questions resulted in the following information:

- Residual slivers of land fall outside the proposed boundary and are designated as agricultural lands
- Residual lands are banks that cannot be farmed
- The agricultural slivers of land would create multiple districts if consolidated with the golf course as land is zoned parks and recreation
- Proposal does not comply with policies and land use bylaw
- Quarter section currently has two titles
- Applicant to discuss alternative options with Planning and Development Services
- Consolidation of slivers of land with golf course would create multi zoned districts, but may be consider as an option

Reeve Beattie 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.

ADOPTED

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne
RC18-060 That Council give second reading to Bylaw No. LU 01/18 to redesignate lands in the NW 28-29-3 W5M.

Defeated.

Bylaw #LU 02/18
SW 20-33-3 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 02/18 and read the Bylaw.

The application for redesignation of the SW 20-33-3 W5M, was introduced by T. Connatty, 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 40.21 acre from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 6
- Rural Community: EagleHill/Westward Ho

The Planning and Development Department recommended that Bylaw #LU 02/18 be given second reading.

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

Paulette Armstrong spoke on behalf of John Harvie, owner, stating the proposal fit in with environmental stewardship; affordable parcels for smaller agricultural development and located within Agraia Food Corridor. Willing to place additional fencing, if required.

Reeve Beattie 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 pointed out that there were no Environmental Sensitive Areas identified within the quarter.

The applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers
RC18-061 That Council give second reading to Bylaw No. LU 02/18 to redesignate lands in the SW 20-33-3 W5M.

Carried.

Moved by Councillor Aalbers
RC18-062 That Council give third reading to Bylaw No. LU 02/18 to redesignate lands in the SW 20-33-3 W5M.

Carried.

Bylaw #LU 03/18
SW 27-32-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 03/18 and read the Bylaw.

The application for redesignation of the SW 27-32-2 W5M, was introduced by R. Pohl, 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 3.0 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 7
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 03/18 be given second reading.

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

John Iversen, owner, stated land has been family owned for fifty years as a family farm. The proposed separation is a difficult piece of land to get to with large equipment to farm. Land suitable for an acreage site, not separating piece of land for money.

Reeve Beattie 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 Reeve Beattie closed the Public Hearing.

Moved by Councillor Harris
 RC18-063 That Council give second reading to Bylaw No. LU 03/18 to redesignate lands in the SW 27-32-2 W5M.
 Carried.

Moved by Councillor Harris
 RC18-064 That Council give third reading to Bylaw No. LU 03/18 to redesignate lands in the SW 27-32-2 W5M.
 Carried.

Bylaw #LU 04/18
SE 2-33-27 W4M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 04/18 and read the Bylaw.

The application for redesignation of the SE 2-33-27 W4M, was introduced by R. Pohl, 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 46.81 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 7
- Rural Community: Reed Ranch

The Planning and Development Department recommended that Bylaw #LU 04/18 be given second reading.

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

Gerald Zinn, applicant, stating the proposed redesignation is land locked by the ravine. The conditions placed on the approach and parcel of land along the road have been dealt with and currently working with the County on an easement. The easement is to gain access to proposed land on the quarter that is land locked.

Reeve Beattie 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 Reeve Beattie closed the Public Hearing.

Moved by Councillor Fulton

RC18-065 That Council give second reading to Bylaw No. LU 04/18 to redesignate lands in the SE 2-33-27 W4M.

Carried.

Moved by Councillor

RC18-066 That Council give third reading to Bylaw No. LU 04/18 to redesignate lands in the SE 2-33-27 W4M.

Carried.

Development Permit
Application Direct Control
SE 22-29-29- W4M

The proposed "Change of Use" of the SE 22-29-29- W4M, was introduced by C. Mabin, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the location map, site map, environmental scan and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- Redesignation was approved on May 10, 2017 to Direct Control
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that they could support the following proposals identified on the application:

1. Agricultural Use to Commercial Use to an existing accessory building previously referred to as a machine shed from agricultural use to commercial use as a retail display area for overstocked/warehouse storage facility
2. Accessory Building proposal is to connect the existing retail store with main building and blend as one building
3. The new accessory building will replace the old accessory building to store farm equipment only

The application supports the Municipal Development Plan's goal to establish opportunities for economic development, located within an approved Direct Control District, and complements the current land use.

Moved by Councillor Aalbers

RC18-067 That Council approve the proposed Change of Use from Accessory Building for Agricultural Use to Commercial Use and two (2) Accessory Buildings (Connecting Structure & Agricultural Building) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SE 22-29-29 W4M, submitted by 861699 ALBERTA LTD, Development Permit No. PLDP20180012, subject to the following conditions:

Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the Approving Authority does not exclude the need and/or requirements of the Permittee to obtain any and all other Permits as may be required by this or any other Legislation, Bylaws, or Regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the Permit and/or Land Use Bylaw.

Standard Conditions if Applicable:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
6. An Alberta L and Surveyor is to locate/post the location of the building(s)/structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
10. No development shall be constructed, placed or stored over an easement or utility right of way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without

effect, unless an extension to this period has been previously granted.

- 12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regard to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction, required Permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

- 13. The appearance, design, and construction of the Accessory Buildings (Connecting Structure & Agricultural Building) shall complement the design of the existing buildings
- 14. The applicant shall obtain a Building Permit for a change of use for the existing accessory building - machine shed (referenced in PLDP20170166) from agricultural use to a commercial use.
- 15. The proposed Accessory Building (Agricultural Building) shall not be used for business, industrial, commercial purposes or residential occupancy.
- 16. Future expansion of the business, intensification of use(s) and addition(s) to building(s) or any new use(s) or new building(s), will require the issuance of a new Development Permit.
- 17. The applicant shall ensure all site regulations included within the Direct Control District 17.19 are met.
- 18. The hours of operation shall be Monday through to Saturday 9 a.m. to 9:00 p.m. and Sunday 9:00 a.m. to 7:00 p.m.

Carried.

Councillor Milne declared a pecuniary interest to the Business Park ASP located on SW 24-31-1 W5M at 10:28 a.m. and left the room.

Rosebud Business Park
Area Structure Plan
Request by a Developer

T. Connatty, Planner provided background on a proposed Business Park located within the SW 24-31-1 W5M and the relevant policy, Municipal Development Plan, that supports the proposal. Terms of Reference were included and reviewed. Public Consultation was discussed followed by the definition that was read from the Municipal Development Plan on the process required when establishing an Area Structure Plan.

Moved by Councillor Kemmere

RC18-068 That Council support CLT and Magna Engineering Services Inc's request to develop the Rosebud Business Park Area Structure Plan for the SW 24-31-1 W5M within the Economic Growth Node east of the Town of Didsbury with the Terms of Reference as

ADOPTED

included, but amended to include the Public Consultation definition from the Municipal Development Plan Bylaw No. 09/12, page 58.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:39 a.m. and reconvened at 10:50 a.m.

Councillor Milne re-joined the meeting at 10:50 a.m.

BYLAWS

Bylaw #04/18
Mandatory MDP

RC18-069 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. 04/18 Mandatory Municipal Development Plan as contained in the agenda package.
Carried.

RC18-070 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. 04/18 to March 14, 2018 at or after 9:00 a.m.
Carried.

Bylaw #05/18
Mandatory LUB

RC18-071 Moved by Councillor Harris
That Council give first reading to Bylaw No. 05/18 Mandatory Land Use Bylaw Amendment as contained in the agenda package.
Carried.

RC18-072 Moved by Councillor Harris
That Council set the Public Hearing for Bylaw No. 05/18 to March 14, 2018 at or after 9:00 a.m.
Carried.

Councillor Fulton declared a pecuniary interest to Bylaw No. LU 07/18 redesignating the lands within the NW 23-30-2 W5M at 10:54 a.m. and left the room.

Bylaw #LU 07/18
NW 23-30-2 W5M

RC18-073 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 07/18 redesignating the lands within the NW 23-30-2 W5M as contained in the agenda package.
Carried.

RC18-074 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 07/18 redesignating the lands within the NW 23-30-2 W5M to March 14, 2018 at or after 9:00 a.m.
Carried.

Councillor Fulton re-joined the meeting at 10:55 a.m.

Bylaw #LU 08/18
NW 31-31-3 W5M

RC18-075 Moved by Reeve Beattie
That Council give first reading to Bylaw No. LU 08/18 redesignating the lands within the NW 31-31-3 W5M as contained in the agenda package.
Carried.

RC18-076 Moved by Reeve Beattie
That Council set the Public Hearing for Bylaw No. LU 08/18 redesignating the lands within the NW 31-31-3 W5M to March 14, 2018 at or after 9:00 a.m.
Carried.

- Bylaw #LU 09/18
NW 20-33-7 W5M RC18-077 Moved by Councillor Kemmere
That Council give first reading to Bylaw No. LU 09/18 redesignating the lands within the NW 20-33-7 W5M as contained in the agenda package.
Carried.
- RC18-078 Moved by Councillor Kemmere
That Council set the Public Hearing for Bylaw No. LU 09/18 redesignating the lands within the NW 20-33-7 W5M to March 14, 2018 at or after 9:00 a.m.
Carried.
- DIRECTIVES
Regular Council Directives RC18-079 Moved by Councillor Aalbers
That Council receive the Council Directives as information.
Carried.
- NEW BUSINESS
Carstairs Fire Department Revenue RC18-080 Moved by Councillor Harris
That Council approves the addition of \$16,271.56, from the Carstairs Fire Department 2017 Revenue to the General Fire Reserve.
Carried.
- Olds College Homestead Feast Event RC18-081 Moved by Councillor Milne
That Council approves a bronze Sponsorship for the Olds College, Homestead Feast which is scheduled for April 13, 2018, to be funded from Council Grants G/L account.
Carried.
- RC18-082 Moved by Councillor Kemmere
That Council approve interested Councillor(s) and spouses to attend the Olds College, Homestead Feast event on April 13, 2018.
Carried.
- RhPAP 2018 Rural Community A&R Conference RC18-083 Moved by Reeve Beattie
That Council appoint Councillor Harris to attend the RhPAP 2018 Rural Community A&R Conference which will be held April 11 - 12, 2018.
Carried.
- Dust Control Bergen Road to Camp Evergreen (Range Road 52) RC18-084 Moved by Councillor Aalbers
That Council direct Operational Services to provide notification to the residents adjacent to Range Road 52, in Bergen Springs subdivision, that the County will no longer provide dust control on Range Road 52 unless local residents wish to enter into a Dust Control Agreement with the County as per Dust Suppression Policy 4015.
Carried.
- SPIRT Committee RC18-085 Moved by Councillor Kemmere
That Council appoint Councillor Aalbers to the Sundre Forest Products Public Involvement Round Table Group (SPIRT) until the 2018 Organizational Meeting.
Carried.

- RC18-086 Moved by Councillor Johnson
That Council book a date to partake in the West Fraser Bush Tour in the spring.
Carried.
- RC18-087 Moved by Councillor Kemmere
That Council appoint Councillor Fulton to the Olds Library Board until 2018 Organizational meeting.
Carried.
- February 27, 2018
Special Council Meeting
RC18-088 Moved by Councillor Johnson
That Council approve a Special Council Meeting for February 27, 2018 in which the agenda will include the following items: Operating Budget, Cost of Living Adjustment (COLA), and Tax Rate Analysis with options.
Carried.
- Request for Proposal
Banking Services
RC18-089 Moved by Councillor Milne
That Council approve the Request for Proposal – Banking Services so the County can enter into a new banking agreement in 2018.
Carried.
- Community Aggregate
Payment Levy
RC18-090 Moved by Councillor Kemmere
That Council request Administration to prepare options for reporting use and collection of the community aggregate payment levy funds within the County as part of the 2018 budget.
Carried.
- Councilor Kemmere circulated additional comments on items 10.1 through to 10.15 under New Business.
- Councilor Kemmere left the meeting at 11:41 a.m.
- Land Use Bylaw
Compliance Options
RC18-091 Moved by Councillor Aalbers
That Council receive as information the Land Use Bylaw Compliance Options.
Carried.
- Recess and Reconvene
Reeve Beattie recessed the meeting at 12:12 p.m. and reconvened at 1:00 p.m.
- Land Use Bylaw Amendments
2018 Review
M. Bloem, Director of Planning and Development outlined suggested changes for the Land Use Bylaw No. 15/15 as a result from the Council workshop. The suggested changes were directed to the following: definitions; development not requiring development permits; issuance and validity of development permits; offences and fines; manufactured dwellings; secondary detached dwelling; secondary suite dwelling; sour gas; agricultural district and agricultural (2) district; general site; and setbacks. The recommended changes were part of the agenda package.
- M. Bloem, Director of Planning and Development commented that the amendments for the Land Use Bylaw will be discussed at two (2) open houses to take place in March.

- RC18-092 Moved by Councillor Aalbers
That Council receive the proposed amendments to the Land Use Bylaw and direct Administration to proceed with public engagement of the proposed changes and additional changes made by Council.
Recorded Vote:
In Opposition: Councilor Johnson
In Support: Reeve Beattie, Councillor Milne, Councillor Harris, Councillor Fulton, Deputy Reeve Aalbers.
Carried.
- “Central Alberta” – Community Violent Threat Risk Assessment Protocol
RC18-093 Moved by Councillor Aalbers
That Council engage as a Community Partner and become a signatory member on the “Central Alberta” Community Violent Threat Risk Assessment Protocol, and further that Council appoint Councillor Harris as representative to sit on the Community VTRA Protocol Steering Committee.
Carried.
- RC18-094 Moved by Councillor Milne
That Council approve Councillor Harris to sign the Community VTRA Protocol on behalf of Mountain View County.
Carried.
- Subdivision and Development Appeal Board Options
RC18-095 Moved by Councillor Aalbers
That Council directs Administration to bring forward Bylaw 20/07 “Establishing the Subdivision and Development Appeal Board” with amendments to change the appeal re-hearing board membership to three members, one of which would be a Council representative.
Carried.
- AAMDC Committee on Charitable Gaming
RC18-096 Moved by Councillor Aalbers
That Council support Councillor Fulton’s application to the AAMDC Committee on Charitable Gaming.
Carried.
- COUNCILLOR REPORTS
Council discussed the following:
- MAP Summary Notes discussed
 - SPOG Community Affairs
 - CAC trying to engage municipalities
 - SCC Conference, focus was on Assessment Management
 - FCM webinar, good platform and webinars to continue
 - Airport meeting working on runway lights, new system for aircraft to land
 - MVSH working on the building needs within the next 20 years
 - Rural Crime Watch looking for new members
 - RhPap waiting on funding
 - ASP South Carstairs public engagement
- INFORMATION ITEMS
RC18-097 Moved by Councillor Harris
That Council receive the following items as information:

- a. 20180111 Minister of Health
- b. Infrastructure Plan
- c. 20171124 Minister of Transportation
- d. 20171211 Alberta Transportation
- e. 20180124 AAMDC Contact Newsletter

Carried.

IN CAMERA
Intergovernmental
Relations Section 21
And Section 24, FOIP Act

Moved by Councillor Johnson
RC18-098 That the Regular Council Meeting of February 14, 2018 go into closed meeting at 2:10 p.m. to deal with items relative to the FOIP Act, Section 24.

Carried.

Moved by Councillor Harris
RC18-099 That the Regular Council Meeting of February 14, 2018 return to the open meeting at 2:53 p.m.

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of February 14, 2018 at 2:53 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer