

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 28, 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
G. Eyers, Executive 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:
5.2 Bylaw No. 08/18 - MDP Amendments and Bylaw No. 09/19 - LUB Amendments (Additional Information)
10.3 Airport Pit Intermunicipal Collaboration Agreement (Information attached)
10.4 Olds Rotary Athletic Park Design Committee
10.5 SDAB Application Fee - Refund Request - SDAB20180047
10.6 2018 Budget - MSI Funding Source Amendment
10.7 Sundre Tri-Services Ball

Moved by Councillor Milne
RC18-165 That Council adopt the agenda of the Regular Council Meeting of March 28, 2018 as amended.

Carried.

MINUTES

Moved by Councillor Kemmere
RC18-166 That Council adopt the Minutes of the Special Council Meeting of February 27, 2018.

Carried.

Moved by Councillor Aalbers
RC18-167 That Council adopt the Minutes of the Regular Council Meeting of February 28, 2018.

Carried.

PUBLIC HEARINGS
Bylaw #LU 10/18
NE 34-31-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 10/18 and read the Bylaw.

The application for redesignation of the NE 34-31-2 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 3.96 acres from Agricultural District (A) to Country Residential (R-CR)
- Division 3
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 10/18 be given refused. The proposal does not comply with Municipal Development Policies 3.3.5, 3.3.6 and 4.3.3.d. The proposal is found within the Agricultural Preservation area, which limits the number of titles per quarter section to two (2). The first parcel out may be supported however, this proposal is contemplating the second parcel removed and the creation of a third (3rd) title for the quarter.

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

Davie Mailer, owner, stated that he did not have any additional information to provide.

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

Council questions resulted in the following information:

- The creation of an additional residential parcel will exceed the 10 acre maximum
- If the proposal is approved an additional residence could be placed on the balance on the quarter section

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.

Dave Mailer, applicant, was provided the opportunity for closing remarks and stated that they just want to do it correctly. He had hired David Derksen to represent him and assumes that he is not in attendance due to weather conditions.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC18-168 That Council give second reading to Bylaw No. LU 10/18 to redesignate lands in the NE 34-31-2 W5M.

Motion Defeated.

Bylaw Np. 08/18 - MDP Amendments

Bylaw No. 09/19 - LUB Amendments

Reeve Beattie opened the Public Hearing regarding Bylaw No. 08/18 – MDP Amendments.

The Planning and Development Department discussed the following information as provided in the agenda package:

- Environmentally Significant Areas
- Updating of the ESA map, and the Agricultural Preservation Area of the Growth Management Conceptual Strategy map
- If approved, the amendments will affect three (3) Area Structure Plans (ASP) that utilize the Agricultural Preservation Area and potential Multi-Lot Residential Development Area boundaries
- A summary response to comments and questions
- The proposed amendments are not related to rezoning (redesignating) properties and property assessment will continue to be agricultural if the land is currently assessed and being used for agriculture.
- Property boundaries are not being changed, only the Environmentally Significant Area boundaries are being considered. A change to the Municipal Development Plan mapping will not remove acres of land from land titles
- 15,798 acres of land across the entire County is proposed to be removed from the ESA map and the Agricultural Preservation Area and land within Eagle Valley is already restricted to only one subdivision from a quarter section within the Eagle Valley Area Structure Plan.
- The changes to Environmentally Significant Area boundaries is removing the older less accurate 1991 data that was incorporated in the more current and accurate 2008 Summit Report data and adding the Provincial Fiera 2014 ESA data, and is not a change in policy.
- “Potential Multi-Lot Residential Development Area” is a term used to identify land that is not within an Environmentally Significant Area and does not have a Canada Land Inventory soil classification of 1, 2, or 3. Up to three subdivisions may be considered from the quarter section if identified as Potential Multi-Lot Residential Development Area. Some of these quarter sections may be suitable for agricultural production and the landowner is open to exploring and preserving those opportunities regardless of proposed Bylaw No. 08/18.
- While related to the boundaries of the “Agricultural Preservation Area”, soil classification is outside the original intent of the proposed amendment as changes to the Environmentally Significant Area boundaries are only being considered as part of Bylaw No. 08/18.
- Council and the Subdivision and Development Approving Authority have policies and regulations to consider and use to protect agriculture and the environment. Only through

subdivision and development will changes to properties occur and those processes include tools that can be used for protection. Changes to Figure 3 of the Municipal Development Plan are for guidance and a full technical review occurs when applications are submitted for subdivision and development.

The Planning and Development Department recommended that Bylaw No. 08/18 – MDP Amendments be given second reading.

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

Reeve Beattie asked if there were any comments from the gallery.

Sally Banks questioned the number of acres provided in the report and was advised that the numbers were calculated to include the entire County. She is opposed to the amendments to both bylaws because she feels that the amendments were not fully communicated. Communication needs to be provided so that the residents can understand it. She reviewed correspondence that she provided. Her concerns included communication, ecological, environmental, and land use, She stated that the entire County should be an environmentally significant area.

Anne Macklin, SE 30-33-4 W5M, recommended that the Bylaw amendments be deferred. Communications to residents need to be improved and further amendments need to consider emergency preparedness and climate change. The use of CLI information needs to be reconsidered.

Sandy Easterbrook stated that she feels that the wildlife corridors in the Bergen area should be considered.

Robin Tudor feels that the information presented was easily understood and has clarified previous communication. He feels that the matter should be deferred and that more information should be provided to the public.

Council questions resulted in the following information:

- The change is based on the ESA and not the CLI

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

Reeve Beattie asked a final time 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 stated that the other proposed MDP amendment related to road design standards for new industrial and commercial subdivisions would also be updated. He thanked everyone who called the Planning and Development Department with their comments and questions. It

was mentioned that the individual maps were made available on the County website.

Council questions resulted in the following information:

- The Provincial Flood Hazard Study along the Red Deer River corridor shows that the boundaries are either mirrored or exceeded.
- The proposed amendments are based on a review of the 2008 Summit Report data and adding the 2014 ESA Provincial data
- The Jackson Lake report prepared by Tanas will be posted on the County website.
- The current ESA maps do not include the 2014 Fiera data
- 76% of the Fiera report ESAs are included in the 2008 Summit Report are included in the revised EDA mapping
- Redesignation applications are reviewed on an individual basis and specific land capabilities will be considered

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC18-169 That Council defer the Public Hearing of Bylaw No. 08/18 – MDP Amendments pending additional Public Consultation; and further, bring information received today to the scheduled open houses.
Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:30 a.m. and reconvened at 10:45 a.m.

BYLAWS

Bylaw #LU 14/18

SE 23-31-3 W5M and PI 0812620

Blk 1 Lot 1

Moved by Councillor Milne

RC18-170 That Council give first reading to Bylaw No. LU 14/18 redesignating the lands within the SE 23-31-3 W5M and Plan 0812620 Block 1 Lot 1 as contained in the agenda package.
Carried.

Moved by Councillor Milne

RC18-171 That Council set the Public Hearing for Bylaw No. LU 14/18 redesignating the lands within the SE 23-31-3 W5M and Plan 0812620 Block 1 Lot 1 to May 9, 2018 at or after 9:00 a.m.
Carried.

Bylaw #LU 16/18

NW 21-33-3 W5M

Moved by Councillor Aalbers

RC18-172 That Council give first reading to Bylaw No. LU 16/18 redesignating the lands within the NW 21-33-3 W5M as contained in the agenda package.
Carried.

Moved by Councillor Aalbers

RC18-173 That Council set the Public Hearing for Bylaw No. LU 16/18 redesignating the lands within the NW 21-33-3 W5M to April 25, 2018 at or after 9:00 a.m.
Carried.

DIRECTIVES

Regular Council
Directives

Moved by Councillor Aalbers
RC18-174 That Council receive the Council Directives as information.

Carried.

OLD BUSINESS
Policy No. 1008
Reserves Policy

Moved by Reeve Beattie
RC18-175 That Council approve Policy No. 1008 – Mountain View County
Reserves – Appendix A as amended.

Carried.

2018 Operating
Budget

Robert Beaupertuis, Director, Corporate Services, advised that Administration has made all the changes to the 2018 Operating Budget as requested by Council. He stated that a capital and operating budget must be passed by May 1 of each year as directed by the Municipal Government Act (MGA).

2018 Budget
Funding Source

Moved by Councillor Aalbers
RC18-176 That Council approve changing \$2,600,000 in funding from
Roads Reserve to Municipal Sustainability Initiative (MSI) funding
for project (OS-18-01) Acme Road Phase 1 Second Lift.

Carried.

Moved by Councillor Kemmere
RC18-177 That Council defer the 2018 Operating Budget to the April 11,
2018 Regular Council Meeting.

Carried.

NEW BUSINESS
Reserve Movements

Moved by Councillor Milne
RC18-178 That Council receive the Reserve Fund Movement report as
information.

Carried.

Contaminated
Sites

Moved by Councillor Aalbers
RC18-179 That Council approve the creation of an unfunded liability account
for the post closure cleanup of contaminated sites.

Carried.

Airport Pit IC
Agreement

Moved by Councillor Kemmere
RC18-180 That Council support the Airport Pit Intermunicipal Collaboration
Agreement between Mountain View County and the Town of
Sundre as presented and authorize the Chief Administrative
Officer to execute the Agreement.

Carried.

Olds Rotary Athletic
Park

Moved by Councillor Aalbers
RC18-181 That Council appoint Councillor Harris to the Olds Rotary Athletic
Park Priority and Design Committee.

Carried.

Refund for
SDAB20180047

Moved by Councillor Harris
RC18-182 That Council approve the refund of the appeal application fee
(SDAB20180047) in the amount of \$425.00.

Carried.

Sundre Tri-Services
Ball RC18-183 Moved by Councillor Kemmere
That Reeve Beattie review the correspondence regarding the Sundre Tri-Services Ball to determine if it meets current Policy for Councillors to attend.

Carried.

Recess and Reconvene Reeve Beattie recessed the meeting at 12:05 p.m. and reconvened at 12:50 p.m.

Councillor Aalbers did not return to the meeting.

Reeve Beattie did not return to the meeting.

Councillor Kemmere assumed the position of Chair at 12:50 p.m.

INFORMATION
ITEMS RC18-184 Moved by Councillor Milne
That Council receive the following items as information:
a. 20180309 – AAMDC Contact Newsletter
b. 20180316 - AAMDC Contact Newsletter
c. 20180316 - SRDRWC Letter
d. 20180312- Town of Olds letter to Environment
e. 20180228 - Letter from Municipal Affairs

Carried.

IN CAMERA RC18-185 Moved by Councillor Fulton
That the Regular Council Meeting of March 28, 2018 go into closed meeting at 12:54 p.m. to deal with items relative to the FOIP Act, Section 21, 23, and 24.

Carried.

Reeve Beattie returned to the meeting at 1:15 and assumed the position of Chair.

RC18-186 Moved by Councillor Milne
That the Regular Council Meeting of March 28, 2018 return to the open meeting at 2:17 p.m.

Carried.

ADJOURNMENT Reeve Beattie adjourned the Regular Council Meeting of March 28, 2018 at 2:17 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer