

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, September 13, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Councillor A. Kemmere

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Beaupertuis, Director, Corporate Services
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural 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:
11.11 Didsbury ICF Shared Facilities Sub-agreement (revised attachment)
11.12 Olds ICF Shared Facilities Sub-Agreement (revised attachment)
11.15 Didsbury ICF Fire Services Sub-Agreement
11.16 Continuation of 2017 Chip Seal Program

Councillor Kemmere provided written comments regarding the agenda items 11.2, 11.3, 11.4, 11.5, 11.8, 11.10, 11.11, 11.12, and 11.13.

Moved by Councillor McKean

RC17-563 That Council adopt the agenda of the Regular Council Meeting of September 13, 2017 as amended.

Carried.

MINUTES

Moved by Councillor Heck

RC17-564 That Council adopt the Minutes of the Regular Council Meeting of August 7, 2017.

Carried.

PUBLIC HEARINGS
Bylaw #LU 33/17
SW 18-33-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 33/17 and read the Bylaw.

The application for redesignation of the SW 18-33-4 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 10 acres from Agricultural District (A) to Residential Farmstead District (R-F)
- Division 5
- Rural Community: Eagle Hill/Westward Ho

The Planning and Development Department recommended that Bylaw #LU 33/17 be given second reading.

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

Ken Taylor, applicant, stated that the corrals on the east portion were removed from the proposed redesignation area to reduce the parcel size to 10 acres.

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

Council did not have any questions.

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 Aalbers

RC17-565 That Council give second reading to Bylaw No. LU 33/17 to redesignate lands in the SW 18-33-4 W5M.

Carried.

Moved by Councillor Aalbers

RC17-566 That Council give third reading to Bylaw No. LU 33/17 to redesignate lands in the SW 18-33-4 W5M.

Carried.

Bylaw #LU 36/17
NW 32-31-5 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 36/17 and read the Bylaw.

The application for redesignation of the NW 32-31-5 W5M, was introduced by D. Gonzalez, 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 acres from Agricultural District (A) to Country Residential District (R-CR); and 65 acres from Agricultural District (A) to Agricultural (2) District (A(2)) all within the NW 32-31-5-5
- Division 4
- Rural Community: Bergen

The Planning and Development Department recommended that Bylaw #LU 36/17 be given second reading.

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

David Derksen, applicant, stated that a larger parcel was originally requested. The application was amended to reduce the size of the parcel to meet County policies.

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

Council questions resulted in the following information:

- The area is proposed as an A2 parcel
- There are no County concerns with the number of approaches

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 McKean

RC17-567 That Council give second reading to Bylaw No. LU 36/17 to redesignate lands in the NW 32-31-5 W5M.

Carried.

Moved by Councillor McKean

RC17-568 That Council give third reading to Bylaw No. LU 36/17 to redesignate lands in the NW 32-31-5 W5M.

Carried.

Bylaw #LU 37/17
NE 5-29-4 W5M

Councillor McKean declared a pecuniary interest at 9:20 a.m. and left the room.

Councillor McKean returned to the room and joined the gallery.

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 37/17 and read the Bylaw.

The application for redesignation of the NE 5-29-4 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 3 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 2
- Rural Community: WaterValley/Winchell Lake

The Planning and Development Department recommended that Bylaw #LU 37/17 be given second reading.

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

Jeffery Luft, applicant, 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 did not have any questions.

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 Milne

RC17-569 That Council give second reading to Bylaw No. LU 37/17 to redesignate lands in the NE 5-29-4 W5M.

Carried.

Moved by Councillor Milne

RC17-570 That Council give third reading to Bylaw No. LU 37/17 to redesignate lands in the NE 5-29-4 W5M.

Carried.

Bylaw #LU 38/17
NE 33-32-6 W5M

Councillor McKean re-joined the table at 9:25 a.m.

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 38/17 and read the Bylaw.

The application for redesignation of the NE 33-32-6 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 4.42 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 5
- Rural Community: Bearberry/Coalcamp

The Planning and Development Department recommended that Bylaw #LU 38/17 be given second reading.

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

Arthur Eskesen, owner, stated that he did not have any additional information.

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

Council did not have any questions.

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 Sayer

RC17-571 That Council give second reading to Bylaw No. LU 38/17 to redesignate lands in the NE 33-32-6 W5M.

Carried.

Moved by Councillor Sayer

RC17-572 That Council give third reading to Bylaw No. LU 38/17 to redesignate lands in the NE 33-32-6 W5M.

Carried.

Bylaw #16/17
LUB Amendment
Alternative/Renewable
Energy

Reeve Beattie opened the Public Hearing regarding Bylaw #16/17 and read the Bylaw.

Bylaw #16/17 - LUB Amendment - Alternative/Renewable Energy was introduced by J. Ross, Planning and Development Department, and the following information was introduced as provided in the agenda package. The Planning and Development Department provided specific information to the proposed LUB Amendment as follows:

- Definitions

The Planning and Development Department recommended that Bylaw #16/17 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. No one came forward.

Council discussed the following:

- Wind energy conversion systems for individual and business use
- Generation of power going back to the power grid
- Other municipal land use bylaw comparisons

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.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Heck

RC17-573 That Council give second reading to Bylaw No. 16/17 - LUB Amendment - Alternative/Renewable Energy.

The question on motion RC17-573 was not called.

Moved by Councillor McKean

RC17-574 That Council amend Bylaw No. 16-17 - LUB Amendment - Alternative/Renewable Energy to include that residential or individual use to have a maximum of 15 kw before it is classed as a discretionary use.

Motion Defeated.

The question on motion RC17-573 was called.

Carried.

Moved by Councillor Heck
RC17-575 That Council give third reading to Bylaw No. 16/17 - LUB Amendment - Alternative/Renewable Energy.

Carried.

Bylaw #17/17
LUB Amendment
SW 26-32-5 W5M
(Seidel Pit)

Reeve Beattie opened the Public Hearing regarding Bylaw #17/17 and read the Bylaw.

Bylaw #17/17 - LUB Amendment - SW 26-32-5 W5M (Seidel Pit) was introduced by J. Ross, Planning and Development Department, and the following information was introduced as provided in the agenda package. The Planning and Development Department provided specific information to the proposed LUB Amendment.

The Planning and Development Department recommended that Bylaw #17/17 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.

Kevin Seidel, landowner, stated that there was an error in the original application and this should not be classed as an error by the landowner. He also discussed the reclamation process and timeline.

Council questions resulted in the following information:

- There will be no change to the current reclamation timeline
- The Code of Practice will not apply as it will be under the size limitation
- There will be no permit reapplication required by the landowner
- Reclamation is under the jurisdiction of AB Environment

Moved by Councillor Sayer
RC17-576 That Council defer the Public Hearing of Bylaw No. 17/17 - LUB Amendment - SW 26-32-5 W5M (Seidel Pit) to October 11, 2017 at or after 9:00 a.m. to provide the opportunity to clarify the reclamation requirements with AB Environment.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:23 a.m. and reconvened at 10:33 a.m.

BYLAWS

Bylaw #LU 43/17
NE 29-32-5 W5M,
SE 29-32-5 W5M and
SE 32-32-5 W5M RC17-577

Moved by Councillor McKean
That Council give first reading to Bylaw No. LU 43/17 redesignating the lands within the NE 29-32-5 W5M, SE 29-32-5 W5M and SE 32-32-5 W5M as contained in the agenda package.

Carried.

- RC17-578 Moved by Councillor McKean
That Council set the Public Hearing for Bylaw No. LU 43/17 redesignating the lands within the NE 29-32-5 W5M, SE 29-32-5 W5M and SE 32-32-5 W5M to October 11, 2017 at or after 9:00 a.m.
Carried.
- Bylaw #LU 44/17
SW 20-30-1 W5M RC17-579 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 44/17 redesignating the lands within the SW 20-30-1 W5M as contained in the agenda package.
Carried.
- RC17-580 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 44/17 redesignating the lands within the SW 20-30-1 W5M to October 11, 2017 at or after 9:00 a.m.
Carried.
- Bylaw #LU 46/17
NE 11-33-28 W4M RC17-581 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 46/17 redesignating the lands within the NE 11-33-28 W4M as contained in the agenda package.
Carried.
- RC17-582 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 46/17 redesignating the lands within the NE 11-33-28 W4M to October 11, 2017 at or after 9:00 a.m.
Carried.
- ICF Reporting
IN CAMERA RC17-583 Moved by Councillor Sayer
That the Regular Council Meeting of September 13, 2017 go into closed meeting at 10:43 a.m.
Carried.
- All Staff left the In Camera meeting at 11:04 a.m.
- RC17-584 Moved by Councillor Milne
That the Regular Council Meeting of September 13, 2017 return to the open meeting at 11:37 a.m.
Carried.
- DELEGATIONS
MVRWMC Councillor McKean left the table and joined the gallery at 11:40 a.m.
- Reeve Beattie welcomed Maryanne Overwater and Councillor McKean, Mountain View Regional Waste Management Commission, to the Regular Council Meeting.
- Councillor McKean provided information regarding
- Landfill operations update
 - Landfill tonnage capacities and site reclamations
 - Membership agreement amendment request
 - 2018 Budget approval
- Council discussed the following:
- Landfill cell reclamation
 - Annual Review

MVRWMC Member
Agreement

RC17-585

Moved by Councillor Milne

That Council approve that Mountain View Regional Waste Management Commission be allowed to accept waste material from outside municipalities up to a maximum of 15,000 tonnes per year subject to an annual review by County Council.

Carried.

Council discussed the following:

- Sundre Recycle area signage

Reeve Beattie thanked the Mountain View Regional Waste Management Commission for the presentation.

NEW BUSINESS

Development Permit
SE 22-29-29 W4M

The application for Development Permit SE 22-29-29 W4M was introduced by the Planning and Development Department, and information was introduced as provided in the agenda package.

The Planning and Development Department recommended that the Development Permit be approved with the recommended conditions.

Council questions resulted in the following information:

- The applicant has confirmed that they will address the required fire exits

Moved by Councillor Sayer

RC17-586

That Council approve the proposed Accessory Building (Connecting Structure Between Annexes) in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SE 22-29-29-4, submitted by IRVINE, Scott, Development Permit No. PLDP20170166, subject to the following conditions:

CONDITIONS:

The works outlining in this application are 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.
5. N/A
6. An Alberta Land 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.
7. N/A

8. N/A
9. N/A
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 regards 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 addition shall complement the design of the existing dwelling.
14. 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.

Carried.

Refund Request WVCA
PLDP20160399 RC17-587

Moved by Councillor McKean
That Council approve refunding the Water Valley Community Association Development Application fee for file PLDP20160399 in the amount of \$555.00. This does not include the non-refundable \$75.00 Long Range Planning Fee or the non-refundable building permit fee.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:01 p.m. and reconvened at 1:00 p.m.

ESA Case Study

Reeve Beattie welcomed Steven Tannas, Tannas Conservation Services Ltd. to the Regular Council Meeting.

Steve Tannas provided information regarding

- Environmentally Significant Areas Assessment
- Jackson Lake Conservation Easement Case Study

Council discussed the following:

- Comparisons to Summit model
- Protection of ESA
- Buffer areas

Reeve Beattie thanked Steve Tannas for the presentation.

		Moved by Councillor Aalbers	
	RC17-588	That Council request that staff bring forward a 2018 Budget project sheet for Council consideration with costs of updating the current ESA maps for the County.	Carried.
Jackson Lake Conservation Easement	RC17-589	Moved by Reeve Beattie That Council authorize the Chief Administrative Officer to enter into a Conservation Easement for Jackson Lake (S ^{1/2} 24-32-5 W5M & N ^{1/2} 13-32-5 W5M) with no expiry or review date.	Carried.
DIRECTIVES			
Regular Council Directives	RC17-590	Moved by Councillor Aalbers That Council receive the Council Directives as information.	Carried.
Council Strategic Outcomes	RC17-591	Moved by Councillor Heck That Council receive the Council Strategic Outcomes as information.	Carried.
NEW BUSINESS			
South Carstairs ASP Servicing Study	RC17-592	Moved by Councillor Milne That Council accept the Mountain View County South Carstairs ASP Servicing Study as information.	Carried.
	RC17-593	Moved by Councillor Sayer That Council direct Administration to proceed with developing policies for private on-site water and wastewater servicing for the South Carstairs Economic Growth Node ASP.	Carried.
Municipal Asset Management Grant	RC17-594	Moved by Councillor McKean That Council direct staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program for: - Fallen Weight Testing in the Eastern portion of the County - County and Local Airport Building condition assessment data collection and report - County asset management plan report.	Carried.
Municipalities for Climate Innovation Grant	RC17-595	Moved by Councillor Aalbers That Council direct staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipalities for Climate Innovation Program for the Sundre Airport Storm Water Master Drainage Plan.	Carried.
Streetlight LED Conversion	RC17-596	Moved by Councillor McKean That Council receive the CAO's decision, to accept the proposal from Fortis to proceed with the LED Conversion of Street Lights within the County, as information.	Carried.

2017 Health Funding	RC17-597	Moved by Councillor Aalbers That Council approve funding the Olds Healthcare Fundraising Committee an amount of \$20,000 for the purchase of a portable ventilator to be used at the Olds Hospital Emergency Room, to be funded from the 2017 Health Funding Budget.	
		The question on Motion RC17-597 was not called.	
	RC17-598	Moved by Reeve Beattie That Council approve funding the Olds Healthcare Fundraising Committee an amount of \$25,000 for the purchase of a portable ventilator to be used at the Olds Hospital Emergency Room, to be funded from the 2017 Health Funding Budget.	Motion Defeated.
		The question on Motion RC17-597 was called.	Carried.
Didsbury ICF Shared Facilities Sub-agreement	RC17-599	Moved by Councillor Aalbers That Council approve the Shared Facility Funding Sub-Agreement between the Town of Didsbury and Mountain View County.	Carried.
Olds ICF Shared Facilities Sub-Agreement	RC17-600	Moved by Reeve Beattie That Council approve the Shared Facility Funding Sub-Agreement between the Town of Olds and Mountain View County.	Carried.
Cremona ICF Sub-Agreements	RC17-601	Moved by Councillor McKean That Council amend 3.2 of the Cremona and Mountain View County Family and Community Support Services (FCSS) Sub-Agreement to \$10,000.	Carried
	RC17-602	Moved by Councillor Aalbers That Council approve the Cremona and Mountain View County Family and Community Support Services (FCSS) Sub-Agreement as amended.	Carried.
	RC17-603	Moved by Councillor McKean That Council approve the Cremona and Mountain View County Shared Facilities Sub-Agreement.	Carried.
ICF Sub-Agreement Signing Authority	RC17-604	Moved by Councillor Aalbers That Council authorize the CAO to negotiate and approve the following Sub-Agreement with the Towns and Village: - Agricultural Inspection Services Agreement - Recycling Facility Agreement - Animal Control Agreement	Carried.
Didsbury ICF Fire Services Sub-Agreement	RC17-605	Moved by Councillor Sayer That Council approve the Fire Services Sub-Agreement between the Town of Didsbury and Mountain View County.	Carried.

Continuation of 2017 Chip Seal Program	RC17-606	Moved by Councillor Aalbers That Council direct Administration to continue the 2017 Chip Seal Program beyond 121.6 kms up to an additional \$250,000.	Carried.
COUNCILLOR REPORTS		Council discussed the following: <ul style="list-style-type: none"> • MAP Meeting update • Cremona Fire Meeting Update • Waterton Fire Assistance • Fire Truck Replacement • Economic Growth Node Meeting • Campus Alberta Central Update • Catapult Meeting • AB Transportation and AB Environment Red Deer River tour 	
INFORMATION ITEMS	RC17-607	Moved by Councillor Aalbers That Council receive the following items as information: <ol style="list-style-type: none"> a. 20170626 - MVRWMC Approved June 26, 2017 Minutes b. 20170808 - MVRWMC Approved August 8, 2017 Special Meeting Minutes c. 20170816 Letter from Municipal Affairs d. 20170817 - AAMDC Contact Newsletter e. 20170823 - AAMDC Contact Newsletter f. 20170825 - Letter from Minister of AG 	Carried.
	RC17-608	Moved by Councillor Aalbers That Council direct staff to pursue the Wetland Offset Credits as per Alberta Environment and Parks Wetland Policy.	Carried.
Recess and Reconvene		Reeve Beattie recessed the meeting at 3:20 p.m. and reconvened at 3:28 p.m.	
IN CAMERA	RC17-609	Moved by Councillor McKean That the Regular Council Meeting of September 13, 2017 go into closed meeting at 3:28 p.m.	Carried.
	RC17-610	Moved by Councillor McKean That the Regular Council Meeting of September 13, 2017 return to the open meeting at 4:00 p.m.	Carried.
2017 Tax Sale Reserve Bids	RC17-611	Moved by Councillor McKean That Council set the following reserve bids for the 2017 Sale of Public Land: <ul style="list-style-type: none"> - Roll 329073005 (SE-07-29-3-5 Plan 0213866, Block 1, Lot 6) at \$290,660.00 	Carried.
	RC17-612	Moved by Councillor Milne That Council approve the lease of County owned Agricultural lands as follows: <ul style="list-style-type: none"> - NE 9-31-33 W5M to Mike Banick at a rate of \$2400 per year - NW 9-31-3 W5M to Craig Anderson at a rate of \$1550 per year - NW 9-31-3 W5M to Brett Israelson at a rate of \$2145 per year 	

ADOPTED

- S ½ NE 19-30-4 W5M to Larry Ellithorpe at a rate of \$3,300 per year
- W ½ 35-31-5 W5M to Tom Guzmanuk at a rate of \$4,200 per year
- SE 31-29-5 W5M to John Pawson at a rate of \$1,000 per year
- NE 8-33-3 W5M to J. W. Campbell at a rate of \$1,050 per year
- SE 25-31-6 W5M to Ken Mariack at a rate of \$1,855 per year
- SW 23-31-27 W4M to Dan Page at a rate of \$5,280 per year
- N ½ 14-31-27 W4M to Dan Page at a rate of \$5,580 per year
- SW 36-32-5 W5M to Brian Braun at a rate of \$1,500 per year

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of September 13, 2017 at 4:01 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer