

MINUTES
EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Friday, December 9, 2016,
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT: Jim Smith
David Bach
Peggy Johnson
Rosalie Jorgensen
Councillor K. Heck
Councillor P. McKean
Councillor A. Aalbers

IN ATTENDANCE: Matthew Pawlow, Manager, Planning Services
Geneva Chaudhary, Planner
Dolu Gonzalez, Planner
Lee-Ann Gaudette, Administrative Assistant, Recording Secretary

1. **CALL TO ORDER:** Meeting commenced at 1:06p.m.
2. **AGENDA:** Addition under 7.3 to discuss the format as to how to accept feedback from the Open House.

2.1 Adoption of Agenda

Moved by: P. McKean
That the Agenda of December 9, 2016 be adopted as amended.
3. **ADOPTION OF MINUTES:**

3.1 Request was made on page 5 to change the word "Module" to "Model" under 7.2 Motion.

Moved by: D. Bach
That the Minutes of November 3, 2016 be adopted as amended.
4. **BUSINESS ARISING:** Nil
5. **DELEGATIONS:**

5.1 Eagle Valley Community Association Working Group Presentation
 - Frank Greif, Eagle Valley resident and member of Working Group, provided a PowerPoint presentation for the Steering Committee.
 - Working Group consists of 5 residents who are volunteers and who reside in Eagle Valley. Group was formed on August 12, 2016 to ensure

the residents of Eagle Valley had a voice that was heard in formulation of the Area Structure Plan Review.

- Six (6) components that define the quality of life: pride of ownership; sense of values; environmental harmony; stewardship of resources; property and personal security; legislative and management framework. Goal is to protect and sustain the rural quality of life, environmental significant areas and the agricultural land within the Eagle Valley ASP boundary.
- Discussion took place on possibly of expanding the ASP boundaries; points made to expand to the east; points made to expand to the south; final decision will hinge on the final ASP as far as development is allowed.

6. OLD BUSINESS:

6.1 Land Ownership Map – verbal

- Administration presented a Land Ownership Map requested at previous meeting. The map shows lands that are privately owned, lands owned by the Province (Crown) and lands owned by the County.

6.2 Permitted & Discretionary Land Use Districts

- Administration reviewed the current permitted & discretionary Land Use Districts that are in the ASP area. Further detail was provided on parcel sizes allowable under the Municipal Development Plan.

6.3 Review of SWOT Analysis

- Administration presented a table format of the results of the SWOT Analysis discussed in the previous meeting.
- Administration advised the Steering Committee of the various wording that will continually show up throughout the review of the Plan, these different words are “may” (discretionary term), “shall” (have to follow, hard to discredit) & “should” (more directive).
- Discussion took place as to whether the Steering Committee is ready to do a SWOT Analysis prior to deciding what the final ASP looks like. Suggested that a Vision Statement be prepared and then wait to work on the SWOT Analysis until after it is decided what the ASP consists of.

Additional Points to add to threats:

- The more you subdivide a quarter of land the less economically viable it is as a farm.
- Concerned with the current water/aquafer resources as it may only support the existing population.
- Commuting to the city for employment while living in Eagle Valley contributes to the current concerns regarding the consumption of fossil fuels.
- Potential for pipeline rupture; fire; flood; and vandalism, residents reside close to river and surrounded by old growth spruce forest.

6.4 Review of Eagle Valley ASP Vision Statement

- Administration reviewed all proposed Vision Statements that were presented at the previous ASP meeting, including one prepared by Administration that summarized all 4 previous statements.

- A further proposed Vision Statement was suggested as follows: *“Allow agriculture to remain our primary land use in the area while protecting our environment and respecting our heritage.”*
- Discussion on wanting strictly agriculture land use to be the primary land use in Eagle Valley versus allowing some sort of development in the Eagle Valley area.
- Create two (2) Vision Statements, one more restrictive than the other and then have the community decide at the Open House which one they want to see in the area.
- Administration confirmed that the Committee is looking for some input from the community to assist in the decision making process so that the Steering Committee can establish a Vision Statement. Can have a workshop component at the Open House to gather this feedback from the community.
- Another suggestion was made for a possible Vision Statement as follows:
“The Eagle Valley community supports agriculture while fostering growth which complements a rural lifestyle, protects environmentally sensitive and historically significant areas.”

The two (2) Vision Statement options recommended to take to the Open House are:

Vision Statement #1: *To have diversified, moderate and sustainable growth while maintaining a rich agricultural presence and history, while respecting Environmentally Significant Areas.*

Vision Statement #3: *To protect and sustain the rural quality of life, the historical community sites and Environmentally Significant Areas and the agricultural land within the Eagle Valley Area Structure Plan boundaries and that agriculture will remain the primary land use.*

Moved by: A. Aalbers

To take Vision Statement #1 as an option to take to the Open House.

Carried

Moved by: P. Johnson

To take Vision Statement #3 as it currently reads as an alternate Vision Statement to the Open House.

Carried

6.5 Review of Eagle Valley ASP Objectives

- Discussion on keeping the term “historical significant areas” or changing wording to “community sites or landmarks” so there is no confusion with Alberta Historical Resources used with new applications during circulations. Will require a definition of “historical community sites” in the ASP; mapping will also be required to show where historical community sites are in the area, and a list of sites to be reviewed and approved by the Steering Committee.
- Agreement to use the term “historical community sites” to identify the historical sites in the ASP.
- Agreement to take the Objectives to the Open House and receive some feedback from the public prior to finalizing.

Recess at 2:45

Reconvene at 2:55pm

7. NEW BUSINESS

7.1 How an Area Structure Plan is used by Administration

- Administration provided an example of a redesignation application on a parcel zoned Country Residential to give the Steering Committee an idea of the process and how the ASP is used.
- Discussions took place on what to expect throughout the ASP process so Steering Committee can see where this process is going in order to get to the final document.

7.2 Assessing 'Productive Lands' – Explanation of Canada Land Inventory Methodology

- Administration provided some information on what “productive land” means under the definitions in the Canada Land Inventory. Map was provided that outlined a breakdown of different types of Classes of Soils in the Eagle Valley area.

7.3 Possible Content for Open House – for discussion

- Feedback on number of subdivisions and dwellings per quarter section.
- Vision Statement #1 or #3 preference.
- Information on what ASP is and why being reviewed.
- Objectives & Vision Statement provided (workshop).
- Workshop on ASP boundary suggestions (increase/decrease).
- Boards on acceptable/non-acceptable development.
- Dwelling density, land use density (this is what there is now what do you want to see as to # of parcels).
- What minimal changes are required to bring ASP up to date, do people support existing ASP or what changes do you want to see.
- Planning to do a presentation on ASP process and levels of Municipal Development Plan.
- Suggestion to set up tables at the Open House for more of a “workshop” atmosphere; not just a public presentation format.
- Three (3) different boards set up at each table: (1) Intro of ASP/MDP policies; (2) development questions (what you like and don't like); (3) taking feedback & move into objections/Vision Statement. Smaller groups tend to give more feedback.
- Feedback format from Open House: all correspondence will be filed in accordance with Records Management process; any malicious correspondence will be removed; information won't be distributed, just told content was not appropriate and then information not used; would be destroyed.

7.4 Possible Open House Dates & Venues– for discussion

- February 2017
- Eagle Hill Memorial Centre
- Advertising in Gazette (2 weeks); invitation mail out to residents in area.

Contact Eagle Hill Memorial Centre to see what possible dates are available to Steering Committee.

List of minimal changes from existing ASP to new ASP to bring up to date.

7.5 Next Meeting

- Monday, January 16, 2017 1:00-4:00pm

Moved by: D. Bach
Adjourn meeting at 3:56pm


Carried

Signed: Jan 16, 2017

Chair

A handwritten signature in blue ink, appearing to read "James", written over a horizontal line.

I hereby certify these Minutes are correct.



Manager, Planning Services

A handwritten signature in blue ink, written over a horizontal line.