

Minutes

Highway 2/27 ASP Steering Committee

Mountain View County

Date: January 14, 2014

Members:	Attending	Absent
Andrew Sweetman		x
Dave Hogarth	x	
James Bakken	x	
Neila Krall	x	
Harvey Walsh	x	
Duncan Milne		x
Bruce Beattie		x
Al Kemmere	x	
Staff:		
John Rusling	x	
Margaretha Bloem	x	
Rachel Brown	x	
Tracey Connatty	x	
Wayne Brown	x	
Jonathan Schmidt	x	

1. Call to Order

A. Kemmere Called Meeting to Order at 9:02 A.M.

2. Agenda

2.1 Adoption of Agenda

- No additions to the agenda

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Moved By: H. Walsh

Carried

3. Adoption of Previous Minutes

3.1 Minutes from August 26, 2013 Meeting

- No amendments to the August 26, 2013 minutes

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Moved By: N. Krall

Carried

4. Business Arising Out of Previous Minutes

N/A

5. Delegations

5.1 Friends of Netook

- Brenda Turville presented for Friends of Netook. She is presenting for Michelle Sisson-Allison because Michelle was not able to attend the meeting.
- She is resident/landowner of the ASP area. She was very pleased with where the previous review of Hwy 2/27 ASP was going. She has many concerns with this ASP review.
- Promises were given to the developers and Brenda does not agree with what has happened with the County not complying with the promises that they gave the developers.
- Brenda read the letter that Michelle wrote for her to present. (A copy of this letter was given to all Committee members and Mountain View County staff).
- Michelle invested in a lot in the Netook Crossing Business Park because she knew about the agreements between the County, Town of Olds, and the developers and thought it would be a great investment and a gateway to Olds.
- Friends of Netook asked to have a roundtable discussion so the residents and landowners in this area could be heard.
- Michelle's letter states that Friends of Netook ask that we put this ASP back to where it was before this 2013 review started and wants County to amend the MDP so it reflects Netook Crossing's vision so they can move forward with their development.
- Wants this area grandfathered in so no one has to go through the lawsuit.
- The Committee asked for a copy of the letter that Michelle wrote.
- Kim Smith spoke and mentioned that if everyone just talked and worked together, it would be a much easier process for both sides. Wants to hear the Friends of Netook voices heard.
- Some people in the Friends of Netook group are intimidated to come to these meetings because they feel like they won't be heard.
- The Committee asked Kim Smith what kind of "round table discussion" they would like to see.
- Friends of Netook would like another open house that is more welcoming to the developers/Friends of Netook.
- Kim Smith has not heard any response from the DVD that she sent to Mountain View County Council and the Hwy 2/27 ASP Committee Members. A. Kemmere mentioned that he was not able to open it on his computer.
- J. Bakken asked if it could get changed back to the original plan. A. Kemmere said that we need to go through a full review and it was approved by Council to proceed with this review of the Hwy 2/27 ASP and hope that no one is wasting their time and everyone's voice is heard.
- There were no further questions for Kim Smith or Brenda Turville.

5.2 James Carpenter:

- This item was not on the agenda but James Carpenter stood up and asked if he could speak and the Committee made a decision that he could do a short presentation.
- Owner of land outside of Didsbury that is in the County.
- Many developers that James has talked to are embarrassed and have mentioned that they are afraid to develop or invest in Mountain View County.
- This area has even been discussed in Saskatchewan.
- Mr. Carpenter mentioned that he hopes that the County will contact a Mediator and get it sorted out with the developers of Netook Crossing.
- Mr. Carpenter mentioned that he hopes that this land be grandfathered in.
- There were no questions for Mr. Carpenter.

6. Old Business

N/A

7. New Business

7.1 Review Draft Plan:

- The Committee reviewed the document through each policy section asking if everyone has comments.
- There were some concerns with Interim Servicing Options in **Section 1.3.2 last bullet**.
- **Section 3.1.2** – Change mid-June and mid-October to Spring 2014
- Change **Section 4.6** so it reads as follows: “Regional Water and Regional Wastewater services are within the boundaries of the plan area; however the County has not received access to them.”
- **Figure 3** - Add in a subdivision road East/West in between RR12 and RR13
- B. Beattie emailed some comments to Tracey and we went through them all and considered each comment with the Committee.
- **5.2. Plan Goals #7** - Change “ratepayers” to “residents”.
- More clarity in the bullets in 5.3 Principles of Development.
- **Section 6.2.2** - “All lands identified as Agriculture in Figure 5 will remain Agriculture. All remaining lands will remain Agriculture until their phasing identifies a land use change”.

BREAK START: 10:12 A.M. RECONVENE FROM BREAK: 10:22 A.M.

- Landowners of the East Side of Section 36 and Section 34 are concerned about the use of their land on our land use map for the ASP. They want the whole quarter Agriculture or alternate to Agriculture.
- The NE 36-32-1-5, SE 1-33-29-4 and N ½ 34-32-1-5 lands will be identified as “future development area.”

Motion By: D. Hogarth

Carried

- Brenda Turville is asking if the questionnaire for this area can be applicable and strictly directed to this special area. A. Kemmere answered and said that the Committee members will be the ones approving the questions so we will do our best to keep it strictly only about this special area.
- Re-word **Section 6.1.1** so it includes this statement. “Direct Control District would be used in all cases other than first parcel out redesignation/subdivision of the Agriculture designated parcels.”
- Have a statement in **Section 6.1.3** to state how Infrastructure will be funded. Off-site levies, endeavor to assist, etc.
- Nathan Pethrick did not request to be a delegation at the meeting but he had some comments about phasing and servicing. He mentioned to the Committee that the Committee needs to discuss more about servicing and put it in the Plan so it is clear for the developers who want to develop out of there or complete their development that is already in progress. When the Netook Crossing was applied for at the County, in the circulation process, Alberta Environment and Alberta Health Services sent comments back that stated that they were not in favor of private servicing in that area. (These comments are in the Netook Crossing subdivision file).
- **Put this in the ASP Draft under ‘Section 6.8 servicing and utilities’ and bring it back to the next Committee meeting.**
- Add this statement into **Section 6.8** - “The ultimate development concept provides for communal water and sewer, however interim servicing may be provided.” The Committee has asked that Planning puts this in the ASP Draft and bring it back to the next meeting.
- The reason for the communal servicing is to get a better quality of water, quality of sewage systems, protection of the aquifer, and firefighting.
- The residents that are out in this area currently do not want their water and sewer negatively impacted or contaminated.
- How long is ‘interim’? The Committee has asked to put a timeline on ‘interim’.
- Wastewater system will be allowed in Commercial/Industrial areas but not in residential areas.
- **Section 6.11.4** – Modify to reflect the current Environment regulations.
- **Section 7.2** – Add “or if there is a significant MDP change.”

N. Krall left the meeting at 11:55 A.M.

7.2 LEED Explanation/Jonathan Schmidt:

- Jonathan did a very quick overview of LEED
- Bring this forward to the next meeting and go over LEED in more detail.
- Tracey will send the power point that Jonathan did up for this topic.

7.3 Next Steps:

- Another Committee Meeting.

- Please bring the following items to the next meeting:
 - Servicing
 - Lot sizes
 - Role of the Mountain View Regional Parks, Recreation and Culture Master Plan

7.4 Schedule Next Steering Committee Meeting:

- Feb 28th – First Choice
- Feb 27th – Second Choice
- Check other Committee members calendar and send out appointment once we have a set date.

8. Correspondence

8.1 Email Correspondence from Friends of Netook:

- The email from Friends of Netook was received as information

9. Confidential Items

N/A

10. Adjournment @ 12:09 P.M.

Moved By: H. Walsh

Carried



Chair

I hereby certify these minutes are correct.



Secretary, Hwy 2 and 27 Steering Committee