

Adopted

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: February 27, 2017

Present: Robin Fair (Chair)
Rick Blair – Member-At-Large
Mike King – Member-At-Large
Ken Heck – Councillor, Mountain View County
Jeremy Sayer – Councillor, Mountain View County
Angela Aalbers – Councillor, Mountain View County

Matthew Pawlow – Manager Planning Services
Adena Malyk – Economic Development Officer
Kylie Lashmar – Recording Secretary

Teresa Quantz joined the meeting as a spectator

Absent: Rob Bell
Geneva Chaudhary – Planner

1. Call to Order

R. Fair Called Meeting to Order at 9:02 a.m.

2. Agenda

2.1 Adoption of Agenda

R. Blair moved to adopt the agenda of February 27, 2017

Carried

3. Adoption of Minutes

K. Heck moved to adopt the minutes of November 30, 2016 as presented

Carried

4. Business Arising

N/A

5. Delegations

N/A

February 27, 2017

7. New Business

7.1 Introduction of New Steering Committee Member:

- Mike King was introduced and welcomed as a new public member to the steering committee.

7.2 Correspondence Received:

- The committee reviewed correspondence received from a landowner in the proximity of the ASP boundary explaining that they feel their land is only suitable for residential development due to proximity of a creek and topography.

7.3 Election of Vice-Chair:

R. Blair nominated J. Sayer for Vice-Chair

Cease Nominations

R. Fair moved to accept Jeremy Sayer as Vice-Chair of the Committee

Carried

7.4 Continuation of Future Land Use District Discussion:

- Discussion on how ESAs can be better protected within ASP policies rather than MDP policies.
- Discussion was had to adjust the ASP boundary so that it would only encompass the major highway and railway corridor area, creating less of an impact on the surrounding wetland areas and mitigate the limited access points within the existing area.
- Discussion regarding oil and gas wells/pipelines and setbacks required for development. Administration provided an explanation that developers are required to contact AER to obtain setback information related to their specific type of development. Committee members agreed to provide information within the ASP document explaining a developer's responsibility for contacting AER prior to development.
- Discussion about what types of land uses are best suited to be within the revised boundary area. Along the 2A & 2 corridors would be best suited for industrial business park land use. The Carstairs Creek could provide a natural buffer and those lands north of the creek could be left Ag to compliment the low density residential across Hwy 580 identified in the Wessex ASP. The area directly surrounding the creek could be identified for future parks and rec use and would require a 100m setback from the bank for future development.
- Discussion related to how the steering committee can better educate the public at the next open house on the processes of redesignation and development from start to finish, by creating a FAQ sheet/session in hopes of alleviating the ratepayer's frustration that comes with honest misunderstanding of planning processes.
- Discussion was had about preparing graphical representation demonstrating the transition of land through the change of use process. This could be a valuable education tool at open houses.

Adopted

The committee took a break at 10:40 a.m. reconvening at 10:54 a.m.

- Discussion related to setbacks from natural water flow areas (coulees, ravines, streams) and administration explained that these setbacks can be determined by bank stability and geotechnical studies, when necessary.
- Administration guided the steering committee through a mapping exercise to help create a visual representation of what the adjusted ASP boundary and the committee's suggested future land uses look like.
- The map created from the exercise will be generated by administration and emailed to committee members before it is provided to the servicing study engineers.
- The committee will further discuss land use and make a more definitive decision on what uses are appropriate once the servicing study is completed. Administration will provide the engineer with the newly adjusted ASP boundary, and suggested future land use. Engineers will be asked to provide a more definitive idea of future servicing availability to the ASP area. Administration will request servicing engineers to comment on two scenarios for servicing. Option #1 includes business park and ag land uses, and Option #2 includes business park land use for all serviceable/developable parcels.

Next meeting: Monday, March 27, 2017 @ 9 a.m.

8. Correspondence

N/A


9. Confidential Items

N/A

10. Adjournment @ 11:44 a.m.


Moved By: J.Sayer

Adopted March 27, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee

February 27, 2017