

## MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING  
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, May 18, 2017  
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

- PRESENT:** Jim Smith, Chair  
David Bach, Vice Chair  
Peggy Johnson  
Rosalie Jorgensen  
Councillor A. Aalbers  
Councillor K. Heck  
Councillor P. McKean
- ABSENT:** Nil
- IN ATTENDANCE:** Matthew Pawlow, Manager, Planning Services  
Geneva Chaudhary, Planner  
Lee-Ann Gaudette, Administrative Assistant, Recording Secretary
1. **CALL TO ORDER:** Meeting commenced at 1:29 p.m.
2. **AGENDA:** 2.1 *Adoption of Agenda*
- Moved by: P. McKean  
That the Agenda of May 18, 2017 be adopted as presented.
- Carried
3. **ADOPTION OF MINUTES:** 3.1 *Adoption of Minutes*
- Moved by: R. Jorgensen  
That the Minutes of April 27, 2017 be adopted as presented.
- Carried
4. **DELEGATIONS:** Nil
5. **OLD BUSINESS:** 5.1 *Updated February 27 Open House Survey Information*
- Administration advised the committee that they could review this survey information when considering the options for the policies being drafted in the ASP.
- 5.2 *Environmentally Significant Areas vs. Sensitive Areas*
- Environmentally Significant Areas (ESA), this term is used in Alberta, relates to locations that should be protected; there is an Alberta Environmentally Significant Area Report that shows the mapping of ESAs; Sensitive Areas are used by other Provinces and doesn't have any policy that is relevant in Alberta as we use Environmentally Significant Areas.

- Sensitive if there is something of an environmental nature that needs to be protected whereas significant means it can go beyond that level, can be identified without the same level of environmental review that something under the sensitivity classification might have had, can include some cultural or historical features; allowed to capture a lot more types of uses within this term;
- Discussion took place as to what protections are granted to the ESAs;
- Refer back to Summit Report – if treed area then may be ESA area, can clear some trees but must leave some as well – gravel pits are still allowed but just have to meet setbacks etc. Development Permits will determine what conditions there are, even if ESA label what happens to the land is negotiable does not mean you cannot do something in an ESA area.
- If new information needs to be added to the Summit Report then how does that get included in the report? Administration will bring forward additional information when required on each application review; Council can direct that an updated Report be prepared.
- Environmental Reserve is not a Caveat on title it is an actual lot that has been taken out on the land; Mandatory Environmental Reserve dedication does not occur until after first parcel has been taken out.

### 5.3 *Land Use Area Policy Options*

#### 5.3.1 *Fragmented Subdivision Examples*

- Administration presented some mapping examples as to what fragmented parcels looked like as a first parcel out and as a second parcel out.
- Discussion on whether fragmented parcels could be on first parcel out. Whether we were going to include the fragmented parcel as a first parcel calculation so it would be counted as your total lot calculation. No more than 2 titles per quarter section would be allowed, including fragmented parcels would be the wording used in the policies if you did not want to count fragmented parcel as a bonus titled lot.

4.1.2a first parcel out including fragmented parcels max of 2 titled lots on both low density area and conditional low density area.

#### 5.3.2 *Hazard Land Map vs. ESA Level 1 Map*

- Shows what the flood plain could potentially be in the area; needing input from Committee as to which map to use in the ASP;
- Committee want the ESA Level 1 map to be used;
- If area is prone to flooding then Administration can ask the Applicant to provide a Flood Risk Assessment prior to the application being approved.
- We can't specifically regulate the types of development that we can do, what we can do is provide cautionary information to help inform the Development Permit process when it is being reviewed with the Land.
- Committee agreed to use the map with the ESA Level 1 on it.

- 4.3.2 c) discussion took place on allowable walkways and paths near the River;
- Wording on walkways and paths comes directly out of the Land Use Bylaw;
  - If there is municipal reserve lands then the County can create public pathways and walkways on this property;
  - If a pathway is needed for research purposes or passive recreational purposes then this is saying they are allowed;
  - Allows people to have access to provincial and municipal lands so they are not walking everywhere and just walking on these pathways and walkways on the reserved lands;

Moved by: Peggy

To leave out the part about the walkways and pathways under section 4.3.2 c).

Carried

- By removing this item, you are being silent on walkways and pathways within the ASP, then this item will now revert back to the Statutory Plan, so the only way you can directly influence something in your ASP is actually if you comment on it. If you are silent on a certain topic by removing it from the ASP this does not mean that eliminates someone from doing a walkway or pathway.
- Sasquatch Project with Clearwater County is an extensive project where they are now linking with other Counties to do improvements on specified pathways to get people to follow designated pathways.
- Using good land use determination in these areas to establish pathways where it is actually going to serve a good purpose not just to give people access to a portion of it is to give them access to prevent them from going into environmental areas. This is the purpose and reasoning that we are looking at it.

5.3.3 b) remove “notwithstanding” and add “including fragmented parcels” after discouraged,.....

5.3.3 g) remove entire paragraph

- Discussion took place on subdivision and fragmented parcels allowed along the Red Deer River and protecting the flora and fauna.
- Include fragmented parcels as being part of the Red Deer River Corridor area and then can take this to the community for feedback.

Recess at 2:54  
Reconvene at 3:05

- Administration explained that with Environmental Reserve dedication there isn't repayment for that land, it has been deemed to be one of the criteria set out in the MGA, prone

to flooding, swamp, gully or some kind of environmental feature that falls under this classification to do another subdivision after first parcel out, that is when the ability to have reserve dedication can be implemented from the County.

- They can take whatever amount of land that they require for environmental reserve. A Study would indicate what would be required to be dedicated as environmental reserve. If an area is prone to flooding then the Study would say which area is prone to flooding and that area would be taken as environmental reserve. Landowner would lose that piece of land and a separate title would be created specifically for that reserve that would be owned by the Government.

**Action Item:** G. Chaudhary to forward information on recreational development for Committee to review and then put this on the next Agenda.

#### 5.4 Table of Contents/Draft ASP

- Administration reviewed Table of Contents and Committee is fine with this format.

#### 5.5 Prioritizing Goals – P. Johnson

- R. Jorgensen provided a copy of an introductory Concept Plan to be inserted somewhere into the Table of Contents;
- Would like to take this Introductory Concept Plan and all the Policies and merge them together and bring back to ASP for their consideration;
- Water Valley/Winchell Lake ASP well written, like the goals and making them the Objective, having one goal that would be measurable and take all plan goals and see them prioritized;
- Wants one goal and then change the list of “goals” to “objectives” and have them listed under the one goal;
- Proposing to call priorities and objectives;
- Discussion took place among committee members re: goals and vision and what they are looking for;
- Discussion took place on the goals and vision format suggested by P. Johnson; The Vision is the goal for the Eagle Valley ASP;
- There is a Vision Statement of the ASP and the goals are how you achieve the vision, a little more detail. Specific policies are prepared that tie back to the goals that tie back to the Vision Statement;
- Keep the Plan Vision and Plan Goals set up as is now but change alphabetical to bullet points;

**MOVED by: P. Johnson**

**We prioritize the goals based on the input from the surveys of the public at the open house, most important goals to be first on the list**

Carried

6. NEW BUSINESS

6.1 Clarification on purpose of ASP & MDP vs. LUB

Administration advised that the LUB and MDP are statutory documents that deal with land use. Studies, ASP Reviews are done to decide this; Land "use" is changing the land to proper zoning (ASP what can and cannot be done); LUB is "using" the land for development or something else.

- Administration explained to Committee that when reading the policies recreational development, aggregate extraction the way that it is written and the way it might be understood could be different. When talking about new recreational uses, this is talking about re-zoning lands (i.e.) If you have agricultural land and you want to do some kind of recreational development on it there would be a redesignation process. Re-zone property from agricultural to parks and recreation district, a land use process. Where you have existing land that already has a recreational zoning on the property they can do whatever is prescribed within the Land Use Bylaw, they already have the zoning. They may be doing what is perceived as "new recreational use" but it's really "additional development".
- Also explained the difference between discretionary use and permitted use, circulation of applications and comments received by adjacent landowners, when applying for a Development Permit.
- ASP cannot get too detailed in what can and cannot be done in terms of development in the area; the details and conditions are interpreted by the Land Use Bylaw and the Municipal Development Plan.

6.2 Next meeting: Friday, August 11, 2017 at 9:00 a.m. to 12:00 p.m.

7. CORRESPONDENCE Nil

8. CONFIDENTIAL ITEMS Nil

9. ADJOURNMENT

Moved by: D. Bach  
That the Eagle Valley ASP meeting be adjourned at: 3:58 pm.

Carried

Signed: August 11, 2017

Chair 

I hereby certify these Minutes are correct.

  
Manager, Planning Services