

Adopted

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: June 27, 2017

Present: Robin Fair - Member-At-Large (Chair)

Ken Heck – Councillor, Mountain View County
Jeremy Sayer – Councillor, Mountain View County
Angela Aalbers – Councillor, Mountain View County

Matthew Pawlow – Manager, Planning Services (Secretary)
Tracey Connatty – Planner
Kylie Lashmar – Recording Secretary

Absent: Adena Malyk – Economic Development Officer
Rick Blair - Member-At-Large. Town of Carstairs
Mike King – Member-At-Large

1. Call to Order

R. Fair Called Meeting to Order at 9:04 a.m.

2. Agenda

2.1 Adoption of Agenda

A. Aalbers moved to adopt the agenda of June 27, 2017

Carried

3. Adoption of Minutes

J. Sayer moved to adopt the minutes of May 08, 2017 as presented

Carried

4. Business Arising

N/A

5. Delegations

N/A

6. Old Business

6.1 Servicing Study Update

- Administration provided a servicing study update; ISL provided a draft study complete with maps, depicting direct connection options based on cost estimates.

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- There would be a requirement for conversation with the water commission regarding a connection through the Town of Carstairs option.
- Site was designed to be based on most of the area being gravity fed, helping to cut down on costs.
- For scale purposes, ISL provided a depiction of what a waste water treatment and lagoon could look like within the plan area, however, a lagoon would require the use of a lot of developable space.
- Alberta Transportation can be updated on the Engineering Study; however, traffic impact is unknown as the size of future developments will impact traffic.
- Cost information will be provided at a later date.
- Administration will be taking the servicing study information and cost estimate to Council to be approved before this information can be added to the ASP document for adoption.
- Administration also needs to discuss line twinning with the Water Commission before any servicing information can be added to the ASP document.

6.2 Review Draft ASP

- Administration provided the updated vision statement and goals;
- Conservation area map showing a 100m setback area, in conjunction with environmental protection.
- Administration clarified that there is limited disturbance/development within the Carstairs Creek area, and policy creation could be considered to be in line with what is already existing today.
- Administration clarified that development phasing can be determined upon full completion of the servicing study.
- Administration suggested providing the example of having very limited residential development within the plan area to the public for feedback.
- Administration re-iterated the goals to the committee for clarification of existing goals that have been suggested within the draft ASP.
- 5.3.2 Goals (b) eliminate goal or modify to include clarification that these nuisances are generally monitored through a development permit (or complaint basis) updated statement to read "to encourage business park uses that maintain the character and identity of the area.
- The statement above is in conjunction with the wording in the Land Use Bylaw.
- Replace light industrial with "Business Park".
- Updated statement to "County Business, Commercial and Industrial Design Guidelines.
- Review of policy statements, including policies on lands remaining as Agricultural, Architectural and Design Controls when developing and lots conforming to the Land Use Bylaw, Concept Plans that cover entire quarter sections.
- Discussion on Parks and Recreation area; goals summarize the intent to support development that is compatible with existing and future land uses, compatible with the scale and character of surrounding development, and respects environmental constraints, community benefit, and the preservation of viewsapes and promotion of recreational activity.
- Discussion on the commercial recreation section being combined with passive recreation.
- Not referring to an IDP, as it will become too confusing as there are different policies within the ASP, and to ensure that there is no miscommunication that the IDP does not govern the ASP area.

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- Discussion on having a residential development section included within the ASP, or leaving it, with the intent that residential development will not be supported within the plan area.
- Discussion on minimal impact commercial recreational (minimal impact, meaning traffic and persons per acre being minimal creating less disturbance).
- Administration clarified considerations for commercial recreational development proposals including; nature and intensity of use, compatibility of existing and future land use and development patterns with proposed recreational use, proximity and integration to natural features and existing recreational amenities, suitability of the site to accommodate the proposal, topography, ESA areas, geotechnical conditions, proximity to oil and gas facilities, proximity to nuisance uses, flood risks, proposed servicing, water supply and distribution, storm water management, waste water treatment, existing and proposed access, and community consultation.
- Discussion on including integration of business park development along with recreational development, as all uses should be compatible with business park uses as this is the intent of the ASP area. Suggested edit would read “compatibility of existing and future business park land use and development patterns with the proposed recreational use”.
- Recreational development standard shall be in compliance with County policy and the LUB.
- Discussion on landscaping requirements from the Business, Commercial, and Industrial Design Guidelines shall be applied at the development and/or subdivision stage to determine, among other requirements, adequate buffering on the perimeter of the development. Administration will look into further information regarding these requirements.
- In regard to ESA areas around the Carstairs Creek, subdivision and development shall not be permitted if the site is unstable, subject to erosion, subject to flooding or otherwise unsuitable for permanent structures. Development may occur adjacent to coulees if the developer demonstrates through reports and/or analysis prepared and certified by a professional engineer that storm water management and slope stability are addressed.
- Discussion on setbacks from the Carstairs Creek; reduce setback distance from 100m down to 30m or 50m.
- Discussion on encouraging development well away from the conservation area by keeping a 100m buffer setback (50m minimum if 100m is too large), however this could create too much sterilization of developable land.
- Discussion on the Carstairs Creek area and whether there shall be a transition of Parks and Recreation District in between the creek and Business Park District.
- Discussion on the protection of creek for environmental reasons and eliminating a potential Parks and Recreation designated area altogether as this ASP is designed to be catered to Business Park Development.
- Discussion on different types of recreational or business type development and what land use the proposal would fit under in the LUB for example a golf course couldn't be supported in a business park but would fit in parks and recreation as it is a recreation pursuit as defined in the LUB.
- Final discussion on the setback/buffer area from the Carstairs Creek, deemed 100m setback and this will be taken to the next scheduled open house for public input and discussion.

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- Break at 11:11 a.m. reconvene at 11:21 a.m.
- Continued discussion on parks and recreation area.
- Reiteration of the purpose and goals of this section; the plan area contains an environmentally significant area as identified within the study and the area identified as an ESA surrounds the Carstairs Creek. Examples of some goals being identification, protection and preservation of ESA's, ensuring safe development in proximity to Hazard Lands, encourage planning with natural amenity features and protection of wildlife habitat.
- Discussion of the policy being redirected from the ASP to the LUB as it could be governed by the Parks and Conservation Area within the LUB, if rezoning were to happen.
- Discussion on some amendments to the following policy; subdivision and development shall not be permitted if the site is unstable, subject to erosion, flooding, or otherwise unsuitable for permanent structures. Administration suggested that this policy be looked at on a case by case basis.
- Discussion on natural resource extraction section of the ASP document, as there is currently natural resource extraction within the northern portion on the NW quarter of section 33 within the plan area. The county supports sand and gravel as a value-added resource and extraction will continue within the plan area in the foreseeable future. The County recognizes the importance of aggregate resources and will endeavour to provide for their extraction in accordance with sound environmental principles.
- It is recognized that aggregate resource extraction is an interim land use, and measures will be taken to mitigate any negative impacts on adjacent properties.
- Administration described some of the goals associated with the aggregate extraction section of the ASP, with reclamation and impact minimalization being the main focuses of the goals.
- Administration clarified that the infrastructure portion of the ASP will be completed upon further information going forward with the servicing study.
- Review of glossary, terms and acronyms.
- Administration will make amendments to the ASP document and distribute the updated copy to the steering committee members.

7. New Business

7.1 & 7.2 Carstairs Creek Conservation Area Mapping:

- This item was discussed throughout the review of the ASP document.

7.3 Report to Council Regarding Public Members on Committee:

- Council has supported the request to proceed with two public members.
- Administration drafted correspondence for the Chair of the steering committee to sign that was sent to the previous third public member noting that the steering committee will be continuing with only 2 public members.

7.4 Open House Dates:

- More time is needed before a decision can be made for a public open house date.

Adopted

7.5 Next Steps

- Public open house dates are to be determined at a future meeting.

Next meeting: August 24, 2017 @ 9 a.m.

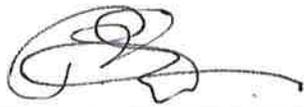
8. Correspondence

N/A

9. Confidential Items

N/A

10. Adjournment @ 12:09 p.m.



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee

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