

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: August 24, 2017

Present: Robin Fair - Member-At-Large - (Chair)
Rick Blair - Member-At-Large - Town of Carstairs

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
Reanne Pohl – Planner
Kylie Lashmar – Recording Secretary
Adena Malyk – Economic Development Officer

Absent: Mike King – Member-At-Large

1. Call to Order

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

2. Agenda

2.1 Adoption of Agenda

J. Sayer moved to adopt the amended agenda of August 24, 2017

Carried

3. Adoption of Minutes

K. Heck moved to adopt the minutes of June 27, 2017 as presented

Carried

Business Arising

N/A

5. Delegations

N/A

9. Confidential Items (In Camera)

9.1 Servicing Study Update – to be discussed In Camera.

August 24, 2017

Moved by J. Sayer to discuss item 9.1 in camera @ 9:05 a.m.

Carried

Moved by A. Aalbers to go out of camera @ 9:58 a.m.

Carried

6. Old Business

6.1 Review Draft ASP

- Administration provided updated mapping of the Carstairs creek area with 100m buffer lines in contrast with 50m buffer lines.
- The green shaded area of the map along the Carstairs Creek reflects the ESA area (specifically the Carstairs Creek Area).
- Administration clarified that the intention of the buffer area would be for preservation purposes as well as potential recreational types of development.
- Administration clarified that the first 50m of the setback distance could become the conservation area with limited or no development and the remaining 50m could potentially be reviewed as low impact recreational development.
- Administration clarified that the 50m buffer area follows existing studies, helping to create some linkage between the studies and the buffer area.
- Confirmation from the committee that the mapping provides clarity and presents the buffer area suggested by the committee and that they would like the public to also have input at an open house.
- Administration clarified that Recreation – Passive is a permitted use “for low impact, non-motorized activities that occur in a natural setting which require minimal development or facilities and the importance of the environment or setting for the activities is greater than in developed or active recreation settings”.
- Administration clarified a few examples of low impact recreational development (pathway systems for biking, roller blading etc.).
- Administration indicated that they were trying to create some clarification on the area deemed as the Carstairs Creek Corridor, with the smaller area being reserved for little or no development being deemed as the Conservation and/or Protection area, with the next 50 (+/-) feet being reserved for Passive Recreation with two levels of development within the Policy area.
- Administration clarified that protection measures could be considered when development proposals are submitted, this information would be submitted by the applicant.
- The ASP area is outside of the Town of Carstairs IDP area, administration suggesting that the IDP portion be removed from the ASP document to mitigate any potential confusion.
- Phasing will be discussed later after policies for servicing and infrastructure are discussed.
- Administration clarified that residential development policies are more fitting within ASP’s beyond the MDP policies and provides guidance for density of residential development in an area.
- Administration suggested presenting an Agricultural Policy display board and a Residential Policy display board to the public for input and feedback.

- Section 5.2 Residential Development, move Policy G closer to the beginning of the policy list.
- Break @ 10:30 a.m.
- Reconvene @ 10:43 a.m.
- Business Park amendments made to reflect Industrial Business Park instead of Light Industrial developments.
- Section 7 Infrastructure, administration provided a copy of the Wessex area structure plan to discuss the infrastructure section and if it can be utilized for the EGN ASP document, administration will make the appropriate changes to this section to reflect the EGN area.
- Purpose of the wastewater section: ensure a sustainable and safe servicing strategy for the plan area. The plan provides for diversity of business park uses which will then be determined through Concept Plans and Servicing Strategy Studies, ensuring standards are being met.
- Policies c, d & e) discussion on residential development references being removed from the list of policies.
- Discussion on storm water management, administration clarified that there is a map that has been created that can be modified according to the plan boundary, and the servicing report.
- Glossary, addition of Passive Recreation, definition to come from the LUB.
- Discussion on reduction of the business park designation, to follow the highway frontage to include a specific smaller amount of quarter sections to be allocated as future business park use.

Councillor Aalbers exited the meeting at 11:57 a.m.

7. New Business

7.1 Survey Questions for open house:

- Carstairs Creek Conservation area and the buffer on either side of this area.
- Residential Policies
- ASP Boundary and potential land uses within

7.2 Display Boards for open house:

- Aerial photos
- ASP Boundary and land uses within the boundary

7.3 Next Steps / Open House Dates:

- After elections (first week in November)
- Tuesday, November 28 public Open House

Next meeting: Tuesday, November 7, 2017 @ 9 a.m.

8. Correspondence

- Correspondence received by Administration from a member of the public pertaining to the boundaries, potential land uses and development, was discussed among Administration and the Committee members.

Moved by: K. Heck
10. Adjournment @ 12:10 p.m.

Adopted November 07, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee