

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: November 07, 2017

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

Dwayne Fulton – Councillor, Mountain View County
Duncan Milne – 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
Maureen Easton – Economic Development Officer

Absent: 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

D. Milne moved to adopt the amended agenda of November 07, 2017

Carried

3. Adoption of Minutes

R. Blair moved to adopt the minutes of August 24, 2017 as amended

Carried

Business Arising

N/A

5. Delegations

N/A

6. Old Business

6.1 Review Draft ASP

- Administration clarified a policy relating to Section 5.3 Business Park stating that “If County standards and Provincial standards are met, piped communal or municipal water and sewer is not required”. After discussion, this statement was edited to read “...municipal water and sewer MAY NOT BE required”.
- Clarification was asked regarding the servicing study and eliminating piped servicing and connections to the Town of Carstairs, but still encouraging piped servicing.
- Administration clarified that because servicing was deemed not feasible, keeping this topic basic and addressing it more within the “Water and Wastewater” section of the ASP document is a more suitable option.
- Administration clarified that the intent of including “Landowner’s Association” is to provide flexibility for all types of land uses, it was suggested by a Steering Committee member to add this to the definitions within the ASP document.
- Administration clarified that Municipal Reserves management entails a lot of financial and resource requirements, and developers will need to be made aware that they will be responsible for assisting the County with these developments.
- Administration clarified that going through an IDP process will dictate what options are available for sharing of municipal services.
- Administration clarified that the above discussion is related to the requirements of a developer for a Concept Plan, being very site specific.
- Concerns with recreation uses, as the main focus of this ASP area is for a business park area.
- Administration clarified that if land is designated as recreational within the land use component of the ASP, consideration could be made for the least impact recreational district (Recreational Conservation District), certain discretionary use recreational uses could still be allowed (i.e. golf course).
- Discussion on making changes to the purpose statement of the Recreational section of the ASP document, noting that the development is not complimentary to existing uses, but to the goals of the ASP.
- Discussion regarding protection of the creek and allowing specific types of recreation only.
- 5.4 Recreation Purpose to include “complimentary to the goals of the ASP”.
- Administration provided clarification as to the business park designation areas within the ASP area, explaining the scale of some developments may include retail shops (local commercial), while a different scope could be discretionary large industrial manufacturers (heavy industrial) with the in between being the business park type uses that this ASP is focussing on, allowing the most flexibility for Economic Development.
- Clarification provided as to the acceptable uses around the Carstairs Creek Area.
- Administration presented options to downsize the amount of business park designated space within the ASP area. These options are recorded as item 7.3.
- Concerns with the rail spur being omitted from the ASP area, administration clarified that the County could work with developers through a developer initiated process to develop a Concept Plan if required.
- Concern with downsizing creating less of an opportunity to be closer to the Town of Carstairs and allowing for larger businesses to develop.
- Administration clarified there are existing sour gas pipelines that will render specific lands or areas within the ASP area undevelopable for public use due to the existing lines and the significant setback regulated by the AER.

- Administration clarified the cost analysis provided by the servicing engineer, proving servicing to not be financially feasible.

Break @ 10:25 a.m.

Reconvened @ 10:40 a.m.

- Infrastructure will be dependant on plan boundaries. Main highways and railway are incorporated. Administration will modify Policy "A" to make it an easier read.
- Water and Wastewater & Stormwater discussion, after reiterating the policies and goals of this section, administration will make any committee suggested changes.
- Administration clarified that because this area is focussing on economic development, concept plans and connectivity will be important within this area.

7. New Business

7.1 Appointment of new Vice-Chair:

Dwayne Fulton voted as Vice-Chair.

7.2 Review Survey Questions for Open House:

- More "yes" and "no" type questions rather than written response questions.
- Administration will make revisions as the Steering Committee suggested, many of the revisions will be to simplify the survey in hopes of more accurate responses from the public.

7.3 Display Boards for open house:

- MDP Agricultural Preservation area, potential multi-lot rural residential development compared to the policies within the ASP that are agricultural preservation, and first parcel out.
- Display of the Carstairs Creek buffer area.
- Administration presented four map options that have been prepared to present to the public at the Open House for public input on potential boundary adjustments to the ASP area.
- Map displaying existing ASP boundary, showing the business park area, parks and recreation and Agricultural preservation areas.
- Map with outline of the Economic Growth Node as is described in the MDP, with a reduction in size to encompass a smaller area of land.
- Map displaying lands that only encompass lands designated to business park policies only. Areas that surround the existing business park and allow for future expansion.
- Map displaying a smaller area in comparison to the existing boundary, eliminating the recreational component. Administration clarified that eliminating recreational policies or uses within this area, will leave those areas subject to the policies of the MDP.
- Administration summed up these options; Option one looks at a boundary that is contiguous and adjacent to the Wessex ASP and allows for connectivity to the Town of Carstairs, introduces environmental protection into the ASP while also protecting agricultural lands.
- Option two follows the Economic Growth Node boundaries, including both the north and south railway accesses across Highway 2A into the western portion of

the plan area and goes along the southerly boundary up to Highway 2 as well as the east side of Highway 2, still allowing for connectivity to the Town of Carstairs.

- Option three takes in a reduced area following Township Road 294, allowing for some connectivity across the southerly railway access, being a very defined economic area based on reduced portion of land without servicing.
- Option four is a very concentrated location where development goes along Highways 2 & 2A, highway exposure to Highway 2.
- The committee decided on map options one, two and four to present to the public at the open house, along with specific pros/cons and reasoning for each map.

Next meeting: December 14, 2017

8. Correspondence

N/A

Moved by: R. Blair

10. Adjournment @ 11:56 a.m.

Adopted December 14, 2017



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee