MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, January 18, 2018
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT:
Jim Smith, Chair
David Bach, Vice Chair
Councillor P. Johnson
Councillor A. Aalbers
Councillor G. Harris
Rosalie Jorgensen
Ann Macklin

ABSENT: Nil

IN ATTENDANCE:
Matthew Pawlow, Manager, Planning Services
Réanne Pohl, Planner
Lee-Ann Gaudette, Administrative Assistant, Recording Secretary

1. CALL TO ORDER: Meeting commenced at 1:01 p.m.

2. INTRODUCTION: Introduction of Committee to new Councillors and new member-at-large.

3. AGENDA:
3.1   Adoption of Agenda
Moved by: D. Bach
That the Agenda of January 18, 2018 be adopted as presented.

Carried

4. ADOPTION OF MINUTES:
4.1   Adoption of Minutes
Moved by: D. Bach
That the Minutes of September 22, 2017 be adopted as presented.

Carried

4. DELEGATIONS: Nil

5. OLD BUSINESS: Nil

6. NEW BUSINESS:

6.1. Draft ASP

- request made to include the population of Eagle Valley area. Administration advised that we do not have anywhere to determine this number. A. Macklin will bring back information on population from the work that was done by the working group.

- *Section 1.1 para. 2*: the number of abandoned wells is 14, change this to a number instead of saying, "a number of abandoned wells".
- *Section 1.2 Purpose of the Plan*: request made to remove paragraphs 2 and 3 to make the ASP document shorter. Administration advised that these 2 paragraphs need to remain in the document. Agreed to move the purpose of the plan bullets to the top of the paragraph and then put the Statutory Plan paragraphs after.
- *Section 1.2 bullet point 4:* Request to replace "residential development" with "limited residential development". Re-word to say, "prioritize land conservation measures by allowing for limited residential development".
- *Section 1.3 bullet point 3:* after the word huge (significant populations of diverse/healthy wildlife species).
- *Paragraph prior to map (Figure 2)*: add, a unique geological feature of Eagle Valley are the 38 natural springs which are partially, historically documented.
- Request and discussion took place on expanding the boundaries of the Eagle Valley ASP area by adding an additional 8 quarter sections to include all of 33-33-4-5 and all of 28-33-4-5.
- Change table format on page 8 to the graph format that shows number of people in favour of.
- *Section 2.2:* insert date of Act Land Stewardship Act, 2009 c. A-26.8

Recess at 2:12 p.m.
Reconvene at 2:22 p.m.

- *Section 3.2 bullet 9:* remove sentence "...recognizing that the area contains...." and put as a separate bullet.
- Discussion took place on using the term "ensure" throughout the document.
- *Section 4.1.2 (b):* change to read ...."shall" accommodate and take out..."is intended to"
- *Section 4.1.2(j):* request to change home occupations, minor trades to "home based business" change this to conform to LUB for home based business.
- *Section 4.1.2 (h):* change to read, "Adjacent uses shall respect existing agricultural operations, *including their hours of operation, their odours and noises and the traffic they create."*

Motion by P. Johnson
Leave the word "agricultural" in statement (h) so that it is worded as "Adjacent uses shall respect existing agricultural operations, including their hours of operation, their odours and noises and the traffic they create."

Carried

On Record: Dave Bach was opposed to this Motion by P. Johnson.

- *Section 4.1.2 (k):* discussion took place on large scale agricultural operations and it was agreed to remove the wording, "large scale agricultural operations".
- *Section 4.1.2 (l):* suggested that this paragraph be used as one example of what could be put in ASP and then create 1 or 2 more restrictive

options to take forward to the community at the next Open House as this is one of the most divisive issues in the community, should ask the people of the community to decide how this should be worded.

- Discussion took place on recreational uses and Administration confirmed what can and cannot be done, as there are certain limitations when it comes to recreational uses. Suggested to create some more restrictive points than just paragraph (l), one says, "expansion of recreational uses that don't affect the rural quality of life". No construction or improvement in the area any new uses would be more natural, such as cross-country skiing.
- Administration confirmed what the results of the Open House surveys were with respect to recreation. Clarification on the term "Recreation Resort" was provided by Administration as follows: Recreation Resort allows for leisure and vacation accommodation in association with indoor or outdoor passive recreation and other amenities which form an integral part of the development.
- Request was made to leave paragraph (l) as is for now and to bring it back to the next meeting once the Committee has had a chance to review it and provide some comments.
- Request was made to change the heading name of Section 4.2 Conditional Low Density Area as this is unclear. Suggestion also made to re-word 4.2.1 Purpose as there was a concern with the wording, ...lower topography than the Eagle Hill area to the East.
- Section 4.2.2 (b): change "is intended to" to read "shall".
- Discussion took place on what was considered conditional low density. Administration confirmed that the conditional low density area is much closer to the Red Deer River and so there may be more development constraints to building in these areas.
- Suggestion to call the area the Red Deer River Low Density area. However, if the border of the ASP was expanded then this area would have same development constraints as this new area is also low lying and marsh lands. Administration advised that with a possible overlay, the entire area with the exception of the Red Deer River Corridor area would be low density and all the policies would apply but then for the 2 location with the overlay, the conditional policies would be moved over to the overlay area. If you fall under the overlay you follow these additional requirements under the overlay area. No new term would have to be created as it is just an overlay created.
- Councillor Harris will meet with Frank on his own to get him up to speed on the Eagle Valley area, instead of having Frank present at an ASP Meeting.

Motion by: G. Harris
To amend the draft ASP by creating an overlay that includes the conditional low density area policies and remove the conditional low density policy area.

Carried

6.2. Possible Open House Dates
6.3. Open House Materials
- Put this item on next Agenda

6.4. Next Meeting

- February 15, 2018 at 1:00-3:30pm
7. **CORRESPONDENCE**   Nil

8. **CONFIDENTIAL ITEMS**   Nil

9. **ADJOURNMENT**

Moved by: D. Bach
That the Eagle Valley ASP meeting be adjourned at: 3:38 pm.

Carried

Signed: _____April 5_____, 2018

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Chair

I hereby certify these Minutes are correct.

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Manager, Planning Services