

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: February 06, 2018

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

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: Rick Blair - Member-At-Large - Town of Carstairs

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 add to the agenda, the correspondence received from Mr. Robert Weston.

Carried

D. Fulton moved to adopt the amended agenda of February 06, 2018.

Carried

3. Adoption of Minutes

D. Fulton moved to adopt the minutes of December 14, 2017.

Carried

8. Correspondence

Correspondence received discussion:

- Clarification was asked regarding RV campground and RV storage
- Administration clarified that the author of the correspondence (Robert Weston) reviewed what the current district within the LUB allows for, and that it is

administrations understanding that the end goal is a Business Park type ASP, following the description within the LUB.

- A previously outlined boundary included areas indicated for recreational use, including the quarter section directly north of Mr. Weston.
- Administrations understanding of the correspondence is that there were plans for a campground, and should that type of development go ahead, a request for an amendment to the ASP would be required.
- Clarification was asked regarding omitting this quarter section, administration clarified that in the past, the landowner had been advised by Council to create an ASP if he wished to apply for recreational development (campground), and never followed through with the process.
- Administration clarified that should this quarter section be left within the ASP plan boundary and designated as "Recreation", the work would be completed for the landowner as far as the creation of an ASP. If the quarter section is not omitted from the plan boundary, the landowner will then have to follow through with an ASP amendment.
- Administration clarified that there will still be many onerous tasks to complete to apply for an RV campground even if this quarter section were to be included within the ASP boundary.
- Administration clarified that when an applicant subdivides beyond first parcel out, Municipal Reserve (MR) then becomes required, in the case of this quarter section for example, the MR may be a green buffer.
- Administration clarified that if any landowner wants to apply for something that does not fit in with the Business Park District, they are more than welcome to go forward with an ASP amendment.
- Administration suggested that the Chair of the Steering Committee respond to Mr. Weston thanking him for his letter and advising him of the next open house date.

5. Delegations

N/A

6. Old Business

6.1 Review Draft ASP

- Administration presented the amended draft ASP document for review.
- Remove references to certain highways to accommodate the new ASP plan boundary.
- Community consultation section to include information on the two open houses that have been held to date, administration will incorporate the third open house after it has been held.
- No changes in Policy, Provincial or Land Use Framework sections.
- Figure included to help visualize how the ASP boundary meshes with the MDP, administration will ensure that the plan area is very distinctly recognizable.
- Suggested Figure #1 name change to include "and" in between EGN South Carstairs ASP to separate EGN from South Carstairs ASP.
- ESA section can be removed as there are no ESA areas within the new ASP plan boundary.
- Administration suggested to identify and recognize that the new plan boundary borders an existing ESA and consideration for protection should be taken at the time of a proposed development.

- Discussion on restrictions to Schlumberger business park, administration clarified that the Bylaw will state that it is rescinding the Schlumberger ASP and that the new ASP will proceed as the new statutory plan for the area.
- Plan Vision and Goals discussion, goals d & f can be removed as recreation and servicing no longer apply to the newly created ASP boundary area.
- Section 5 purpose, strengthen to further explain that landowners are not obligated to redesignate their property (i.e. A landowner is **not** required/obligated to rezone their property once the ASP is adopted).
- Administration clarified that Cash in Lieu is put into a Municipal Reserve fund and when a use becomes available that requires these funds (i.e. green space, recreational uses), this money will be allocated as such.
- Administration clarified that if a developer can put forward a good reason to have MR dedicated land, uses can be considered. MR land could also be used as a buffer between incompatible land uses.
- Administration clarified that because of how the ASP is designed, having the maximum amount of development with 10% as Cash in Lieu would be the most reasonable.
- Business Park section, administration has crafted a policy for first parcel out subdivision for business park use, not requiring a concept plan if the proposed parcel size is a minimum of 20 acres and supporting technical studies may be required by the County in support of a redesignation application.
- Administration clarified the above policy as not requiring the applicant to go through a full concept plan stage, however; depending on the proposal, the County still can request a technical study there will just be no requirements for a full quarter section layout with lots, transportation network etc.
- When discussing Storm Water, administration clarified that whatever off-site run off from the first parcel being developed has, that it flows to a natural catchment area on the balance of the quarter, and when the catchment area becomes altered because of a larger concept plan, the County would develop a plan to mitigate any issues.
- Administration clarified that the Residential subdivision discussions have been removed from the document and maintaining an Agricultural/first parcel out Farmstead portion only is still appropriate as this ASP is focused on business park type developments.
- Discussion on road standards – Rocky View County roads that provide access into the ASP area administration clarified that this will be dealt with at the development stage after consulting with Rocky View County, and if there were concerns with road development, the road would have to be developed to Rocky View County standards.

7. New Business

7.1 Committee Member update

- Correspondence has been provided to the committee member thanking them for their time and explaining that as per the terms of reference, they will no longer be considered a committee member, and the committee will continue as is with the existing members.

7.2 Discuss Open House

- Present new proposed boundary area
- On-site servicing discussion (emphasize no water infrastructure)
- Minimum 20 acres business park parcel discussion to encourage business park development
- First parcel out R-F parcels discussion
- Display appropriate maps
- Highlight to make it clear that there is no obligation for redesignation
- What's next... timeline to outline what is left in the remainder of this ASP process

Next meeting: March 27th @ 9 a.m.

Open House: Tuesday, March 6th in the evening

10. Adjournment @ 10:34 a.m.



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee