MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, February 15, 2018
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT:	Jim Smith, Chair
	David Bach, Vice Chair
	Councillor Peggy Johnson
	Councillor Angela Aalbers
	Councillor Greg 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 1:05 p.m.

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

3. **AGENDA:**

   3.1 Adoption of Agenda
   Moved by: R. Jorgensen
   That the Agenda of February 15, 2018 be adopted as amended to add under Item 5. Old Business a section on Goals.

   Carried

4. **ADOPTION OF MINUTES:**

   4.1 Adoption of Minutes to be done at next meeting.

5. **DELEGATIONS:** Nil

6. **OLD BUSINESS:** Request that the "Goals" go back to the original wording that came from the Open House and rank the goals in order. Under Goals paragraph 3.2 pg. 14 of ASP these goals are a direct result of the Open House. Administration looked at the goals and confirmed that they are ranked and listed in the correct order of percentage as was taken from the surveys at the Open House, which was ranked in order of preference by the community. Discussion took place on the difference between heritage community resources and historical community sites. Cannot change wording in the ASP if the survey referred to a different type of wording as it could change the meaning of what the survey was asking.

   6.1 **Code of Ethics**
   - Administration advised that all committee members need to complete the Code of Ethics form, sign the form and return to MVC.

6.2   Draft ASP Review s. 4.1.2 to 9.0

Motion by: A Macklin
Request to add 4.1(i) Agricultural uses shall respect the comfort and
enjoyment of property by adjacent non-agricultural uses.

Voted and motion was defeated 4 to 3.

- request made regarding 4.1(h) to note that Dave Bach wants his
  vote against this item to be recorded in the Minutes of January 18,
  2018.
- Request made that the ASP recognize the overlay created by the
  Working Plan as a guideline. Administration confirmed that this is
  what was prepared in Section 4.2.1 under Purpose.
- s. *4.2.1* under Purpose: request to change "containing fen peat" to
  read "containing a fen". Remove the sentence ahead of this that
  refers to Eagle Hill and replace with "This is the area below the
  escarpment as defined by flood events and shall be subject to the
  following additional policies."
- Why are we using the term "Low Density Area"? Is there a more
  descriptive term we can use that is more of a layman's term.
- Can we call it Agricultural Residential Area and Agricultural
  Residential Area with Overlay? Administration advised that this
  would not be best as this is not a strictly Agricultural Residential
  area. This area also includes an area that has recreational area
  and an area that has institutional use.
- Request made that all members should review 4.2.1 and come
  back to the next meeting with some comments and thoughts.
- Add "Low Density" to the Glossary.
- s. *4.3.1:* Remove "Some" and just put "Areas" in close proximity to
  the Red Deer River. Last sentence remove "ideal" and put in
  "appropriate"
- s. *4.3.2 b) and c)* request was made to replace "should" with
  "shall". Administration will bring forward mapping of the ESA at the
  next meeting so that committee can see whether the lay of the
  land should have "should" or "shall" when referring to this section.
- Separate item d) and e) after ...to the corridor. Development within
  the RDRC is strongly discouraged except for public works, services.
- s. *4.3.2 e)* biggest concern is policies do not reflect the extremes in
  the community. Discussion about item (e) and removing the last
  sentence "unless compliant with the regulations set out in the
  Land Use Bylaw." If this sentence were removed, then the ASP
  would be saying that you cannot have any development. As it is
  stated now it reads that you can have that development as long as
  it is subject to the conditions outlined in the Land Use Bylaw.
- Overlay is being used to identify an area that has characteristics of
  flooding, erosion and things of this nature so working with the
  Subdivision Engineering Technologist, he would then assist the
  Planner or Development Officer to do that review in this area. As a
  result of this area not being Provincially mapped as a flood area,
  Administration cannot go and restrict someone from developing in

this area if you take that last sentence out. Keeping that sentence in there helps Administration to use the technical studies as a reason to refuse an application in the area. Keeping this in puts the onus on the developer to provide these studies as outlined in the Land Use Bylaw.

**Recess at 2:35 p.m.
Reconvene at 2:45 p.m.**

- s. **4.3.1 g)** change word "alter" to "increase".
- s. **4.3.2 a)** this is a standard reference used in all ASPs saying any redesignation, subdivision or development shall be in accordance with the map.
- s. **4.3.2 m)** given the agricultural nature and character of Eagle Valley area no recreational land uses shall be permitted excepting parks and conservation.

**Motion by P. Johnston
No new or expanded recreational uses shall be allowed in the Red Deer River Corridor.**

Voted and motion was defeated 4 to 3

- s. **4.4.1:** preamble change last sentence, "are not encouraged" to "shall not be permitted' after discussion was decided to leave as "not encouraged".
- Committee to review handout from A. Macklin for next meeting.

6.3   **Possible Open House Dates**

6.4   **Next Meeting**
   - April 5, 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: 3:35 pm.

Carried

Signed: _April   5_, 2018

Chair

I hereby certify these Minutes are correct.

Manager, Planning Services