

Minutes

Economic Growth Node Steering Committee

Mountain View County

Date: March 27, 2018

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

Dwayne Fulton – Councillor, Mountain View County
Duncan Milne – Councillor, Mountain View County

Matthew Pawlow – Manager, Planning Services (Secretary)
Tracey Connatty – Planner
Kylie Lashmar – Recording Secretary

Absent: Rick Blair – Member-At-Large – Town of Carstairs
Angela Aalbers – Councillor, Mountain View County

1. Call to Order

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

2. Agenda

2.1 Adoption of Agenda

D. Fulton moved to adopt the agenda of March 27, 2018.

Carried

3. Adoption of Minutes

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

Carried

5. Delegations

N/A

6. Old Business

6.1 Review Draft ASP

- Administration provided the most current draft ASP document for comments from committee members.
- A few minor changes were suggested by a committee member and were included as track changes to the document for review.
- No amendments to the description of the plan area.
- Rewording in the “Community Consultation” description under the second open house; to indicate that the committee was proposing three new boundaries.

March 27, 2018

- Administration clarified that the plan area in relationship to the Economic Growth Node has now been highlighted better. Administration clarified that the red outline is the plan area.
- Agriculture policy area discussion, clarification that the purpose of the plan area is to keep industrial development in one location rather than spread throughout the County, thus promoting Agricultural Preservation.
- Administration provided some wording to include into this section; "To recognize the presence of existing agricultural operations throughout the County and their strategic location within the plan area".
- Administration clarified that the Farmstead definition within the document is the same as the MDP. Also, the ten-year time frame is a policy within the MDP under the description of "Farmstead".
- Administration clarified an application will have to comply with the ASP as well as the MDP.
- Administration clarified that in the instance that another Agricultural parcel were to be taken out, it is indicated that after the first parcel has been removed from a quarter section, the subdivision authority has the ability to require Municipal Reserves.
- Administration clarified that if required for Alberta Transportation (AT) and the AER, on a site-specific analysis is when an environmental scan is completed to determine wetland policy requirements which is forwarded to the Province for review.
- Administration provided clarification regarding railway setbacks, there are larger setbacks when residential development is proposed, and business park development does not require as large of a setback.
- Administration clarified that the onus is placed on the developer to research and determine the proper railway setbacks.
- Administration clarified that AT and the County would require an internal subdivision road should a quarter section of land have multiple subdivision (shifting of access points).
- Administration added the following point into the document "development within the first parcel out subdivision should not impede future development within the quarter section. The layout should ensure that internal site traffic with access provided from provincial highways may be eliminated and re-routed through site access provided from internal subdivision roads".
- Administration clarified the requirements for a TIA, two reviews are done (AT & the County) and then through a comparison, the developer is made aware of the requirements of a turning lane.
- Administration clarified that a technical study will determine if a turning lane is required, and that it is AT's jurisdiction, therefore it is outside of the ASP process.
- Administration clarified that studies to determine the need for a turning lane would be the responsibility of the developer as well as the construction of the turning lane.
- Administration clarified that the "Farmstead" definition was taken from the MDP for consistency.
- Discussion on the name of the ASP document, "South Carstairs ASP" was chosen.

7. New Business

7.1 March 06, 2018 Open House Discussion

- There were 11 attendees at the open house, administration clarified that the small attendance could likely be reflective of the fact that the ASP area has been reduced, meaning less landowners are being affected by the ASP.
- Administration clarified that there was positive feedback received from the attendees.
- Administration clarified that the information regarding the need for a concept plan after first parcel industrial park separation was well highlighted for better understanding.
- Attendee concerns with Rocky View County road maintenance along the far south eastern ASP boundary. Administration clarified that they discussed working towards intermunicipal collaboration ultimately resulting in a IDP with Rocky View County, with roads being the main intermunicipal matter highlighted.
- A referral will now be conducted to circulate the draft document to stakeholders and referral agencies within the plan area for 30 days to allow opportunity for comments.

7.2 Potential First Reading Dates

- May 9th or 23rd for first reading
- Public Hearing in June

Next meeting: TBD based on comments received after referral is completed

10. Adjournment

Moved by: D. Milne @ 10:15 a.m.

Carried.

Adopted April 24, 2018 via email



Chair

I hereby certify these minutes are correct.



Secretary, Economic Growth Node Steering Committee