

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, June 7, 2018
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT: Jim Smith, Chair
David Bach, Vice Chair
Councillor Peggy Johnson
Councillor Greg Harris
Rosalie Jorgensen
Ann Macklin

ABSENT: Councillor Angela Aalbers

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

1. **CALL TO ORDER:** Meeting commenced at 1:03 p.m.

2. **AGENDA:** 2.1 Adoption of Agenda
• review wording of Section 1.4
• review wording of Section 4.5.2
Moved by: G. Harris
That the Agenda of June 7, 2018 be adopted as amended.

Carried

3. **ADOPTION OF MINUTES:** 3.1 Adoption of April 5, 2018 Minutes.
Moved by: A. Maklin
That the Minutes of April 5, 2018 be adopted as presented.

Carried

4. **DELEGATIONS:** Nil

5. **OLD BUSINESS:** Section 1.4 Community Consultation
• the wording needs to be reviewed by the Committee and come back with their suggestions at next meeting.

Section 4.5.2 Natural Resource Extraction

- remove paragraph 4.5.2 (b)
- Even with the paragraph (a) in the Plan, Council ultimately has the final say on what they want.
- Discussion took place on the entire Section 4.5 Natural Resource Extraction on whether to leave the policy or remove it entirely.
- Steering Committee does not have jurisdiction or ability to regulate oil and gas works.

Moved by: P. Johnson

Remove entire Section 4.5 Natural Resource Extraction and insert under Low Density Area Section, Overlay Area Section and Red Deer Corridor Section the following: new applications for extraction or processing of sand and gravel are not supported within the plan area.

Carried

6. NEW BUSINESS

6.1 Discuss Motion to Reconsider

Moved by: A. Macklin

To reconsider the motion put forward by Councillor Johnson at the February 15th meeting to reword s. 4.3.2(n) to read that, "no new or expanded recreational uses shall be allowed in the Red Deer River Corridor."

Carried

- Discussion took place where this motion would be taken to the Open House and one option would be to allow for new or expanded recreational uses in the Red Deer River Corridor and the second option would be not to allow for new or expanded recreational uses in the Red Deer River corridor. Then see what the residents want in the area.

Moved by: G. Harris

Motion to table the motion by A. Macklin until next meeting when all Committee members are in attendance.

Carried

6.2 Review Preliminary Open House Slides (Recreational Development Options)

6.3 Review Roads and Utilities Section (Dark Night Policy)

- Based on discussion at the last meeting the contents related to the roads portion in this section was reviewed to remove anything dealing with policies that are referred to in other documents. We cannot comment on items that actually live in another document other than this ASP. Council makes decisions on those processes.
- this section on roads mirrors what is contained in other Area Structure Plans so that in terms of policy compliance it makes sense and doesn't overstep other bylaws and strategies that the county utilizes to deal with roads because those are things that come under the Operations Dept Work Program and ultimately Council approves those processes under those strategies.
- Figure 7 reviewed, yellow portion is only road out of EV community, every single road with exception of the yellow road are all "no exit" roads and that is a big problem in the community.

- County collector network exists but in a different capacity. CCN was an Operations objective with their roads and that was used to justify how to do multi lot subdivisions in a cluster. We have severed the planning component so it just exists as the actual main network.
- range roads 43 and 44 have been chip sealed and are the major intersection points into the Eagle Valley ASP area. Add sentence, intersections at RR 43 and RR 44 and TWP 340 are problematic from a safety point of view.
- Administration confirmed that there was an Engineering Study done a couple decades back about the geometry of the roads and the cross section that said that those were areas that could be improved to increase the standard of the road being driven. The roads haven't been upgraded as a result of the Strategic Road Plan by the County and the lack of new development that would come in and pay for those upgrades. Without development in the area, you do not get new upgrades because new development pays for upgrades.
- 6.1.1 Heading change to Background and Purpose.
- Add sentence after "the plan area contains a road network.....to say, "the majority of the roads in this community going north and west terminate at the river and have no exit."

Recess at 2:20pm
Reconvene at 2:39pm

6.4 Review Community Heritage Resources

- P. Johnson will provide further information as to what these Heritage Resources are and then we can identify them on a map.
- However, we cannot enforce landowners how to preserve or if they preserve this.
- If you want something preserved, you need to put it in a "land trust"

6.5 Draft Areas Structure Plan Review

- Discussion took place over the wording of section 1.4 and whether there should be specific background information included or not. The Committee will review this and bring back their comments to the next meeting.
- Section 4.1.2(k) the definition for Agri-Tourism Businesses will be copied from the Land Use Bylaw definition and added to the Glossary of this ASP.
- Section 5(h) add as a policy as follows: Preservation of the purity and flow of the 38 springs in the Eagle Valley ASP area shall be considered when any development is proposed.

6.6 Next Meeting - September 13, 2018 at 1:00-3:30pm

- 7. CORRESPONDENCE Nil
- 8. CONFIDENTIAL ITEMS Nil

ADOPTED

9. ADJOURNMENT

Moved by: D. Bach

That the Eagle Valley ASP meeting be adjourned at: 3:28 pm.

Carried

Signed: Sept 13, 2018



Chair

I hereby certify these Minutes are correct.



Manager, Planning Services