

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Thursday, April 5, 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 1:03 p.m.

2. AGENDA: 2.1 Adoption of Agenda
Moved by: D. Bach
That the Agenda of April 5, 2018 be adopted as amended to add items under Old Business – re: expanding ASP area.

Carried

3. ADOPTION OF MINUTES: 3.1 Adoption of January 18, 2018 Minutes.
Moved by: A. Macklin
That the Minutes of January 18, 2018 be adopted as presented.

Carried

3.2 Adoption of February 15, 2018 Minutes.
Moved by: G. Harris
That the Minutes of February 15, 2018 be adopted as presented.

Carried

4. DELEGATIONS: Nil

5. OLD BUSINESS: 5.1 Expanding of the ASP Area
▪ A. Macklin spoke to or emailed the residents outside of the ASP boundaries to see if they would like to be included in the ASP area so that the boundaries could be expanded. A sheet was taken around for these

residents to sign if they wanted to be included. There was only 1 distinct "no".

- the change in boundaries would take RR 43 in a straight line down to Twp Rd 334 and include most of Eagle Creek.

Moved by: A. Macklin

That the Eagle Valley Area Structure Plan boundaries be amended to be described as following: The plan is bounded on the north by Red Deer County and on the south by Township Road 334. The eastern side is bounded by Range Road 43 and its allowance. The western boundary is the Red Deer River. Where lands are allocated to the Red Deer River, those portions to be included within the Area Structure Plan shall be deemed as those parts of quarter sections that are not exempted on Certificate of Title and that are on the Eagle Valley side of the river.

Carried

5.2 Recreational Uses in Red Deer River Corridor

Discussion under section 4.3.2.n. A discussion took place and it was suggested that we have the following 2 options at the next Open House: OPTION ONE: I do support recreational development in RDRC; OPTION TWO: I do not support recreational development.

6. NEW BUSINESS

6.1 Review of Handout provided by Councilor P. Johnson

- P. Johnson, A. Macklin and R. Jorgensen met alone to review the ASP and created an additional draft ASP to move the review of the ASP along a little quicker. This document was circulated to the Committee Members and Administration.
- **Section 4.5 Natural Resource Extraction**
 - only pit in area is going through reclamation process but there is still an existing stock pile until that is cleaned up. There is no further intent to do any extraction from that pit.
 - Administration clarified that if anyone wanted to do gravel extraction on their property, they would have to rezone their property to Aggregate Extraction District.
- **Section 5 Environment**
 - Discussion on having no yard lights, no artificial lights. All provisions on dark night sky were turned down when this was discussed during the Water Valley ASP process. They said no take it out because it is practically unmanageable when you have people combining at night.
 - Intent was to minimize artificial light to maintain a dark night sky.
 - Want to encourage lighting to be directed down away from the sky to maintain a dark night sky, and to minimize the amount of light in the area.
 - This came about when a gentleman from the City came out to deliver some lost luggage and he didn't say anything for about 3 minutes because he was looking up at the night sky because he had never seen stars in the sky before because he lives in the City.
 - Would like to "encourage" any light that is installed to be mindful of protecting the night sky.

- After discussion it was requested that a phrase be added to a section where appropriate to read: "Encourage dark sky principles".
- Request to have Administration include a definition of "watercourses" into the Glossary. This term was taken from a Provincial document.

6.2 Review Draft ASP starting at S. 4.4 Recreational Development

• Section 6 Roads

- Road Infrastructure is not based on an ASP. This is done at the Council table and is done County wide.
- Administration spoke to the Operations Department and ASPs cannot set out design standards of the roads. The County has a Design Standards Policy that will set out what is required when a Development Permit is applied for.
- ASP has no jurisdiction to determine whether hazardous goods can or cannot be allowed in the area.
- The introductory paragraphs under 6. Roads will be reviewed by Administration and rewritten to fit better within the ASP so that the Steering Committee is not overstepping their boundaries from other County policies that are in place.
- Discussion took place on hazardous transportation haul routes in the ASP area.
- Move that the Steering Committee work with our operations dept to determine what we can do regarding hazardous waste transportation within the ASP and then Administration can work with Operations to see what the Steering Committee can actually incorporate in the ASP.

Moved by: A. Aalbers

Move that the Area Structure Plan Steering Committee directs

Administration to bring back information on how to or if we can incorporate hazardous goods transportation haul routes within the Area Structure Plan.

Carried

▪ Section 6.2 Water and Wastewater

- Identifying the obvious that you need to provide these services when applying for a Development Permit.
- Standard clause included in all ASPs.
- Question as to whether there is anything addressing the salt run-off into the ditches when salting roads in the winter.

Committee asked Administration to request Information from operations on feedback as to what they use now to salt the roads in comparison to the salt that used to be used for roads in the winter.

Recess at 2:35pm
Reconvene at 2:50

- Administration checked with Operations during the break and confirmed that MVC uses sodium chloride on their roads during winter salting and this is applied as per Provincial requirements. In comparison between the Eagle Valley area and other places in the County there are a little bit more areas where the application is a little heavier due to the hills in the area and

maybe that is where some of the concern comes from. The application itself is in compliance with Provincial requirements and if anything changes they will have to change as well to meet the new Provincial requirements.

- **Section 7.3 Plan Amendments**

- Anyone can request an amendment to the Plan, but they must provide a description of what they are proposing to amend and prior to doing this, they must consult with the community about what their amendment is.

- **Section 8. Glossary terms – please add these terms to the glossary:**

- Development meaning
- Watercourse meaning
- Flood Design: 1 % chance it should read not one percent change
- Low density residential SD – not consistent with rest so remove this definition all together

- **9. List of Acronyms**

- remove MOA
- add IMP Integrated Management Plan
- remove IDP

6.3 Heritage Community Resources

- **Heritage Resources:**

- Want to recognize that Eagle Valley has some really unique old resources and want to protect them
- First sentence should say, “in the Eagle Valley area the Community Heritage Resources are important”
- One of the heritage buildings burnt down recently but want to protect the historical site that is still there
- Identifiable and documented locations based on historical events and an example would be the Mound that the Post Office sat on
- Original 1907 school that is now the Community Centre
- Would like to protect the Eagle Valley Cemetery
- Archeological resources, paleontological resources
- Site of the Fletcher homestead
- Remnants of the Niddrie Bridge
- Suggestion that these resources be protected by a 100m setback the same as the springs being protected by a 100m setback

Question: If these resources are not Provincially approved or Provincially recognized Heritage sites then what jurisdiction would the County have if this is including in an ASP to ensure there is protection?

If these resources on private lands, what jurisdiction does the County have to say they cannot be removed or destroyed?

Information was provided from G. Harris that in order to protect resources if it involves private land, you have to go through the Historical Resources Act, you have to have Tourism and Cultural and their Heritage Division has to certify it.

Administration to look into whether we can do this "Heritage/Historical Resources" part or if MVC is over stepping their boundaries.

6.4 Possible Open House Dates

6.5 Open House Materials

6.6 Next Meeting - June 7, 2018 at 1:00-3:30pm

7. CORRESPONDENCE Nil

8. CONFIDENTIAL ITEMS Nil

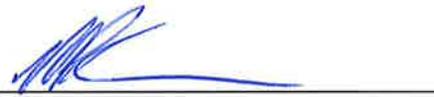
9. ADJOURNMENT Moved by: D. Bach
That the Eagle Valley ASP meeting be adjourned at: 3:28 pm.

Carried

Signed: June 7, 2018


Chair

I hereby certify these Minutes are correct.


Manager, Planning Services