

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, September 14, 2022, in the Council Chamber, 10 - 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

Reeve A. Aalbers
Deputy Reeve Councillor G. Harris
Councillor A. Miller
Councillor D. Fulton
Councillor J. Lutz
Councillor P. Johnson

ABSENT:

Councillor G. Krebs

IN ATTENDANCE:

J. Holmes, Chief Administrative Officer
C. Atchison, Director, Legislative, Community, and Agricultural Services
L. Marshall, Director, Corporate Services
J. Ross, Assistant Director, Planning and Development Services
R. Morrison, Director, Operational Services
C. Davis, Administrative Assistant
L. McMillan, Executive Assistant

CALL TO ORDER

Reeve Aalbers called the meeting to order at 9:02 a.m.

Reeve Aalbers acknowledged the passing of Queen Elizabeth II on September 8, 2022. A moment of silence was held.

Mountain View County's flags were lowered to half-mast for the mourning period of 10 days. The official portrait of Her Majesty, in Council Chambers, was draped.

Reeve Aalbers introduced Council and staff.

AGENDA

Moved by Councillor Lutz
RC22-484 That Council adopt the agenda of the Regular Council Meeting of September 14, 2022.

Carried.

MINUTES

Moved by Councillor Miller
RC22-485 That Council adopt the Minutes of the Regular Council Meeting of August 24, 2022.

Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 28/22
NE 17-29-3-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 28/22 and read the Bylaw.

ADOPTED

The application for redesignation of the NE 17-29-3-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a separate parcel for the farmstead within the quarter
- Division 2

The Planning and Development Department recommended that Bylaw #LU 28/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

Richard Gelowitz, owner, advised he wants to continue to live in the house on the property. The additional bit of land is to continue with the berry orchard. This application gives flexibility to a future purchaser.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- As there is an ESA within the property, Agricultural Services has reviewed it and recommended that at the time of subdivision, add Condition 13 which is for environmental protection for that area, and that would be an agreement between the County and the landowner to ensure that it remains in a healthy state. This has been discussed with the landowners.
- The parcel does include the dwelling, an accessory building, and a garden. It also includes an area to the north which is a small track of orchard and can be utilized within. Agricultural uses are secondary to the residential use within a residential farmstead district. Including the berries allows for the opportunity as a secondary use for the landowners to continue to harvest berries in that location and reside on that property.
- Possible area for future development of an accessory building, which would comply with setback relaxations.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Harris

RC22-486 That Council give second reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5.

ADOPTED
Carried.

Moved by Councillor Harris
RC22-487 That Council give third reading to Bylaw No. LU 28/22 redesignating the lands within the NE 17-29-3-5.

Carried.

5. 2 - Bylaw #LU 29/22
Plan 9512620 Lot 2
in the SE 6-31-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 29/22 and read the Bylaw.

The application for redesignation of the Plan 9512620 Lot 2 in the SE 6-31-1-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- For subdivision – to create first parcel from previously unsubdivided quarter section for residential purposes.
- Division 3

The Planning and Development Department recommended that Bylaw #LU 29/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

The Applicant was provided the opportunity to provide new or additional information and declined.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The electrical line is underground

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Miller
RC22-488 That Council give second reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5.

Carried.

Moved by Councillor Miller

RC22-489 That Council give third reading to Bylaw No. LU 29/22 redesignating the lands within Plan 9512620 Lot 2 in the SE 6-31-1-5.

Carried.

5. 3 - Bylaw #LU 30/22
SE 4-32-5-5 and
Closed Road Allowance Portion

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 30/22 and read the Bylaw.

The application for redesignation of the SE 4-32-5-5 and Closed Road Allowance Portion, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To expand the existing Davidson Park, day use area
- Division 4

The Planning and Development Department recommended that Bylaw #LU 30/22 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council.

The Applicant was provided the opportunity to provide new or additional information and declined.

Reeve Aalbers asked if there were any comments from the gallery. Adjacent landowner, Glenna Healey, came forward and stated her opposition to the application.

Council questions resulted in the following information:

- The Adjacent landowner, Glenna Healey's property, is zoned Agriculture district A, and the parcel size is 65.8 acres. The landowner does not use the land for agricultural purposes and does not have a residence on it.
- There is no current requirement for a environmental assessment.
- Screening intent is to plant trees
- No parking is proposed with this application or within the agreement with the landowner.
- Speed limit is at 50 km per hour and any additional signage for safety would be put forward to operational services for consideration.
- For maintenance access there could be utilization of the approach on the north side of Bergen Road.
- Wildlife friendly fencing options could include dropping a wire for animals to cross or ensure animals can go around the fence or under. It will be an agricultural style fence, similar to riparian fencing.
- Using trees as screening and signage are additional ideas for deterrence of trespassing.

ADOPTED

- Access would be predominantly along the trail that's existing, it goes under the bridge from Davidson park into the subject property.
- There will be a continuous locked gate on north access, other than for maintenance.
- Passive recreation is a permitted use in the district and will require a development permit.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Harris
RC22-490 That Council give second reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion.

Carried.

Moved by Councillor Harris
RC22-491 That Council give third reading to Bylaw No. LU 30/22 redesignating the lands within the SE 4-32-5-5 and Closed Road Allowance Portion.

Carried.

Moved by Councillor Johnson
RC22-492 That Council request Administration do ESA monitoring of this ESA 2, as they would of ESA2's on other land, and request a baseline assessment, and a re-assessment after 3-years. This information to be brought to a future Council meeting.

Carried.

Moved by Councillor Lutz
RC22-493 That Council request Administration engage in further consultation with the adjacent landowners regarding fencing and other landscaping controls such as trees, to try and come up with a mutually beneficial solution and to bring back a budget project sheet for budget deliberations.

Defeated.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:20 a.m. and reconvened at 10:30 a.m.

**5.4 - Municipal Development Plan
and Land Use Bylaw Amendments:
Renewable Energy Development on
Agricultural Lands**

Reeve Aalbers opened the Public Hearing regarding Municipal Development Plan and Land Use Bylaw Amendments: Renewable Energy Development on Agricultural Lands

The application was introduced by Jessica Ross, Assistant Director, Planning and Development Services.

Council was advised an additional attachment was received after the agenda cut off.

Moved by Councillor Harris
RC22-494 That Council adds a Wind and Solar article, from AlbertaBeef.ca, as additional information to item 5.4.

Carried.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- If the ESA is still apparent in a reclaimed gravel pit renewable energy production would most likely not be supported.

Reeve Aalbers asked if there were any comments from the gallery. No one came forward.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton
RC22-495 That Council give second reading to Bylaw No. 14/22 – Land Use Bylaw, as amended.

Motion not called.

Moved by Councillor Lutz
RC22-496 That Council direct Administration to amend Bylaw No. 14/22 5 b) ix) to read: Primary Provincial or Federal regulator approval and information on the status of applicable Federal and Provincial circulations and approvals.

Carried.

Motion RC22-495 called.

Carried.

Moved by Councillor Lutz
RC22-497 That Council give second reading to Bylaw No. 13/22 – Municipal Development Plan Bylaw, as amended.

Motion not called.

Moved by Councillor Johnson
RC22-498 That Council direct Administration to amend Bylaw No. 13/22 to add 3. 3. 27 c: Reclaimed gravel pit to an agricultural land use.

Carried.

Motion RC22-497 was called.

Carried.

Moved by Councillor Lutz
RC22-499 That Council give third reading to Bylaw No. 13/22– Municipal Development Plan Bylaw, as amended.

Carried.

Moved by Councillor Miller
RC22-500 That Council give third reading to Bylaw No. 14/22 – Land Use Bylaw, as amended.

Carried.

BYLAWS

7.1 - Bylaw #LU 32/22
NW 15-33-3-5

Moved by Councillor Lutz
RC22-501 That Council give first reading to Bylaw No. LU 32/22 redesignating the lands within the NW 15-33-3-5 as contained in the agenda package.

Carried.

Moved by Councillor Lutz
RC22-502 That Council set the Public Hearing for Bylaw No. LU 32/22 redesignating the lands within the NW 15-33-3-5 for October 12, 2022, at or after 9:00 a.m.

Carried.

7.2 - Bylaw #LU 33/22
SE 26-31-5-5

Moved by Councillor Miller
RC22-503 That Council give first reading to Bylaw No. LU 33/22 redesignating the lands within the SE 26-31-5-5, as contained in the agenda package.

Carried.

Moved by Councillor Miller
RC22-504 That Council set the Public Hearing for Bylaw No. LU 33/22 redesignating the lands within the SE 26-31-5-5 for October 12, 2022, at or after 9:00 a.m.

Carried.

DIRECTIVES

Moved by Councillor Johnson
RC22-505 That Council receive the Council Directives as information.

Carried.

NEW BUSINESS

10.1 – Auditor Results

Moved by Councillor Lutz
RC22-506 That Council approve entering into a contract with MNP Financial Audit Services for four fiscal years. The first fiscal year is December 31, 2022. Work will commence October 1, 2022, and end June 30, 2026, with an option to extend the contract an additional four fiscal years upon mutual agreement of both parties.

Carried.

10.2 – RMA Insurance
Risk Pro Credits

Moved by Councillor Harris
RC22-507 That Council approves the following list of expenses for application to Rural Municipalities Association (RMA) to be applied against Mountain View County Risk Pro Credits. The current budget would increase by \$12,333.25 for Expenses and by \$14,912.35 for Other Revenue-Risk Pro Credits to offset the expenses incurred.

Carried.

10.3 – Budget 2023
Finance Situation Assessment

Moved by Councillor Lutz
RC22-508 That Council receives the Finance Situation Assessment for information.

Carried.

10.4 – Additional Named Insured
(ANI) Insurance Renewals

Moved by Councillor Miller

- RC22-509 That Council approve the list of Additional Named Insureds that are up for renewal in November 2022.

Carried.

10.5 – Livestock Emergency Response Trailer Update

Moved by Councillor Lutz

- RC22-510 That Council accept the Livestock Emergency Response Trailer report as information.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 12:02 p.m. and reconvened at 12:35 p.m.

10.6 – Intensive Livestock Working Group – Phase 3 Public Trust Pilot

Moved by Councillor Johnson

- RC22-511 That Council participate and request that Administration participate in engagement sessions with local producers and community members to discuss emerging or existing issues related to confined feeding operations within the community.

Carried.

DELEGATION

6.1 – Didsbury & District Chamber of Commerce

Marlene Aubrey and Helen Hafke introduced themselves.

Reeve Aalbers, in Councillor Krebs absence, and Councillor Miller were presented the Mountain View Regional DSS Chili Cook off-Mayoral Challenge award.

Marlene and Helen, presented on the partnership that Didsbury & District Chamber of Commerce has formed with Sundance College to bring Health Care Certification programing to Mountain View County. They are seeking a letter of support for funding, to support future courses becoming available.

Reeve Aalbers thanked Helen for the presentation.

Moved by Reeve Aalbers

- RC22-512 That Council direct Administration to bring back information on the Didsbury & District Chamber of Commerce request for a letter of support to the next council meeting.

Carried.

NEW BUSINESS CONT.

10.7 – Policy and Procedure Amendments

Moved by Councillor Fulton

- RC22-513 That Council approve Policy No. 4028 as presented.

Carried.

Moved by Councillor Harris

- RC22-514 That Council accept Procedure No. 4028-01 as information.

Carried.

Moved by Councillor Miller

- RC22-515 That Council approve Policy No. 4029 as presented.

ADOPTED
Carried.

Moved by Councillor Miller
RC22-516 That Council accept Procedure No. 4029-01 as information.
Carried.

Moved by Councillor Harris
RC22-517 That Council approve the amendments to Policy No. 1008, as amended.
Carried.

Moved by Councillor Fulton
RC22-518 That Council approve the amendments to Policy No. 8006, as presented.
Carried.

Moved by Councillor Miller
RC22-519 That Council accept the amendments to Procedure 6305-01.
Carried.

Moved by Councillor Miller
RC22-520 That Council accept the amendments to Procedure No. 6302-01.
Carried.

Moved by Councillor Harris
RC22-521 That Council accept the amendments to Procedure 6304-01.
Carried.

10.8 – 2022 Strings & Keys Music Education Fund Approvals

Moved by Councillor Miller
RC22-522 That Council approves a 2022 one-time budget addition of \$700.00 from the Strings and Keys Reserve to the 2022 Strings & Keys Music Education budget, and that Council receive the Strings and Keys Music Education Committee funding approvals as information.
Carried.

10.9 – Bridge File 79007 Tender Results

Moved by Councillor Fulton
RC22-523 That Council accept the tender results as information and defer the replacement of BF 79007 until 2023.
Carried.

10.10 – Alberta Community Partnership (ACP) Grant Application Request

Moved by Councillor Lutz
RC22-524 That Council supports the Town of Olds 2023 ACP Grant application for an Area Structure Plan project on the recently annexed lands, providing the Area Structure Plan addresses potential future servicing connections for water and wastewater, Transportation corridors, and Storm water management.
Carried.

COUNCILLOR REPORTS

Council discussed the following:

- SPOG Neighbors Day
- Reed Ranch County Fair
- Resident meetings
- CLIP Meeting
- Grant Review Committee
- MVSH Board Meeting and Golf Tournament Fundraiser
- County Fires

- Tractor Rodeo outside of Cremona
- Carstairs Fire Department Hall Grand Opening
- CRMA Resolution Committee
- MPC Meeting
- Olds College Presidential Recruitment Meeting
- Alberta Agricultural and Forestry Ministry Grant For Effectuated Bergen Tornado Residents

Moved by Councillor Fulton

RC22-525 That Council receive the verbal Councillor Reports as information.
Carried.

INFORMATION ITEMS

Moved by Councillor Fulton

RC22-526 That Council receive the following items as information:

- a. 2022-08-19 Contact Newsletter
- b. GFOA Distinguished Budget Presentation Award
- c. Walk With Mayors Invite 2022
- d. Victim Services Redesign
- e. August 25, 2022, Letter from Town of Olds Re Rescinding of Notice of Termination of Fire Services Agreement
- f. 2022-08-26 Contact Newsletter
- g. Municipal Engagement Opportunity with Minister Tyler Shandro
- h. 2022-09-02 Contact Newsletter

Carried.

IN CAMERA

Moved by Councillor Harris

RC22-527 That the Regular Council Meeting of September 14, 2022, go into closed meeting at 2:20 p.m. to deal with items relative to the FOIP Act, Section 24.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 2:20 p.m. and reconvened at 2:28 p.m.

Moved by Councillor Fulton

RC22-528 That the Regular Council Meeting of September 14, 2022, return to the open meeting at 2:53 p.m.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of September 14, 2022, at 2:53 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer