

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, May 10, 2017, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie
Councillor A. Aalbers
Councillor A. Kemmere
Councillor K. Heck
Councillor D. Milne
Councillor J. Sayer

ABSENT: Deputy Reeve P. McKean

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Beaupertuis, Director, Corporate Services
R. Baker, Director, Operational Services
J. Holmes, Director, Legislative, Community, & Agricultural Services
M. Bloem, Director, Planning and Development Services
A. Wild, Communications Coordinator
G. Evers, Executive Assistant

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:02 a.m.

Reeve Beattie introduced Council and staff

AGENDA Reeve Beattie advised of the following amendments to the agenda:
10.8 West Fraser Mills

Moved by Councillor Milne
RC17-272 That Council adopt the agenda of the Regular Council Meeting of May 10, 2017 as amended. Carried.

MINUTES Moved by Councillor Milne
RC17-273 That Council adopt the Minutes of the Regular Council Meeting of April 12, 2017. Carried.

NEW BUSINESS
Road Maintenance
Swap for RR 292
and RR 284
RC17-274 Moved by Councillor Kemmere
That Council authorize the Chief Administrative Officer to enter into a Road Maintenance Agreement with Rocky View County to swap the maintenance of the one (1) mile section of RR 284 within the County with the one mile section of RR 292 within Rocky View County. Carried.

PUBLIC HEARINGS
Bylaw #11/17
SE 22-29-29 W4M

Reeve Beattie opened the Public Hearing regarding Bylaw #11/17 and read the Bylaw.

The application for redesignation of the SE 22-29-29 W4M 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, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 22.34 acres from Agricultural District (A) to Direct Control District (DC)
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that Bylaw #11/17 be given second reading.

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

Scott Irvine, owner, stated that he did not have any additional information to provide.

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

Council questions resulted in the following information:

- The AER did not respond to the circulation regarding the on-site sour gas facility
- The sour gas line setbacks and limits of public event participation will be determined at the Development Permit stage
- According to County records the sour gas line is abandoned. The applicant confirmed that the sour gas line is currently not in use.
- Camping would be occasional and would be limited to 20 RV Units at one time
- If a future Road Use Agreement is required it would address calcium applications for Dust Suppression

Reeve Beattie 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 stated that they did not receive any letters of concern.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers
RC17-275 That Council give second reading to Bylaw No. 11/17 to redesignate lands in the SE 22-29-29 W4M.

The question on Motion #RC17-275 was not called.

Moved by Councillor Aalbers
RC17-276 That Council amend Bylaw No. 11/17 by replacing the Schedule "C" map with one that correctly identifies the location of Development with Approved Development Permits #2.

Carried.

Moved by Councillor Aalbers
RC17-277 That Council amend Bylaw No. 11/17 by replacing the wording of 6 c) i. to add clarity to the road use agreement requirements as contained in the agenda package.

Carried.

The question on Motion #RC17-275 was called.

Carried.

Moved by Councillor Aalbers
RC17-278 That Council give third reading to Bylaw No.11/17 to redesignate lands in the SE 22-29-29 W4M.

Carried.

Bylaw #LU 09/17
SW 18-31-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 09/17 and read the Bylaw.

The application for redesignation of the SW 18-31-4 W5M, was introduced by D. Gonzalez, 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 redesignate 5.56 acres from Agricultural District (A) to Residential Farmstead District (R-F)
- Division 4
- Rural Community: Elkton/Rugby

The Planning and Development Department recommended that Bylaw #LU 09/17 be given second reading.

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

Ken Taylor, applicant, stated that the older home is in poor repair and is currently being used for storage only. They intend to demolish it.

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

Council did not have any questions.

Reeve Beattie 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 Beattie closed the Public Hearing.

Moved by Councillor Milne

RC17-279 That Council give second reading to Bylaw No. LU 09/17 to redesignate lands in the SW 18-31-4 W5M.

Carried.

Moved by Councillor Milne

RC17-280 That Council give third reading to Bylaw No. LU 09/17 to redesignate lands in the SW 18-31-4 W5M.

Carried.

Bylaw #LU 14/17
NW 18-33-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 14/17 and read the Bylaw.

The application for redesignation of the NW 18-33-2 W5M, 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, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 44.49 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 6
- Rural Community: Hainstock

The Planning and Development Department recommended that Bylaw #LU 14/17 be given second reading.

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

Ken Taylor, applicant, stated that there is currently a house on one parcel and the outbuildings are on the balance of the quarter section. The trees and waterway are a natural separation.

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

Council did not have any questions.

Reeve Beattie 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 Beattie closed the Public Hearing.

Moved by Councillor Heck
RC17-281 That Council give second reading to Bylaw No. LU 14/17 to redesignate lands in the NW 18-33-2 W5M.

Carried.

Moved by Councillor Heck
RC17-282 That Council give third reading to Bylaw No. LU 14/17 to redesignate lands in the NW 18-33-2 W5M.

Carried.

Bylaw #LU 15/17
NE 10-33-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 15/17 and read the Bylaw.

The application for redesignation of the NE 10-33-4 W5M, 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, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 6
- Rural Community: Eagle Hill

The Planning and Development Department recommended that Bylaw #LU 15/17 be given second reading.

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

Wade Anthony Stromquist, owner, was not in attendance.

Reeve Beattie asked if there were any comments from the gallery.

Larry Raymond, adjacent landowner, discussed spring groundwater runoff. He showed photos.

Council questions resulted in the following information:

- During the site visit the property was snow covered
- Mr. Raymond advised that the water would not stay in the ditch
- Mr. Raymond advised that weed spray, sewer, or anything flows through his property
- There are currently 3 separate titles of 10.84 and 20 acres
- The dwelling density of 4 would be at maximum

Reeve Beattie 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 stated that a condition regarding storm water management could be considered at the development permit stage.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC17-283 That Council give second reading to Bylaw No. LU 15/17 to redesignate lands in the NE 10-33-4 W5M.

Motion Defeated.

Bylaw #LU 16/17
NW 19-31-4 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 16/17 and read the Bylaw.

The application for redesignation of the NW 19-31-4 W5M, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.84 acres from Agricultural District (A) to Residential Farmstead District (R-F)
- Division 4
- Rural Community: Elkton/Rugby

The Planning and Development Department recommended that Bylaw #LU 16/17 be given second reading.

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

Ken Taylor, applicant, stated that the proposed parcel size is dictated by the location of the existing buildings and right-of-ways.

Council questions resulted in the following information:

- There is only one residence on the property
- There is a permit for the addition to the residence

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 Beattie closed the Public Hearing.

ADOPTED

Moved by Councillor Kemmere
RC17-284 That Council give second reading to Bylaw No. LU 16/17 to redesignate lands in the NW 19-31-4 W5M.

Carried.

Moved by Councillor Kemmere
RC17-285 That Council give third reading to Bylaw No. LU 16/17 to redesignate lands in the NW 19-31-4 W5M.

Carried.

Recess and Reconvene Reeve Beattie recessed the meeting at 10:18 a.m. and reconvened at 10:30 a.m.

DIRECTIVES

Regular Council Directives

Moved by Councillor Kemmere
RC17-286 That Council request that the Chief Administrative Officer meet with the urban CAOs regarding the amount of material in the recycle centre bins and report back to Council.

Carried.

Moved by Councillor Sayer
RC17-287 That Council receive the Council Directives as information.

Carried.

NEW BUSINESS

Concentrated Confined Feeding Operations

Moved by Councillor Aalbers
RC17-288 That Council direct Administration not to change the MDP's CCFO map layer and policy.

Motion Defeated.

Moved by Councillor Kemmere
RC17-289 That Council change the Municipal Development Plan Bylaw No. 09/12 policy wording that may allow individual applications to be considered on the merits of the detailed information available at the time of application. Agricultural redesignation and subdivisions are generally for larger parcel sizes (compared to Country Residential) and are more compatible with adjoining agricultural activity. The intent of keeping the CCFO area from subdivisions will erode over time.

3.3.15 Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of any identified residential growth centre or urban centre, as illustrated on Figure 3. First parcel out residential subdivision within Concentrated CFO areas is strongly discouraged but information on CFO cancellation may allow for agricultural and farmstead resignation and subdivision to be considered. A Concentrated CFO Area is generally defined as all those lands where all or a portion of a 800 metre setback from 3 confined feeding operations overlaps. Expansion of existing Confined Feeding Operations (CFOs) will be considered on a case by case basis."

Carried.

DELEGATIONS

ASB Summer Tour

Reeve Beattie welcomed Donna Trottier, 2017 ASB Tour Coordinator, to the Regular Council Meeting.

Donna Trottier provided information regarding

- Planned events at the 2017 Summer ASB Tour

- Registrations received to date
- Sponsorship

Council discussed the following:

- Available camping facilities
- Available accommodations

Reeve Beattie thanked Donna Trottier for the presentation.

Accumulated Surplus
Adjustments

Robert Beaupertuis, Director, Corporate Services, provided information regarding the Accumulated Surplus Adjustments (Jan.1, 2017) and confirmed that the report will be reviewed and brought back to Council.

Recess and Reconvene

Reeve Beattie recessed the meeting at 11:38 a.m. and reconvened at 11:45 a.m.

IN CAMERA

Moved by Councillor Sayer
RC17-290 That the Regular Council Meeting of May 10, 2017 go into closed meeting at 11:45 a.m.

Carried.

Councillor Kemmere left the In Camera meeting at 12:01 p.m.

Moved by Councillor Milne
RC17-291 That the Regular Council Meeting of May 10, 2017 return to the open meeting at 12:22 p.m.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:22 p.m.

Reeve Beattie did not return to the meeting at 1:00 p.m.

Tony Martens, Chief Administrative Officer, reconvened the meeting at 1:00 p.m.

Councillor Kemmere returned to the meeting at 1:00 p.m.

Moved by Councillor Kemmere
RC17-292 That Council appoint Councillor Aalbers as Chair for the balance of the meeting.

Carried.

Councillor Aalbers assumed the role of Chair.

Policy No. 1003

Moved by Councillor Aalbers
RC17-293 That Council receive Procedure No. 1003-01 Councillor and CAO Attendance at Conferences and Development as information.

Carried.

Business Park
Signage

Moved by Councillor Sayer
RC17-294 That Council defer the Business Park Signage project to the 2018 year; and further, that staff approach the businesses within in the three business parks and the 2 Airport Business Parks to determine if there is any interest in signage participation.

Motion Defeated.

Moved by Councillor Aalbers

ADOPTED

RC17-295 That Council approve moving forward with the Business Park Signage project, and that the \$120,000 cost of the project is funded from the Tax Rate Stabilization Reserve.

Carried.

MVRWMC Membership Agreement Amendment

Moved by Councillor Milne
RC17-296 That Council approve an amendment to the MVRWMC Membership Agreement definition of "Waste" as follows:

(s) "Waste" means any solid material or product or combination of them that is intended to be treated or disposed of or that is intended to be stored and then treated or disposed of, that originates from within the Members' municipal boundaries, with the exception of Hydrocarbon Contaminated Soil from within the province of Alberta that is acceptable for the sole purpose of Daily or Intermediate Cover, but expressly excludes:

- (i) any Liquid; and
- (ii) Hazardous Waste

Carried.

Carstairs/MVC ICF Master Agreement and FCSS Sub Agreement

Moved by Councillor Kemmere
RC17-297 That Council approve the Carstairs and MVC Intermunicipal Collaboration Framework (ICF) Master Agreement as presented.

Carried.

Moved by Councillor Milne
RC17-298 That Council approve the Carstairs and MVC FCSS Sub Agreement as presented.

Carried.

West Fraser Mills

Councillor Aalbers advised that there has been a request that West Fraser Mills appear as a delegation to provide an update to Council. Councillors were requested to forward discussion topics to Reeve Beattie.

COUNCILLOR REPORTS

Council discussed the following:

- June 20, 2017 MAP All Council Meeting

INFORMATION ITEMS

Moved by Councillor Sayer
RC17-299 That Council receive the following items as information:
a. MVRWMC Approved March 27 2017 Minutes
b. 20170427 - AAMDC Contact Newsletter

Carried.

DELEGATIONS

AAMDC Member Visit

Councillor Kemmere left the table and joined the gallery.

Councillor Aalbers, Chair, welcomed AAMDC representatives Al Kemmere, Earl Graham, and Gerald Rhodes to the Regular Council Meeting.

The AAMDC representatives provided information regarding

- ICF Regulations and timeline
- Municipal Government Act Review
- AAMDC Contact Newsletter
- AAMDC Initiatives

- Climate Change Committee
- EOEP 101
- Highway signage
- EMS Transfers

Council discussed the following:

- Retro-fitting coal plants
- Telephone survey
- AAMDC Resolution process
- AFRAC System

Councillor Aalbers thanked the AAMDC representatives for their verbal presentation.

Councillor Kemmere returned to the table at 2:12 p.m.

IN CAMERA

Moved by Councillor Sayer
 RC17-300 That the Regular Council Meeting of May 10, 2017 go into closed meeting at 2:20 p.m.

Carried.

Councillor Kemmere left the meeting at 2:35 p.m.

Moved by Councillor Milne
 RC17-301 That the Regular Council Meeting of May 10, 2017 return to the open meeting at 2:48 p.m.

Carried.

Land Sale

Moved by Councillor Aalbers
 RC17-302 That Council authorize the Chief Administrative Officer to negotiate the sale of SW 5-31-5 W5M for an amount above the current offer to purchase.

Carried.

ADJOURNMENT

Councillor Aalbers adjourned the Regular Council Meeting of May 10, 2017 at 2:49 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer