

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 13, 2019, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT: Reeve B. Beattie  
Councillor D. Fulton  
Councillor G. Harris  
Councillor P. Johnson

ABSENT: Councillor A. Aalbers (Deputy Reeve)  
Councillor A. Kemmere  
Councillor D. Milne

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

CALL TO ORDER: Reeve Beattie called the meeting to order at 9:00 a.m.

Reeve Beattie introduced Council and staff.

AGENDA Reeve Beattie confirmed that there were no amendments to the agenda.

Moved by Councillor Harris  
RC19-128 That Council adopt the agenda of the Regular Council Meeting of March 13, 2019. Carried.

MINUTES Moved by Councillor Fulton  
RC19-129 That Council adopt the Minutes of the Regular Council Meeting of February 13, 2019. Carried.

Moved by Councillor Harris  
RC19-130 That Council receive correspondence from Darrell and Shelly Longmuir dated March 11, 2019 regarding Bylaw No. 01/19; and, correspondence from Greg and Ronda Edwards dated March 10, 2019 regarding Bylaw No. LU 11/19; and further, that it be added to the agenda and considered with the relevant bylaws. Carried.

PUBLIC HEARINGS  
Bylaw #01/19  
NW 1-32-2 W5M  
Reeve Beattie opened the Public Hearing regarding Bylaw #01/19 and read the Bylaw.

ADOPTED

The application for redesignation of the NW 1-32-2 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 12.46 acres from Agricultural District (A) to Direct Control District (DC) and 14.44 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 3
- Rural Community: Rosebud

The Planning and Development Department recommended that Bylaw #01/19 be given second reading.

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

James Carpenter, owner, stated that he did not have additional information to provide.

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

Richard Nicholson, resides at 32147, Range Rd. 21, advised that he has concerns regarding the proposed direct control bylaw including character of the neighbourhood, excess traffic, vehicle parking, noise, affect environment and wildlife affects, water, County road repairs, and safety. He discussed campground RV traffic, noise, wastewater, and business practices.

Council questions resulted in the following information:

- Well flow rates of Mr. Nicholson's water well is unknown
- There are currently 4 livestock operations in the area

Derek Standen, resides on Range Road 21, discussed the number of proposed attendees at functions, parking, dust suppression, camping controls, and noise.

Barbara Sikora, resides north of the proposed event centre, stated that she believes that the proposal will destroy the area. She is opposed to excess traffic on the gravel road, policing of the campground, and business benefits for the applicant.

Council questions resulted in the following information:

- Based on the numbers provided by the applicant no Traffic Impact Study is required
- Water remediation or water contamination is governed by the Province

James Carpenter responded to a question and advised that the application was amended and the number of attendees was reduced significantly as the average number of attendees for weddings is usually 75 to 100. The Blooming Fields, a previous business on the property, has recently closed.

Council questions resulted in the following information:

- There are County policies that regulate the number of titles
- Hours of operation and noise would be addressed on a complaint basis
- Provisions of the Land Use Bylaw would apply
- Future development would require a Development Permit
- Agro-tourism is defined as a secondary use directly related to the agricultural use
- The applicant is prepared to undertake some dust control measures, and fencing.
- Food will be distributed through a commercial kitchen

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 the proposed hours of operation would be restricted from 7:00 a.m. to 1:00 a.m.

The applicant was provided the opportunity for closing remarks and stated that he intends to be a good neighbor. Because of the proposed camping he needed to proceed under a Direct Control bylaw. He has addressed concerns regarding liquor permits and consumption, liability, and transportation service. He purchased the Blooming Fields lands which previously operated 4 days a week under a development permit. He resides on the adjacent agricultural property and also wants to protect his lifestyle including protection of his water supply. Mr. Carpenter discussed his previous business developments and requested that Council approve the application as presented.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Harris  
RC19-131 That Council give second reading to Bylaw No. 01/19 redesignating the lands within the NW 1-32-2 W5M as contained in the agenda package.

Councillor Johnson requested that the vote be recorded.

In Favour: Councillor Harris, Councillor Fulton, and Reeve Beattie  
Opposed: Councillor Johnson

Carried.

Moved by Councillor Harris  
RC19-132 That Council give third reading to Bylaw No. 01/19 redesignating the lands within the NW 1-32-2 W5M as contained in the agenda package.

Councillor Johnson requested that the vote be recorded.

In Favour: Councillor Harris, Councillor Fulton, and Reeve Beattie  
Opposed: Councillor Johnson

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:19 a.m. and reconvened at 10:30 a.m.

Bylaw #LU 04/19  
SE 31-32-2 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 04/19 and read the Bylaw.

The application for redesignation of the SE 31-32-2 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, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 0.95 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 6
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 04/19 be given second reading.

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

David Turnbull, applicant, 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:

- A subdivision application would mirror the proposed redesignation area
- Gravel extraction on adjacent properties would have to meet the 165m setback

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 advised that the property has already been redesignated and is conditionally subdivided and this is a proposed reconfiguration

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Fulton

RC19-133 That Council give second reading to Bylaw No. LU 04/19 redesignating the lands within the SE 31-32-2 W5M as contained in the agenda package.

Carried.

Moved by Councillor Fulton  
RC19-134 That Council give third reading to Bylaw No. LU 04/19 redesignating the lands within the SE 31-32-2 W5M as contained in the agenda package.

Carried.

Bylaw #LU 06/19  
SE 34-33-1 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 06/19 and read the Bylaw.

The application for redesignation of the SE 34-33-1 W5M, was introduced by M. Pawlow, 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 10.09 acres from Agricultural District (A) to Residential Farmstead District (R-F) and 42.80 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 7
- Rural Community: Netook

The Planning and Development Department recommended that Bylaw #LU 06/19 be given second reading.

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

Katharine Kemmere, owner, stated that she did not have any additional information to provide.

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 Johnson  
RC19-135 That Council give second reading to Bylaw No. LU 06/19 redesignating the lands within the SE 34-33-1 W5M as contained in the agenda package.

Carried.

Moved by Councillor Johnson  
RC19-136 That Council give third reading to Bylaw No. LU 06/19 redesignating the lands within the SE 34-33-1 W5M.

Carried.

Bylaw #LU 07/19  
SE 8-34-5 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 07/19 and read the Bylaw.

The application for redesignation of the SE 8-34-5 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, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 40.13 acres from Agricultural District (A) to Agricultural (2) District (A(2))
- Division 5
- Rural Community: James River

The Planning and Development Department recommended that Bylaw #LU 07/19 be given second reading.

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

Kailyn Jones, applicant, stated that the intended future use is be able to build a cabin on the property. For the foreseeable future a family member will continue to farm the property.

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

Council questions resulted in the following information:

- The owner will likely fence the property when it is developed
- Alberta Transportation would not support a redesignation to the north. The proposed configuration is to accommodate existing pipelines.

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 the configuration was designed to accommodate access and pipelines.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Harris  
RC19-137 That Council give second reading to Bylaw No. LU 07/19 redesignating the lands within the SE 8-34-5 W5M as contained in the agenda package.

Motion Defeated.

Bylaw #LU 09/19  
SE 21-32-6 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 09/19 and read the Bylaw.

The application for redesignation of the SE 21-32-6 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 3.00 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 5
- Rural Community: Bergen

The Planning and Development Department recommended that Bylaw #LU 09/19 be given second reading.

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

Brad Price, owner, stated that he did not have any additional information.

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

Council questions resulted in the following information:

- The property has been in the family for over 30 years
- The property has never been farmed by the family
- The property is located within the Multi-lot area

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 based on current policies the Planning and Development Department is in support of the redesignation.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

RC19-138 Moved by Councillor Fulton  
That Council give second reading to Bylaw No. LU 09/19 redesignating the lands within the SE 21-32-6 W5M as contained in the agenda package.

Councillor Johnson requested that the vote be recorded.

In Favour: Councillor Harris, Councillor Fulton, and Reeve Beattie  
Opposed: Councillor Johnson

Carried.

RC19-139 Moved by Councillor Fulton  
That Council give third reading to Bylaw No. LU 09/19 redesignating the lands within the SE 21-32-6 W5M.

Councillor Johnson requested that the vote be recorded.

In Favour: Councillor Harris, Councillor Fulton, and Reeve Beattie  
Opposed: Councillor Johnson

Carried.

NEW BUSINESS

Quality Management  
Plan RFP

RC19-140 Moved by Councillor Harris  
That Council request Administration to combine the County's Full Permitting Quality Management Plan and the Fire Quality Management Plan together with Bylaw No. 18/09 to create one (1) Quality Management Plan containing all accredited disciplines.

Carried.

RC19-141 Moved by Councillor Harris  
That Council request Administration to proceed with a Request for Proposal for Full Permitting Services within Mountain View County including provisions that address quality of service delivery standards.

Carried.

Budget Information -  
Long Range Plan &  
Mill Rate Comparisons

RC19-142 Moved by Councillor Fulton  
That Council receive the updated ten-year long-range plan along with mill rate comparisons as information that will be part of the budget deliberations.

Carried.

RMA Risk Management  
Initiative

RC19-143 Moved by Councillor Harris  
That Council receive the RMA Risk Management Initiative as information.

Carried.

COUNCILLOR REPORTS

Council discussed the following:

- Eagle Valley ASP Meeting
- Alta Gas Meeting
- Action for Agriculture Workshop
- Olds Crime Watch
- MVSH Facilities Tours

COUNCILLOR  
REPORTS

RC19-144 Moved by Councillor Fulton  
That Council receive the Councillor Reports as information.

Carried.



ADOPTED

INFORMATION  
ITEMS

RC19-145 Moved by Councillor Johnson  
That Council receive the following items as information:  
a. 20190228 RMA Contact Newsletter

Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of March 13, 2019 at 12:14 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer