

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, April 8, 2015, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie  
Councillor A. Aalbers  
Councillor A. Kemmere  
Councillor K. Heck  
Councillor P. McKean  
Councillor D. Milne

ABSENT: Councillor J. Sayer

IN ATTENDANCE: T. Martens, Chief Administrative Officer  
G. Wiens, Director, Corporate Services  
J. Holmes, Director, Legislative, Community, & Agricultural Services  
R. Baker, Director, Operational Services  
M. Bloem, Director, Planning and Development Services  
R. Morrison, Manager, Infrastructure Projects  
M. Pawlow, Manager, Planning Services  
D. Gonzalez, Planner  
A. Wild, Communications Coordinator  
G. Evers, Executive Assistant

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

AGENDA Reeve Beattie advised of the following amendments to the agenda:  
8.5 Sundre Library Funding  
8.6 Sundre MOA Committee Appointment

Moved by Councillor Milne  
RC15-236 That Council adopt the agenda of the Regular Council Meeting of April 8, 2015 as amended. Carried.

MINUTES Moved by Councillor Kemmere  
RC15-237 That Council adopt the Minutes of the Regular Council Meeting of March 11, 2015. Carried.

PUBLIC HEARINGS  
Bylaw #LU 12/15  
SW 5-30-4 W5M  
Reeve Beattie opened the public hearing regarding Bylaw #LU 12/15.

The application for redesignation of the SW 5-30-4 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the 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 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 2
- Rural Community: Water Valley/Winchell Lake

The Planning and Development Department recommended that Bylaw #LU 12/15 be given second reading.

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

Marilyn Leask, owner, 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 McKean  
 RC15-238 That Council give second reading to Bylaw No. LU 12/15 to redesignate lands in the SW 5-30-4 W5M.  
 Carried.

Moved by Councillor McKean  
 RC15-239 That Council give third reading to Bylaw No. LU 12/15 to redesignate lands in the SW 5-30-4 W5M.  
 Carried.

Bylaw #LU 14/15  
Plan 9111192, Block 3  
in the NW 32-32-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 14/15.

The application for redesignation of the Plan 9111192, Block 3 within the NW 32-32-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

ADOPTED

- To redesignate 64.9 acres from Agricultural District (A) to Aggregate Extraction/Processing District (AEP).
- Division 6
- Rural Community: Westerdale

The Planning and Development Department recommended that Bylaw #LU 14/15 be given second reading.

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

James Crozier, representing Mountain View County, stated that it is typically referred to as the White Pit.

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

Ian Proudfoot, adjacent landowner, stated that he and his wife are opposed to the proposed redesignation. When he purchased his property he was advised by his Realtor that the White Gravel Pit was in the process of being reclaimed. There is no previous approval for the Heavy Equipment Operator Training Program by Olds College. He provided some suggestions to the proposal as the adjacent waterbody is not owned by the County as indicated. He requested that the property not be used for any other industrial purpose during the year when it is not being operated by Olds College. He noted other concerns such as noise, dust control, spill containment, water contamination, odors, activity levels, and environmental issues. He requested that the proposed redesignation be denied, however, if it is approved that only Olds College Heavy Equipment Operator Training Program be operated for the next 5 years and then the lands be returned to a gravel pit use and be reclaimed.

Council questions resulted in the following information:

- The existing gravel pit was a discretionary use in the agricultural district
- The locked access gate provides access to the County and Mr. Proudfoot
- Any concerns would be addressed at the time a Development Permit is issued
- A Development Permit could be limited to a five year timeline

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.

ADOPTED

Hearing no further comments Reeve Beattie closed the Public Hearing.

RC15-240 Moved by Councillor McKean  
That Council give second reading to Bylaw No. LU 14/15 to redesignate lands in the Plan 9111192, Block 3 within the NW 32-32-2 W5M.

Carried.

RC15-241 Moved by Councillor McKean  
That Council give third reading to Bylaw No. LU 14/15 to redesignate lands in the Plan 9111192, Block 3 within the NW 32-32-2 W5M.

Carried.

RC15-242 Moved by Councillor Milne  
That Council recommend that the Municipal Planning Commission consider Mr. Proudfoot's concerns at the time of Development Permit for lands within Bylaw No. LU 14/15 - Plan 9111192, Block 3 within the NW 32-32-2 W5M.

Carried.

Bylaw #LU 16/15  
NE 26-30-28 W4M

Reeve Beattie opened the public hearing regarding Bylaw #LU 16/15.

The application for redesignation of the NE 26-30-28 W4M W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 2.4 acres from Agricultural District (A) to Country Residential (1) District (R-CR1).
- Division 3
- Rural Community: Midway

The Planning and Development Department recommended that Bylaw #LU 16/15 be given second reading.

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

The Planning and Development Department advised that Scott Irvine, owner, was not in attendance.

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

Council questions resulted in the following information:

- If the proposed area is subdivided an access easement agreement would be registered on both titles
- A request could be brought forward to Alberta Transportation to widen the existing approach

ADOPTED

- A setback relaxation will be required for the existing building

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

The Planning and Development Department provided information regarding a proposed service road, access to the balance of the quarter and a turnaround. Correspondence from Alberta Transportation states that the current applicant would be required to construct the proposed access to the balance of the quarter section.

The Planning and Development Department was provided the opportunity for closing remarks and stated that further information regarding limited access to the balance of the quarter could be received from Alberta Transportation.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC15-243 That Council give second reading to Bylaw No. LU 16/15 to redesignate lands in the NE 26-30-28 W4M.

Motion Defeated.

Bylaw #LU 17/15  
NW 12-33-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 17/15.

The application for redesignation of the NW 12-33-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3.2 acres from Agricultural District (A) to Country Residential District (R-CR)
- Division 7
- Rural Community: Netook

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

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

Donald Braun, owner, discussed the location of the septic field.

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 stated that this will have minimal impact on adjacent land uses.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Kemmere  
RC15-244 That Council give second reading to Bylaw No. LU 17/15 to redesignate lands in the NW 12-33-2 W5M. Carried.

Moved by Councillor Kemmere  
RC15-245 That Council give third reading to Bylaw No. LU 17/15 to redesignate lands in the NW 12-33-2 W5M. Carried.

BYLAWS

Bylaw #LU 24/15

Plan 9410315 Block 3

NE 25-32-2 W5M

Moved by Councillor Milne  
RC15-246 That Council give first reading to Bylaw No. LU 24/15 redesignating the lands within Plan 9410315 Block 3 within NE 25-32-2 W5M as contained in the agenda package. Carried.

Moved by Councillor Milne  
RC15-247 That Council set the Public Hearing for Bylaw No. LU 24/15 redesignating the lands within Plan 9410315 Block 3 within NE 25-32-2 W5M to June 10, 2015 at or after 9:00 a.m. Carried.

Bylaw #LU 25/15

NE 24-30-2 W5M

Moved by Reeve Beattie  
RC15-248 That Council give first reading to Bylaw No. LU 25/15 redesignating the lands within the NE 24-30-2 W5M as contained in the agenda package. Carried.

Move by Reeve Beattie  
RC15-249 That Council set the Public Hearing for Bylaw No. LU 25/15 redesignating the lands within the NE 24-30-2 W5M to June 10, 2015 at or after 9:00 a.m. Carried.

Bylaw #LU 27/15

SW 9-31-2 W5M

Moved by Councillor Aalbers  
RC15-250 That Council give first reading to Bylaw No. LU 27/15 redesignating the lands within the SW 9-31-2 W5M as contained in the agenda package. Carried.

Moved by Councillor Aalbers  
RC15-251 That Council set the Public Hearing for Bylaw No. LU 27/15 redesignating the lands within the SW 9-31-2 W5M to May 13, 2015 at or after 9:00 a.m. Carried.

- Bylaw #LU 28/15  
SE 33-32-3 W5M RC15-252 Moved by Councillor Heck  
That Council give first reading to Bylaw No. LU 28/15 redesignating the lands within the SE 33-32-3 W5M as contained in the agenda package.  
Carried.
- RC15-253 Moved by Councillor Heck  
That Council set the Public Hearing for Bylaw No. LU 28/15 redesignating the lands within the SE 33-32-3 W5M to May 13, 2015 at or after 9:00 a.m.  
Carried.
- Bylaw #LU 29/15  
SW 35-29-28 W5M RC15-254 Moved by Councillor Kemmere  
That Council give first reading to Bylaw No. LU 29/15 redesignating the lands within the SW 35-29-28 W5M as contained in the agenda package.  
Carried.
- RC15-255 Moved by Councillor Kemmere  
That Council set the Public Hearing for Bylaw No. LU 29/15 redesignating the lands within the SW 35-29-28 W5M to May 13, 2015 at or after 9:00 a.m.  
Carried.
- Bylaw #01/15  
Establish SDAB RC15-256 Moved by Councillor Aalbers  
That Council give first reading to Bylaw No. 01/15 – Establish the Subdivision and Development Appeal Board.  
Carried.
- RC15-257 Moved by Councillor Aalbers  
That Council give second reading to Bylaw No. 01/15 – Establish the Subdivision and Development Appeal Board.  
Carried.
- RC15-258 Moved by Councillor Kemmere  
That Council give unanimous consent to proceed to third reading of Bylaw No. 01/15 – Establish the Subdivision and Development Appeal Board.  
Carried Unanimously.
- RC15-259 Moved by Councillor Kemmere  
That Council give third reading to Bylaw No. 01/15 – Establish the Subdivision and Development Appeal Board.  
Carried.
- Recess and Reconvene Reeve Beattie recessed the meeting at 10:26 a.m. and reconvened at 10:35 a.m.
- IN CAMERA
- RC15-260 Moved by Councillor Aalbers  
That the Regular Council Meeting of April 8, 2015 go into closed meeting at 10:35 a.m.  
Carried.
- RC15-261 Moved by Councillor McKean  
That the Regular Council Meeting of April 8, 2015 return to the open meeting at 11:49 a.m.  
Carried.

## NEW BUSINESS

2015 Legislative, Community  
And Ag Budget Updates

Jeff Holmes, Director, Legislative, Community, and Agricultural Services provided and overview of proposed budget updates including Restricted Covenant Project LC 0315, the CAEP Economic Development Promotional Video and Updated Fire Operating Budgets.

Restrictive  
Covenant

RC15-262 Moved by Councillor Milne  
That Council requests Administration to remove policies within the draft Area Structure Plans that require newly subdivided agricultural/residential parcels to register a Restrictive Covenant against the new titles being created for the purpose of notifying the landowner of the potential for future aggregate resource extraction and operations on nearby lands.

Carried.

RC15-263 Moved by Councillor Kemmere  
That Council request Administration to explore alternative methods of providing information to the public with regard to a rural education package.

Carried.

Sundre MOA  
Committee

RC15-264 Moved by Councillor McKean  
That Council appoint Reeve Beattie, Councillor Aalbers and CAO Martens to the Sundre MOA Committee as well as Councillor McKean as an alternate member.

Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:08 p.m. and reconvened at 12:40 p.m.

Sundre Library  
Funding

RC15-265 Moved by Councillor Aalbers  
That Council approve funding the Sundre Municipal Library in the amount of \$2,400/annually for three (3) years, to cover the cost of upgrading their SuperNet bandwidth to 20 Mbps, and that the contribution be included in the Community Services Operating Budget.

Carried.

2015 Operating  
Budget

RC15-266 Moved by Councillor McKean  
That Council approve the 2015 Operating Budget to achieve a 1.5% tax increase from the current taxation rates for all assessment categories and any deficit be funded from the Working Capital Reserve.

Carried.

INFORMATION  
ITEMS

RC15-267 Moved by Councillor McKean  
That Council receive the following items as information:  
a. 20150327 AAMDC Contact Newsletter  
b. Council Directives

Carried.

Range Road 53  
Development

RC15-268 Moved by Councillor Kemmere  
That Council deny the request to upgrade Range Road 53 north of Township Road 314 to a minor farm access standard.

Carried.



- Recess and Reconvene                      Reeve Beattie recessed the meeting at 2:24 p.m. and reconvened at 2:43 p.m.
- Bylaw No. 04/15  
2015 Tax Rate Bylaw                      Council was provided with a hard copy of a proposed Bylaw No. 04/15 – 2015 Tax Rate Bylaw.
- RC15-269                      Moved by Councillor Kemmere  
That Council give first reading to Bylaw No. 04/15 – 2015 Tax Rate Bylaw.                      Carried.
- IN CAMERA                      Moved by Councillor Milne  
RC15-270                      That the Regular Council Meeting of April 8, 2015 go into closed meeting at 2:48 p.m.                      Carried.
- RC15-271                      Moved by Councillor McKean  
That the Regular Council Meeting of April 8, 2015 return to the open meeting at 3:51 p.m.                      Carried.
- ADJOURNMENT                      Reeve Beattie adjourned the Regular Council Meeting of April 8, 2015 at 3:51 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer