

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, August 12, 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
Councillor J. Sayer

IN ATTENDANCE: T. Martens, Chief Administrative Officer
R. Baker, Director, Operational Services
M. Bloem, Director, Planning and Development Services
J. Fulton, Manager, Agricultural Services
G. Evers, 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 advised of the following amendments to the agenda:

- 5.1 Marie and Lee Bolster re: County Policy (11:00 a.m.) (Request Withdrawn)
- 6.6 Bylaw No. 11/15 - Fee Schedule (Revised Information)
- 8.3 AAMDC Resolution - Highway Signage (Information attached)
- 8.4 Facility Design Review - Derrick Bentley, Business Development, Scott Builders Inc. (in attendance at 11:30 a.m.)
- 8.5 Waste Commission Transfer Sites
- 11.1 Legal Matter - Councillor McKean

Moved by Councillor Kemmere

RC15-505 That Council adopt the agenda of the Regular Council Meeting of August 12, 2015 as amended.

Carried.

MINUTES

Moved by Councillor Sayer

RC15-506 That Council adopt the Minutes of the Regular Council Meeting of July 8, 2015.

Carried.

PUBLIC HEARINGS
Bylaw #LU 38/15
SE 31-32-5 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 38/15 and read the Bylaw.

ADOPTED

The application for redesignation of the SE 31-32-5 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 9.8 acres Airport District (S-AP) to Country Residential District (R-CR); and 55.3 acres Airport District (S-AP) to Business Park District (I-BP); and 94.8 acres Airport District (S-AP) to Agricultural District (A)
- Division 5
- Rural Community: McDougal Flats

The Planning and Development Department recommended that Bylaw #LU 38/15 be given second reading.

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

The applicant did not have any additional information to add.

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

Council questions resulted in the following information:

- There would need to be a Development Permit for the existing residence to operate a trucking and towing home based business
- There is an existing building where wood chips will be stored temporarily

Moved by Councillor McKean

RC15-507 That Council defer the Public Hearing for Bylaw No. LU 38/15 to later in the meeting pending receipt of Development Permit information.

Carried.

Bylaw #LU 39/15
NW 22-31-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 39/15 and read the Bylaw.

The application for redesignation of the NW 22-31-2 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 3 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 3
- Rural Community: Westcott

ADOPTED

The Planning and Development Department recommended that Bylaw #LU 39/15 be given second reading.

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

Sylvia Morton, representative, stated that adjacent landowners also utilize the existing road.

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

Glen Kershaw, adjacent landowner, stated that during the last major snow storm it was 10 days before anyone could travel the road. Mr. Kershaw was concerned about setbacks, removal of trees, snow removal, utilities, and dust control.

Council questions resulted in the following information:

- The existing road does not meet current County standards
- There is currently no policy to upgrade an existing through road to County standards

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's representative was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Kemmere
RC15-508 That Council give second reading to Bylaw No. LU 39/15 to redesignate lands in the NW 22-31-2 W5M.
Motion Defeated.

Moved by Councillor Sayer
RC15-509 That Council request that the Chief Administrative Officer review the Policy relating to road standards of an existing road.
Carried.

Councillor Kemmere left the room at 9:52 a.m.

BYLAWS
Bylaw #LU 46/15
NW & NE
35-32-6 W5M

Moved by Councillor Milne
RC15-510 That Council give first reading to Bylaw No. LU 46/15 redesignating the lands within the NW & NE 35-32-6 W5M as contained in the agenda package.
Carried.

- RC15-511 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 46/15 redesignating the lands within the NW & NE 35-32-6 W5M to September 9, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 47/15
SW 31-32-4 W5M RC15-512 Moved by Councillor Aalbers
That Council give first reading to Bylaw No. LU 47/15 redesignating the lands within the SW 31-32-4 W5M as contained in the agenda package.
Carried.
- RC15-513 Moved by Councillor Aalbers
That Council set the Public Hearing for Bylaw No. LU 47/15 redesignating the lands within the SW 31-32-4 W5M to September 9, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 48/15
SW 26-32-4 W5M RC15-514 Moved by Councillor Heck
That Council give first reading to Bylaw No. LU 48/15 redesignating the lands within the W5M as contained in the agenda package.
Carried.
- RC15-515 Moved by Councillor Heck
That Council set the Public Hearing for Bylaw No. LU 48/15 redesignating the lands within the SW 26-32-4 W5M to September 9, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 49/15
SE 4-32-2 W5M RC15-516 Moved by Councillor Sayer
That Council give first reading to Bylaw No. LU 49/15 redesignating the lands within the SE 4-32-2 W5M as contained in the agenda package.
Carried.
- RC15-517 Moved by Councillor Sayer
That Council set the Public Hearing for Bylaw No. LU 49/15 redesignating the lands within the SE 4-32-2 W5M to September 9, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #LU 50/15
SW 4-32-2 W5M RC15-518 Moved by Councillor Milne
That Council give first reading to Bylaw No. LU 50/15 redesignating the lands within the SW 4-32-2 W5M as contained in the agenda package.
Carried.
- RC15-519 Moved by Councillor Milne
That Council set the Public Hearing for Bylaw No. LU 50/15 redesignating the lands within the SW 4-32-2 W5M to September 9, 2015 at or after 9:00 a.m.
Carried.
- Bylaw #11/15
Fee Schedule RC15-520 Moved by Councillor Sayer
That Council give first reading to Bylaw No. 11/15 – Fee Schedule Bylaw as contained in the agenda package.
Carried.
- RC15-521 Moved by Councillor Milne
That Council give second reading to Bylaw No. 11/15 – Fee Schedule Bylaw.
Carried.

RC15-522 Moved by Councillor Milne
That Council give unanimous consent to proceed to third reading of Bylaw No. 11/15 – Fee Schedule Bylaw.
Carried Unanimously.

RC15-523 Moved by Councillor Aalbers
That Council give third reading to Bylaw No. 11/15 – Fee Schedule Bylaw.
Carried.

NEW BUSINESS

Southern Alberta Energy From Waste RC15-524 Moved by Reeve Beattie
That Council approve entering into the Memorandum of Understanding and Interim Agreement with the Southern Alberta Energy from Waste Association (SAEWA) until December 31, 2018.
Carried.

Netook Crossing Sewer Bylaw RC15-525 Moved by Councillor McKean
That Council approve a budget of \$14,500 from the Tax Rate Stabilization Fund to hire Urban Systems to draft a sewer bylaw for Netook Crossing.
Carried.

Recess and Reconvene
Reeve Beattie recessed the meeting at 10:09 a.m. and reconvened at 10:21 a.m.

PUBLIC HEARINGS
Bylaw #LU 38/15
SE 31-32-5 W5M

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

Council questions resulted in the following information:

- The current development permit is to operate a trucking and towing business
- If Council approves the redesignation the current business would be a legal non-conforming use. If the applicant wishes to bring the business into compliance they would be required to apply for a new Development Permit
- The existing Development Permit would apply only to the new County Residential parcel and not the entire quarter section. The business will be operating in the specific area of the Country Residential designation.

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 Aalbers
RC15-526 That Council amend Bylaw No. LU 38/15 by replacing Heavy Industrial District (I-HI) with Business Park District (I-BP).

Carried.

Moved by Councillor Aalbers
RC15-527 That Council give second reading to Bylaw No. LU 38/15 to redesignate lands in the SE 31-32-5 W5M.

Carried.

Moved by Councillor Aalbers
RC15-528 That Council give third reading to Bylaw No. LU 38/15 to redesignate lands in the SE 31-32-5 W5M.

Carried.

Bylaw #LU 40/15
SW 22-31-2 W5M

Reeve Beattie opened the public hearing regarding Bylaw #LU 40/15 and read the Bylaw.

The application for redesignation of the SW 22-31-2 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 3.66 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 3
- Rural Community: Westcott

The Planning and Development Department recommended that Bylaw #LU 40/15 be given second reading.

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

The applicant was not in attendance.

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

Glen Kershaw, adjacent landowner, was advised that this application is for first parcel out of the quarter section.

Diana Daunheimer questioned the setbacks to the Bonavista operation due to air quality monitoring. She would be concerned for the safety of any future residents due to soil contamination, water quality, and air contamination. She discussed existing contamination reports in detail.

Council questions resulted in the following information:

- Setbacks from oil and gas operations

- RC15-529 Moved by Councillor Aalbers
That Council defer Bylaw No. LU 40/15 pending receipt of setback information.
Carried.
- Ministers Meetings Council requested that Chief Administrative Officer arrange a meeting for Council with the Minister of Environment and Parks.
Councillor Kemmere returned to the meeting at 11:10 a.m.
- INFORMATION ITEMS RC15-530 Moved by Councillor Sayer
That Council receive the following items as information:
a. 20150529 - Letter from AB Environment and Parks
b. 20150804 - Council Directives
Carried.
- Facility Design Review Derrick Bentley, Business Development, Scott Builders Inc. advised that they have received the final topography information and the building location will be amended slightly.
Council discussed the following:
 - Location of washrooms
 - Environmentally friendly building aspect and impact
 - Access for ratepayers
 - Wash bay requirements and costs
 - Relocate building east as far as possible but stay within the minimum highway setback
- RC15-531 Moved by Councillor Kemmere
That Council amend the Agricultural Services Shop plans by relocating the building east as far as possible to meet the minimum highway setback.
Carried.
- RC15-532 Moved by Councillor Kemmere
That the Agricultural Services Shop building plans meet the proposed 2016 Alberta Energy Code.
Carried.
- Bylaw #LU 40/15 SW 22-31-2 W5M Reeve Beattie reconvened the public hearing regarding Bylaw #LU 40/15.
D. Gonzalez, Planning and Development Department, advised that no response was received from Bonavista regarding setbacks.
The Planning and Development Department was provided the opportunity for closing remarks and provided Council with options.

Hearing no further comments Reeve Beattie closed the Public Hearing.

- RC15-533 Moved by Councillor Aalbers
That Council give second reading to Bylaw No. LU 40/15 to redesignate lands in the SW 22-31-2 W5M.
Motion Defeated.
- AAMDC Resolution
Highway Signage RC15-534 Moved by Councillor McKean
That Council approves forwarding the Alberta Transportation Highway Signage Resolution to the Fall AAMDC Zone Meeting with amendments that Alberta Transportation "confirm their position on electronic signs" rather than "confirm their position not to allow electronic signs".
Carried.
- Waste Commission
Transfer Sites
Councillor McKean discussed the potential closure of transfer sites. Council requested that correspondence be sent to the Waste Commission advising that the County's position is to have all transfer sites remain open.
- IN CAMERA
RC15-535 Moved by Councillor Kemmere
That the Regular Council Meeting of August 12, 2015 go into closed meeting at 12:32 p.m.
Carried.
- RC15-536 Moved by Councillor McKean
That the Regular Council Meeting of August 12, 2015 return to the open meeting at 12:37 p.m.
Carried.
- ADJOURNMENT
Reeve Beattie adjourned the Regular Council Meeting of August 12, 2015 at 12:37 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer