

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, November 23, 2016, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Reeve B. Beattie  
Deputy Reeve P. McKean  
Councillor A. Aalbers  
Councillor K. Heck  
Councillor D. Milne  
Councillor J. Sayer

ABSENT: Councillor A. Kemmere

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 9:03 a.m.

AGENDA Reeve Beattie advised of the following amendments to the agenda:  
4.6 Bylaw No. 13/16 - NE 20-30-4 W5M and Plan 1210814, Block 1 (Revised Information)  
8.6 Southern Alberta Energy from Waste Association (SAEWA)

Moved by Councillor Heck  
RC16-658 That Council adopt the agenda of the Regular Council Meeting of November 23, 2016 as amended. Carried.  
Reeve Beattie introduced Council and staff.

MINUTES Moved by Councillor Sayer  
RC16-659 That Council adopt the Minutes of the Organizational Council Meeting of October 26, 2016. Carried.

Moved by Councillor Aalbers  
RC16-660 That Council adopt the Minutes of the Regular Council Meeting of October 26, 2016 as amended. Carried.

PUBLIC HEARINGS  
Bylaw No. 16/16  
NW 28-30-27 W4M  
Reeve Beattie opened the Public Hearing regarding Bylaw #16/16 and read the Bylaw.

The application for redesignation of the NW 28-30-27 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, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 4.96 acres from Direct Control District (DC) to an amended Direct Control District (DC)
- Division 3
- Rural Community: Midway

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

The Planning and Development Department advised that all correspondence received was provided to Council. No letters of opposition were received.

Darrel MacKinnon, applicant, 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:

- There will be no change in the number of employees
- Planning and Development is not aware of any complaints regarding this property
- No painting will be permitted on site
- The hours of operation would be 8:00 am to 5:00 pm one to two days per week

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.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Milne

RC16-661 That Council give second reading to Bylaw No. 16/16 to redesignate lands in the NW 28-30-27 W4M.

The question on Motion RC16-661 was not called.

Moved by Councillor Aalbers

RC16-662 That Council amend Bylaw No. 16/16 to include defined Hours of Operation as 8:00 am to 5:00 pm Monday to Saturday (excluding Sundays and Statutory Holidays).

Motion Defeated.

The question on Motion RC16-661 was called.

Carried.

RC16-663 Moved by Councillor Milne  
That Council give third reading to Bylaw No. 16/16 to redesignate lands in the NW 28-30-27 W4M.

The question on Motion RC16-663 was not called.

RC16-664 Moved by Councillor Sayer  
That Council amend Bylaw No. 16/16 to include defined Hours of Operations as 7:00 a.m. and 9:00 p.m. Monday to Saturday (excluding Sundays and Statutory Holidays).

Motion Defeated.

The question on Motion RC16-663 was called.

Carried.

RC16-665 Moved by Councillor Milne  
That Council request that Hours of Operation for the farm machinery repair business in the NW 28-30-27 W4M be addressed when the Development Permit Application is brought forward.

Carried.

Bylaw #18/16  
LUB Bylaw Amendments

Reeve Beattie opened the Public Hearing regarding Bylaw #18/16 and read the Bylaw.

Bylaw No. 18/16 was introduced by S. Madge, Planning and Development Department, and information regarding the bylaw was introduced as provided in the agenda package.

The Planning and Development Department provided specific information to the application as follows:

- To amend the Land Use Bylaw No. 15/15 to add flexibility under Section 7 Enforcement, 7.5 Offences and Fines. These recommendations are based on Council's Motion RC 16-581 carried on October 12, 2016

The Planning and Development Department recommended that Bylaw #18/16 be given second reading.

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

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

Council questions resulted in the following information:

- The Residential Penalty Fee is \$1000

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.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean  
RC16-666 That Council give second reading to Bylaw No. 18/16 – Land Use Bylaw Amendments. Carried.

Moved by Councillor McKean  
RC16-667 That Council give third reading to Bylaw No. 18 /16 – Land use Bylaw Amendments. Carried.

Bylaw #LU 39/16  
NW 22-33-5 W5M  
Plan 9812099 Block 2

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 39/16 and read the Bylaw.

The application for redesignation of the NW 22-33-5 W5M Plan 9812099, Block 2, 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 3.04 acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 5
- Rural Community: McDougal Flats

The Planning and Development Department recommended that Bylaw #LU 39/16 be given second reading.

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

Dallas Rosevear, applicant, did not have any additional information to provide.

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

Dallas Rosevear, applicant, stated that the parcel size is intended to encompass as much of the reclaimed gravel pit as possible.

Council questions resulted in the following information:

- Proposed parcel size is 3.04 acres

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  
RC16-668 That Council give second reading to Bylaw No. LU 39/16 to redesignate lands in the NW 22-33-5 W5M Plan 9812099, Block 2.

Carried.

Moved by Councillor Aalbers  
RC16-669 That Council give third reading to Bylaw No. LU 39/16 to redesignate lands in the NW 22-33-5 W5M Plan 9812099, Block 2.

Carried.

Bylaw #LU 48/16  
NE 22-30-1 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 48/16 and read the Bylaw.

The application for redesignation of the NE 22-30-1 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 7.77 acres from Agricultural District (A) to Residential Farmstead District (R-F) and three point zero four (3.04) acres from Agricultural District (A) to Country Residential District (R-CR).
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that Bylaw #LU 48/16 be given second reading.

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

Alexander & Patricia Fox, owners, did not have any comments.

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

Council questions resulted in the following information:

- They have owned the land since 2001

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.

Alex Fox, applicant, was provided the opportunity for closing remarks and stated that they wish to redesignate both parcels at this time as they wish to sell the 3 acre parcel.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor McKean  
RC16-670 That Council give second reading to Bylaw No. LU 48/16 to redesignate lands in the NE 22-30-1 W5M.

The question on Motion RC16-670 was not called.

Moved by Councillor Aalbers  
RC16-671 That Council amend Bylaw No. LU 48/16 to redesignate lands in the NE 22-30-1 W5M to only include the Farmstead separation.  
Carried.

Reeve Beattie stated that the matter would be deferred until later in the meeting in order to provide for Council to consider the written amended Bylaw No. LU 48/16.

Bylaw #LU 51/16  
SW 23-30-1 W5M

Reeve Beattie opened the Public Hearing regarding Bylaw #LU 51/16 and read the Bylaw.

The application for redesignation of the SW 23-30-1 W5M, was introduced by G. Chaudray, 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 6.02 acres from Agricultural District (A) to Country Residential District (R-CR); and, 43.98 acres from Agricultural District (A) to Agricultural (2) District (A(2)).
- Division 1
- Rural Community: Wessex

The Planning and Development Department recommended that Bylaw #LU 51/16 be given second reading.

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

Terrance and Heather Gottenbos, owners, stated that they do not have any additional information.

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

In response to a question Terrance and Heather Gottenbos, owners, stated they would like to see the application stand as submitted and not split it into two at this time.

Council questions resulted in the following information:

- The Land Use Bylaw does not indicate the number of proposed dwelling units within a growth centre

- The number of titles would be considered at the time of subdivision to ensure that it meets current policies
- The approving authority would be required to make their decision based on current policies regarding lots sizes

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 their recommendation is based on suitability and that it does meet current policies.

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

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Sayer

RC16-672 That Council give second reading to Bylaw No. LU 51/16 to redesignate lands in the SW 23-30-1 W5M.

The question on Motion RC16-672 was not called.

Moved by Councillor Aalbers

RC16-673 That Council amend Bylaw No. LU 51/16 to redesignate lands in the SW 23-30-1 W5M to only include the one parcel to the south.  
Carried.

Reeve Beattie stated that the matter would be deferred until later in the meeting in order to provide for Council to consider the written amended Bylaw No. LU 51/16.

Recess and Reconvene

Reeve Beattie recessed the meeting at 10:41 a.m. and reconvened at 10:57 a.m.

Bylaw #13/16  
NE 20-30-4 W5M and  
Plan 1210814, Block 1  
Lot 2

Reeve Beattie opened the Public Hearing regarding Bylaw #13/16 and read the Bylaw.

The application for redesignation of the NE 20-30-4 W5M and Plan 1210814, Block 1, Lot 2, 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 89.34 acres from Agricultural District (A) to Direct Control District (DC) and 57.55 acres from Agricultural District (A) to Agricultural (2) District (A(2)) all within the NE 20-30-4 W5M and 6.94 acres from Country Residential

District (R-CR) to Direct Control District (DC) in Plan 1210814, Block 1, Lot 2

- Division 2
- Rural Community: Fallentimber

The Planning and Development Department recommended that Bylaw #13/16 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council. Additional correspondence was received late yesterday and hardcopies have been provided to Council.

Harry Harker, First Principles Planning, applicant, and Cam Battley, Aurora, Sr. Vice President, provided an overview of the company. They discussed the consultation process, employment, business impacts.

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

Brent Keller, County resident, requested that Council look at this application as agricultural diversification. He discussed existing production facilities within Canada as well as economic benefits to the County.

Tina Visser, County resident, stated that she and her family support the proposed redesignation. She discussed numerous economic and social benefits of the Aurora facility.

Gerry Neilon, Cremona resident, stated that he owns the Cremona Hotel and is in favour of the proposed Aurora expansion. He has already seen economic benefits and discussed other possible benefits of the facility including an increase in residential startups for the Village of Cremona.

Carolyn Horvath, adjacent landowner, discussed the Water Report in detail and stated that if an additional water well is drilled it would affect adjacent landowners. She discussed additional concerns regarding construction noise, hours of operation, soil testing, pollution issues, and taxation.

Marty Hughes stated he has concerns regarding water quality, water quantity, and solid waste disposal. He said that there are no tax benefits to an expansion. He discussed the past and current number of employees and provided information from the Water Act Approvals.

Mary Thomson stated she has concerns regarding water quality, the size of the facility, number of employees, and potential effects.

Council questions resulted in the following information:

- No Development Permit for a foundation would be required if the Direct Control Bylaw is approved as presented

Christine Bellamy, resides directly east of the facility, stated she has concerns regarding water quality and quantity. When the original facility was approved they were advised that there would not be any future expansion. They were advised that any future facilities would be located in Industrial areas. She has traffic and safety concerns in residential areas. They have voiced their concerns to Aurora and have not seen any changes.

Cam Battley applicant advised that he was not comfortable stating at this time that they would break out Phase 2 and proceed with only Phase 1 of the project.

Rod Sieker, IBI Group, stated that water and waste water would be dealt with through a storm water pond and a septic field as per provincial regulations.

Harry Harker stated that approximately 1300 litres of used water per day would be contained and would be disposed of off site. He stated that a buffer of trees would be included in a landscape plan along the west boundary of the property.

Council questions resulted in the following information:

- The applicant would be required to submit the following reports with a development permit application; Q20 report, percolation test, and a geotechnical report
- The hours of business operation would be 24/7
- Hours of construction could be addressed as a condition of a Development Permit

Cam Battley advised that they would be happy to work with the County regarding restricted hours for construction as they would not want to disturb adjacent landowners

Council questions resulted in the following information:

- Fire suppression would be by use of the dugout
- There would not be additional tax revenue to the County if it were in an Industrial Basin as taxation is based on land use
- FireSmart principles would apply for any proposed vegetation
- Road Use Agreements may be considered if there are more than 5 large vehicles per day

Zheng Luo and Nabila Haque, IBI Group, advised that as per AB Transportation guidelines no changes would be required at this time. No left turn lane would be required at this time but would be required in the future.

Council questions resulted in the following information:

- There are currently 75 employees
- No sales from the site would be permitted
- Health Canada inspections are done monthly
- They currently have 24/7 security which is beyond the Federal requirements
- Carpooling is being promoted by the company

- The precise location of the stormwater pond has not been confirmed
- There is no public hearing during the Development Permit process

Council requested that the Planning and Development Department discuss the following with the applicant:

- Hours of construction
- Community advisory group
- Buffering

Recess and Reconvene

Reeve Beattie recessed the meeting at 12:36 p.m. and reconvened at 1:15 p.m.

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

Council did not have any questions.

The Planning and Development Department provided an overview of the proposed amendments to the Bylaw.

Council questions resulted in the following information:

- The proposed dugout would be lined and covered to minimize the amount of runoff
- The Q20 Report would determine what available groundwater is in the area. AB Environment would approve any new wells based on available groundwater

Palmer Schuetzle asked Council to determine how many gallons of water is Aurora currently using; how much will they require in the future; how many gallons of water each plant requires until harvest?

Council asked the Aurora representative to respond to the above questions.

Cam Battley stated that he could bring back information regarding water volumes required for individual plants.

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

The applicant was provided the opportunity for closing remarks and thanked Council and the County for their time spent on this matter.

Hearing no further comments Reeve Beattie closed the Public Hearing.

Moved by Councillor Aalbers

RC16-674 That Council give second reading to Bylaw No. 13/16 to redesignate lands in the NE 20-30-4 W5M and Plan 1210814, Block 1, Lot 2.

The question on Motion RC16-674 was not called.

- Moved by Councillor Milne  
 RC16-675 That Council amend Bylaw No. 13/16 to reflect construction hours from 6:00 a.m. to 9:00 p.m. Monday to Saturday and no construction on Sundays or Statutory Holidays will be allowed.  
 Carried.
- Moved by Councillor McKean  
 RC16-676 That Council amend Bylaw No. 13/16 to include only the existing operation and Phase 1 of the proposed expansion.  
 Motion Defeated.
- Moved by Councillor Aalbers  
 RC16-677 That Council amend Bylaw No. 13/16 to read as follows:  
 Section 6 g) v. A Community Advisory Board shall be established as a Prior to the Issuance Condition of the Development Permit(s).  
 Carried.
- Moved by Councillor Aalbers  
 RC16-678 That Council amend Bylaw No. 13/16 as follows:  
 1.02 The lands legally described as Plan 1210814 Block 1, Lot 2 and the southerly portion of NE 20-30-4-W5 as shown on Schedule "B" are hereby redistricted from A Agriculture District and R-CR Country Residential District to Direct Control District - Federally Licensed Marijuana Facility. The remainder of NE 20-30-4-W5 as shown on Schedule "B" are hereby redistricted from A Agricultural District to A(2) Agricultural (2) District.  
 Schedule "A"  
 6. b) viii Hours of construction shall be limited to 6:00 a.m. to 9:00 p.m. Monday to Saturday, and no construction on Sundays and Statutory Holidays shall be allowed.  
 6. d) Access:  
 i. The only means of access and egress to this Marijuana Production Facility is via Township Road 304.  
 ii. An emergency access may be granted via Range Road 44, if required.  
 iii. The construction of road upgrades, including access to the facility, to Township Road 304 and Range Road 44 and the upgrade of the private driveway to the facility shall be completed prior to Phase 1 of the Marijuana Production Facility operating.  
 6. f) vi. As part of a Development Permit application(s) the following shall be submitted by a qualified professional to address water and wastewater servicing:  
 A Groundwater Supply Evaluation or Q20 Report; A Percolation Test Report; and A Geotechnical Report.  
 6. g) Development Permit Conditions:  
 A Development Agreement pursuant to the Land Use Bylaw shall be required as a prior to issuance condition of the Development Permit(s).  
 6. g) v. A Community Advisory Board shall be established as a Prior to Issuance Condition of the Development Permit(s).  
 Carried.

Recess and Reconvene

Reeve Beattie recessed the meeting at 2:29 p.m. and reconvened at 2:40 p.m.

The question on Motion RC16-674 was called. Carried.

Moved by Councillor Sayer

RC16-679 That Council amend Bylaw No. 13/16 to remove "Exempt" for Foundation of Phase One from Schedule "A" - Section 4.

Motion Defeated.

Moved by Councillor Aalbers

RC16-680 That Council give third reading to Bylaw No. 13/16 to redesignate lands in the NE 20-30-4 W5M and Plan 1210814, Block 1, Lot 2.

Carried.

Bylaw #LU 48/16  
NE 22-30-1 W5M

Reeve Beattie stated that Bylaw No. LU 48/16 has been amended and is being brought back in order to provide for Council to consider the written amended Bylaw No. LU 48/16 which now includes only the Farmstead separation of 7.77 acres.

Moved by Councillor Aalbers

RC16-681 That Council second reading to Bylaw No. LU 48/16 to redesignate lands in the NE 22-30-1 W5M as amended.

Carried.

Moved by Councillor Aalbers

RC16-682 That Council give third reading to Bylaw No. LU 48/16 to redesignate lands in the NE 22-30-1 W5M.

Carried.

Bylaw #LU 51/16  
SW 23-30-1 W5M

Reeve Beattie stated that Bylaw LU 51/16 has been amended and is being brought back in order to provide for Council to consider the written amended Bylaw No. LU 51/16 which now includes only the lot to the south of the proposed redesignation.

Moved by Councillor Milne

RC16-683 That Council give second reading to Bylaw No. LU 51/16 to redesignate lands in the SW 23-30-1 W5M as amended.

Carried.

Moved by Councillor

RC16-684 That Council give third reading to Bylaw No. LU 51/16 to redesignate lands in the SW 23-30-1 W5M.

Carried.

BYLAWS  
Bylaw #LU 45/16  
NE 25-31-4 W5M

Moved by Councillor Aalbers

RC16-685 That Council give first reading to Bylaw No. LU 45/16 redesignating the lands within the NE 25-31-4 W5M as contained in the agenda package.

Carried.

Moved by Councillor Aalbers

RC16-686 That Council set the Public Hearing for Bylaw No. LU 45/16 redesignating the lands within the NE 25-31-4 W5M to January 11, 2017 at or after 9:00 a.m.

Carried.

Bylaw #LU 53/16  
SW 23-29-5 W5M  
Plan 0813307, Block 3  
Lots 1, 2 and 3

Moved by Councillor Milne  
RC16-687 That Council give first reading to Bylaw No. LU 53/16 redesignating the lands within the SW 23-29-5 W5M, Plan 0813307, Block 3, Lots 1, 2 and 3 as contained in the agenda package.

Carried.

Moved by Councillor Milne  
RC16-688 That Council set the Public Hearing for Bylaw No. LU 53/16 redesignating the lands within the SW 23-29-5 W5M, Plan 0813307, Block 3, Lots 1, 2 and 3 to January 11, 2017 at or after 9:00 a.m.

Carried.

Bylaw #LU 55/16  
NE 11-29-5 W5M

Moved by Councillor Sayer  
RC16-689 That Council give first reading to Bylaw No. LU 55/16 redesignating the lands within the NE 11-29-5 W5M as contained in the agenda package.

Carried.

Moved by Councillor Sayer  
RC16-690 That Council set the Public Hearing for Bylaw No. LU 55/16 redesignating the lands within the NE 11-29-5 W5M to January 11, 2017 at or after 9:00 a.m.

Carried.

#### NEW BUSINESS

Direct Control PLDP20160324  
SW 17-31-28 W4M

Moved by Councillor Sayer  
RC16-691 That Council approve the proposed Accessory Building - Shop, in accordance with Land Use Bylaw No. 15/15 and the submitted application, within SW 17-31-28-4 Plan 9710258 Block 1 submitted by David Derksen, Development Permit File No. PLDP20160324, subject to the following conditions:

#### CONDITIONS:

The works outlined in this application are subject to the following Conditions:

#### Standard Conditions:

1. The provisions of the Land Use Bylaw No. 15/15.
2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other Permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.

#### Standard Conditions If Applicable:

4. Landowners shall be responsible for dust control on the County road adjacent to their property.
5. N/A
6. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
7. N/A

8. N/A
9. A rural address is required to be posted on the property. The landowner shall contact Mountain View County to obtain a rural address and the requirements for posting it on the property as per the Rural Addressing Bylaw.
10. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/landowner is responsible for contacting Alberta-One-Call and/or other governing authority.

Permits Associated with Building Construction:

11. If the development authorized by a Development Permit is not completed within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.
12. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regards to building, electrical, gas, plumbing, and private sewage disposal systems. Prior to construction, required Permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

Additional Conditions:

13. Future expansion and/or intensification of the business, or additional uses will require the issuance of a new Development Permit.
14. Use of the proposed accessory building - shop is for industrial/commercial purposes related to the existing business permitted onsite. No residential occupancy is permitted with issuance of this Development Permit.
15. Issuance of the Development Permit will allow for the second accessory building to be located on the designated Direct Control area as per Section 17.10 of the Land Use Bylaw. The accessory building - shop shall not exceed 10,000 sq ft.
16. No topsoil shall be removed from the property.
17. All chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
18. Development Permit PLDP201400227 shall remain in effect with issuance of this Development Permit.

Carried.

Carstairs Visitor  
Experience Funding

RC16-692

Moved by Councillor Aalbers

That Council approves the Carstairs & District Historical Society request for \$5000 to cover part of the annual staffing costs of the Carstairs Heritage Centre & Visitor Information.

Carried.

<p>Fallen Timber Pit Reclamation Certificate</p>	<p>RC16-693</p>	<p>Moved by Councillor Milne That Council receives for information the Reclamation Certificate No. 00366033-00-00 for the Fallen Timber Gravel Pit Pt. SW 5-31-5 W5M; Registration Number: 0015756-02-00.</p>	<p>Carried.</p>
	<p>RC16-694</p>	<p>Moved by Councillor Milne That Council authorize administration to list the former Fallen Timber Gravel Pit, Pt. SW 5-31-5 W5M, for sale and bring suitable offers back to Council for final approval.</p>	<p>Carried.</p>
<p>Sundre Fire Department</p>	<p>RC16-695</p>	<p>Moved by Reeve Beattie. That Council supports rezoning 3 acres in the SW 36-32-05-W5 from Agricultural to Public Service District (Protection &amp; Emergency Services) for the Sundre Fire Department Training Grounds Site and that the matter be brought forward to the Sundre Fire Advisory Committee to confirm funding options.</p>	<p>Carried.</p>
<p>McDougal Flats Flood Evacuation Emergency Preparedness Plan</p>	<p>RC16-696</p>	<p>Moved by Councillor Aalbers That Council prepares the McDougal Flats Flood Evacuation and Emergency Preparedness Plan for \$20,000 from the tax stabilization reserve.</p>	<p>Carried.</p>
<p>SAEWA</p>	<p>RC16-697</p>	<p>Moved by Councillor Aalbers That Council receive the SAEWA 2016 Annual Report Media Release, SAEWA Annual Briefing Report Summary, and SAEWA HDR, as information.</p>	<p>Carried.</p>
	<p>RC16-698</p>	<p>Moved by Reeve Beattie That Council contribute to the annual SAEWA Membership for 2017.</p>	<p>Motion Defeated.</p>
<p>INFORMATION ITEMS</p>	<p>RC16-699</p>	<p>Moved by Councillor Aalbers That Council receive the following items as information: a. 20160926 - MVRWMC - September 26 2016 Minutes b. 20160928 - Letter from Environment and Parks c. 20161012 - Invitation - Didsbury Historical Society d. 20161028 - Lone Pine Clay Target Club e. 20161110 - AAMDC Contact Newsletter f. 20161114 - Council Directives</p>	<p>Carried.</p>
<p>IN CAMERA</p>	<p>RC16-700</p>	<p>Moved by Councillor Heck That the Regular Council Meeting of November 23, 2016 go into closed meeting at 3:20 p.m.</p>	<p>Carried.</p>
	<p>RC16-701</p>	<p>Moved by Councillor Sayer That the Regular Council Meeting of November 23, 2016 return to the open meeting at 4:48 p.m.</p>	<p>Carried.</p>

Land Matter

RC16-702 Moved by Councillor Aalbers  
That Council recommend administration make an offer to purchase Lot 23 at the Olds/Didsbury Airport funded through the unfunded airport liability account as discussed.  
Carried.

ADJOURNMENT

Reeve Beattie adjourned the Regular Council Meeting of November 23, 2016 at 4:51 p.m.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer