

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING
MOUNTAIN VIEW COUNTY

Meeting held on Monday October 15, 2018
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT: Jim Smith, Chair
David Bach, Vice Chair
Councillor Peggy Johnson
Councillor Angela Aalbers
Councillor Greg Harris
Rosalie Jorgensen
Ann Macklin

ABSENT: Nil

IN ATTENDANCE: Matthew Pawlow, Manager, Planning Services
Réanne Pohl, Planner
Lee-Ann Gaudette, Administrative Assistant, Recording Secretary

1. CALL TO ORDER: Meeting commenced at 1:00 p.m.

2. AGENDA: 2.1 Adoption of Agenda
Moved by: G. Harris
That the Agenda of October 15, 2018 be adopted as presented.

Carried

3. ADOPTION OF
MINUTES:

3.1 Adoption of September 13, 2018 Minutes

- A handout was provided to the Steering Committee by A. Macklin and she requested to amend the Unadopted Minutes of September 13, 2018 to replace the section dealing with the "letter" with 3 paragraphs outlined in the handout provided.
- Administration advised the Steering Committee that Minutes are not to be verbatim and they are not supposed to capture feeling. The Minutes are supposed to be anecdotal just capturing those points and bullet 2 under paragraph 6.1(a) captures the reasons as to why it has taken the Committee so long to get through the ASP.
- Recommendation was made that if the Committee feels strongly about the "letter" comments then the Chair should write a letter to the Reeve in response to reflect their concerns. If the intent of this is to ensure Council understands the background of Eagle Valley, then in a letter the Committee can address their concerns however they want to on behalf of the Committee. It would better serve the Committee's intended purpose of this concern.
- Chair read out a letter that he wrote to MVC on behalf of the Committee providing an update and including it with the reporting letter to Christofer Atchison, Director of Legislative Services.

Moved by: A. Maklin

Amendment to change the Minutes to include to add the bulleted paragraphs that are outlined on the handout provided by A. Maklin.

Motion by A. Maklin was withdrawn

- Further discussion on whether to include a paragraph reflecting Councillor Johnson’s comments on the drilling activity. Administration advised that because there was no information to compare this comment to then we couldn’t really confirm it.
- Question as to why drilling activity needs to be mentioned in the Minutes as it has nothing to do with an ASP because drilling cannot be controlled under the ASP.
- Motion moved by A. Aalbers was re-read for the Committee members for voting.
- Request was made to consider amending the Minutes by amending the part in question to speak to working through a long document and that the 3rd bullet in the handout from A. Maklin is included.

Moved by: P. Johnson

That the Minutes of September 13, 2018 be amended to include the following: The necessity of working through a long document prepared by Administration instead of reviewing the old ASP and correcting it whenever it did not match up with the Land Use Bylaw and the Municipal Development Plan as had been expected. Councilor Johnson also presented the Committee with a printout showing drilling activity in the Eagle Valley Area which illustrates considerable contribution of Eagle Valley to the tax coffers through putting up with the noise, dust and traffic that accompanies such activities and highlights the principle that Eagle Valley residents deserve to be heard.

Motion Defeated

3.1 Adoption of September 13, 2018 Minutes.

Moved by: A. Aalbers

That the Minutes of September 13, 2018 be adopted as presented.

Carried

4. DELEGATIONS: Nil

5. OLD BUSINESS: Nil

6. NEW BUSINESS 6.1 Section 1.3 Plan Area

- Additional changes included the additional quarter sections that were placed in the amended ASP boundaries.
- request the word “notable” be dropped.
- Include words...”that residents wish to protect from encroaching development”. So the sentence reads: Community sites that residents wish to protect from encroaching development include:.....

- Recommendation to reference the Legacy documents with respect to these areas as these documents is where the list of “community sites” to be protected come from.
- Administration advised that these sites can be referenced on a location map if the Steering Committee wants to see a map. However, the Steering Committee and Administration cannot tell residents what they can and cannot do on their property with respect to protecting these community sites.
- Easiest way to deal with the community sites would be to reference the list of sites to the Legacy documents and the people can go to those documents to learn more about the sites.

Moved by: P Johnson

That reference is made to the Eagle Valley Legacy documents when referring to the community sites.

Carried

6.2 Discuss Natural Springs Mapping

- a map of the springs located in the ASP was presented to the Steering Committee and they were not in agreement with the number of springs on the map. Administration advised that we cannot put in information that not is legislated and the number of springs in the ASP are not documented by Legislation.
- add to 4.2.2(c) add the following after watercourses “.....and springs to avoid impacts on water quality and.....”

6.3 Review Outstanding Policy Items

- Administration went through the comments provided by Steering Committee members item by item.
- Section 1.4 Community Consultation Comments: comments were made that this version was not factually correct and requested greater accuracy.
- The order from the events that took place since the first ASP to this ASP are in the wrong order.
- Administration explained to the Committee the timeline of Section 1.4 Community Consultation: Administration met with the Working Group twice and presented mapping and his information on his laptop. Chronologically the dates are correct. Not sure where the order is incorrect. MVC spoke with the community as well as the group identified as the Working Group.
- Request made to change the wording in the first paragraph to include the wording: “.....”and prompted the request to have an Area Structure Plan which would attempt to reduce land use conflicts.” And removemore defined policies.....
- Section 1.1 paragraph 3 “.....preserving agricultural land.....and reducing potential for future land use conflicts.”

Moved by P. Johnson

That Ann Macklin’s comments about the Working Group be inserted in place of Section 1.4 para 4 after the first sentence to read as follows: “Thirty-eight (38) community members and Councilors from Division 5 and 6 attended.

The community was told the purpose of the review and that was their plan. By meeting's end the community approved the formation of a Working Group, led by Frank Greif, to assist the Steering Committee by providing input through the gathering of information relevant to an Area Structure Plan. The community believed that this could serve as a model of community engagement. The group's hundreds of volunteer hours resulted in the book, "Eagle Valley – Our Legacy" which presents a complete picture of the original Eagle Valley structure plan area, petroleum history and infrastructure and resident's views on their quality of life. Mr. Greif was granted fifteen (15) minutes at the March 30, 2017 meeting of the Steering Committee to present an overview of the work being done."

Carried

Section 2.2 Land use Framework

- Comments from A. Macklin said that "this Plan would be publicly reviewed"
- Administration advised that they previously indicated that the Land Use Framework will not go through a public review process. Administration leaves this up to Council to determine what level of review is required, given that it is the Land Use Framework it is not anticipated that a public review is going to be required. It is going to be a case of Administration going through the changes from the Red Deer Regional Plan and determine if there are any compliance matters that need to be addressed and if so, then write the Bylaw that would add or delete those components in our Plan that don't comply and then put this forward to the Public Hearing process and then have the Bylaw adopted.

Section 3.2 Plan Goals

- Request to change the wording of bullet point 7 change wording to read, "To encourage the development of the area's road system in a safe and efficient manner."

Section 4.1.2(n)

- Change section 4.1.2(n) to read, "Due to the extensive petroleum infrastructure and sensitivity of area water wells, new applications for....."
- Request was made to put in a clause about the depth of digging that would be allowed in the area. Administration advised that this clause could not be supported because this is not delving into the Provincial regulations and we cannot start affecting what the Provincial process is.
- If the ASP determines that Aggregate Extraction is allowed from a Land Use perspective, then the Operator of that future gravel pit still has to go through all the Provincial approval processes. It is Alberta Environment & Parks that make that distinction as to how far they can actually go in terms of depth. We have no jurisdiction on that.
- Question in regard to the "pyramid" of the different levels of authority.
- An ASP can be more specific and more restrictive than a Municipal Development Plan but it cannot do something that somebody has a right to do under the Land Use Bylaw. If someone does not need to get a Permit for whatever reasons under the Land Use Bylaw, then the ASP cannot say that they need that Permit or do a certain study. The ASP is trying to set Land Use, can you do something on the property and the

next step is to see the Land Use Bylaw to see what the specifics are and setbacks and requirements.

- Question as to what the meaning of “home occupation” means as opposed to using the term “business” used in the Land Use Bylaw.
- A home occupation is a business that you run out of your home. There are a whole different set of requirements depending on the type of business. Home Occupation just captures everything and that is why this term is used. We can add into the glossary “Home Occupation” means those businesses that you apply for as a dwelling being the primary use and there being a subsidiary business run out it and then let the Land Use Bylaw define it.
- Comment was made that if we were to say: “Businesses as defined under the Land Use Bylaw”, then could go back to the Land Use Bylaw to see what that definition means.
- Businesses as defined in the LUB should replace the wording under 4.1.2(j).....administration explained why the wording “home occupation” is used and then just defined in the glossary.
- Suggestion was made for the County to hire a University Graduate in Environmental Science to maintain the ecological processes and natural features in the Eagle Valley ASP area.
- Administration advised that it would be up to Council to determine if this position was required within the County.
- The County's long-range Infrastructure Plan takes care of the road network. Section 6.1.1 paragraph 3: intention to protect transportation corridors....we are not designing the road corridors we are protecting them. All roads are dealt with under the County's Infrastructure Plan.

Section 6.4.2(c)

- Stormwater requesting that catchment should not be placed near a spring. It is the Engineer that will define where it is appropriate to design the Stormwater Management Plan in the catchment area.

Section 7.3

- Suggestion that such proposed amendments should not be adopted without public consultation. As discussed previously Council defines the method of public consultation.....if there is a need for public input then a public hearing will be held and Council defines this.

Recessed at 2:25pm
Reconvene at 2:35pm

6.4 Review of Open House Slides

- Administration went through the proposed Open House Boards to show committee members what boards will be used at Open House
- Discussion took place as to whether it would be of any value in comparing the Eagle Valley ASP policies to the Municipal Development Plan? Residents may want to know what is making this ASP different than the Municipal Development Plan. It would be an overview of the

Municipal Development Plan which allows 2 to 4 titles per quarter section and the ASP limits it to 2.

- Concern from one of the members is that it is too much information and the residents are going to leave the meeting confused. Question as to how feedback is generated, is there a survey being circulated to gather more information from the residents?
- The Boards are going to be up and placed around the meeting room and then all 7 or 8 members will be around to answer any questions that they have.
- Discussion took place on the slide titled: "Proof of Water – Subdivision Applications". After this discussion, it was decided by the Committee to remove the board completely from the slide presentation.
- Discussion took place regarding recreational development slide and it was decided to keep the intent of the policy which is no commercial or industrial and just eliminate home occupation oil and gas.

6.5 Next Meeting: Monday, Dec 3, 2018 at 1:00 – 3:30pm

7. CORRESPONDENCE Nil

8. CONFIDENTIAL ITEMS Nil

9. ADJOURNMENT Moved by: D. Bach
That the Eagle Valley ASP meeting be adjourned at: 3:27 pm.

Carried

Signed: March 7, 2019, 2018


Chair

I hereby certify these Minutes are correct.


Manager, Planning Services