

MINUTES

EAGLE VALLEY AREA STRUCTURE PLAN REVIEW MEETING  
MOUNTAIN VIEW COUNTY

Meeting held on Monday December 3, 2018  
in the Council Chambers, 1408 Twp Rd 320 Didsbury, AB

PRESENT: Jim Smith, Chair  
Councillor Peggy Johnson  
Councillor Greg Harris  
Rosalie Jorgensen  
Ann Macklin

ABSENT: Councillor Angela Aalbers  
David Bach, Vice Chair

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

1. CALL TO ORDER: Meeting commenced at 12:58 p.m.

2. AGENDA: 2.1 Adoption of Agenda  
Moved by: P. Johnson  
That the Agenda of December 3, 2018 be accepted as amended to add items under New Business 6.3 Motion and under Correspondence 7.1 Letter from Municipal Affairs.

Carried

3. ADOPTION OF MINUTES: 3.1 Adoption of October 15, 2018 Minutes  
Moved by: G. Harris  
That the Minutes of October 15, 2018 be accepted as amended to change the word "building" to "drilling" under the Motion by P. Johnson at the top of page 2 and to amend the first sentence on the top of page 6 to read: ".....allows 2 to 4 titles per quarter section".

Carried

4. DELEGATIONS: Nil

5. OLD BUSINESS Nil

6. NEW BUSINESS 6.1 Review Draft ASP  
▪ Administration cleaned up a lot of the previous changes to get to a fresh draft to take to the Open House in January.  
▪ Area Structure Plan has to be consistent with the Intermunicipal Development Plan and the Municipal Development Plan.  
▪ Section 1.2 remove.....requiring a review of the statutory plans for.....  
▪ Insert a diagram showing the hierarchy of the Statutory Plans.

- Section 1.4 para 4 was revised by Administration and reverted back to the previous version on this one so it does not confuse the processes of what the Steering Committee is doing. The information that the Committee is looking for has been captured in the specific date for the Minutes as well as previous Minutes that we have discussed these topics and we just felt it was more appropriate to go with our original draft that we had previously.
- Question as to the process because Administration changed the wording that was based on a motion so isn't there an assumption that this is what the wording would be?
- Yes, that is what the Steering Committee voted previously and what is being presented to the Steering Committee now it's Administration's suggestion to revert back to the original wording. A member felt that what was previously there captured the history. Suggestion was made that the member and Administration get together for 5 or 10 minutes after the meeting to get the proper wording acceptable to both parties.
- Discussion took place about the wording and the removal of the previous wording and it was indicated by one of the members that when this document goes to Council for approval, you generally do not put individual's names into Bylaws and Legislation.
- Section 1.4 paragraph 4 insert at the end to read....."capture the history, surficial geology, soils, water resources, wildlife population, special environmental areas, petroleum history and infrastructure and many residents' views on their quality of life in the Eagle Valley Area".

**Moved by: A Macklin**

**That this Draft ASP be used for the Open House with amendments as requested.**

**Carried**

## 6.2 Review Open House Slides

- Question was asked as to what the Open House format would be. Is it many groups having table discussions or is it a Q&A format where a microphone is passed around and questions will be asked for everyone to hear?
- Administration advised that the Open House boards are set up in a semi-circle where people can walk around and view the boards to see the policies that were developed by the Steering Committee. There is usually a presentation 30 minutes into the first hour of the presentation similar to what was done before. The Chair of the Committee does a welcome greeting, here is what we have been doing as a Steering Committee and that we are happy with the process and hoping to take this forward to Council shortly after this Open House based on the feedback received.
- The Open House is a free flow, drop in type format. It is for people to come and look at the Plan and the boards and ask questions of the Steering Committee members where they do not understand then we provide the clarity.
- The feedback is the Steering Committee members engaging with the community members and asking questions or the residents asking questions of us. If you see a person at one particular board for a lengthy

time, then we should go over to that person and ask if they need any help.

- Suggestion was made to have a Q&A session so that everyone can hear the questions asked by others as sometimes that jogs their own memories to ask a question as well. They also want to see what the rest of the Community is concerned about and hear the responses to those questions.
- After the Open House a follow-up Steering Committee meeting is scheduled to go through all the comments that were received from the Open House and incorporate those into the ASP. The changes that will need to be made to the ASP usually are pretty minor after the second Open House.
- Suggestion was made to have a notebook handy and record some of the questions that you get when talking to the residents. If the Steering Committee is wanting to enter this Open House to get honest feedback then the members have to be non-judgmental and ask questions in a completely neutral way in response to the questions. Do not prejudice your response with how you ask the question.
- It was suggested that we shorten up the Open House boards as there is concern that there is too much information and this will only confuse the residents of Eagle Valley. Possibly remove the first 2 or 3 slides as it is information that is just being repeated and it is information that does not matter.
- Request was made to remove all the Recreational Development slides and just have a slide showing that there is a survey to be answered with respect to recreational development. Administration indicated that if we are asking someone to fill out a survey, then they at least need to have the opportunity to see what the pertinent information is that they would be deciding on, so if we remove the recreational development information then they are making a decision without knowing what they are deciding on. Again, suggestion to remove the first 3 slides of this presentation as this information is repeated in the last few slides.
- Administration advised that these information slides would be set up with the survey question and a ballot box so that people can vote on this.
- Suggestion was made to reduce the amount of information regarding recreational development. We need a board with a picture of the ballot on it and only the picture of the ballot that says do you support more recreation and then indicate that people are going to have a choice because this is going to get lost in all this information.
- Administration advised that if you are going to take information away regarding recreational then they are not making an informed decision because they do not have all the information. Administration advised that the role of the Steering Committee member is to work with the person to help them understand what the process is as that is what this Open House slide system does. You go through the slides to understand that here is the process, you re-zone your land, you get to the recreational section and it is a little more detailed because there is this set criteria so if you take that information out and just say do you want recreation or not you are misleading the public by making them make a decision on something that is a feeling, there is no detail to it.

- Member advised that it is totally inappropriate to withhold information from people attending these so that they cannot make an informed independent decision on their own. The less information you give people, just like the less information you give Council, the likelihood you are going to get a “no” answer because people tend to revert to “no” when they don’t know complete information. Only suggestion because of the way people read things is to say “Only If” instead of just the word “if” on the top of the recreational slides.
- Discussion as to whether there needs to be a separate board advising the residents that they can fill out a ballot to vote for or against recreational development. Problem is we don’t want them to think that this is the actual survey that was prepared for the Open House. Suggestion to place the Recreational Development boards with the survey right beside it, well-marked enough so they can see it. The Steering Committee is going to be there at the boards to answer the questions and advise them to fill out this survey. We can’t leave the residents alone at these boards without giving them the information they need to make an informed decision.
- Member advised they do not want to influence people to make their decisions they want to be there to help them by answering any questions they may have. The less information you give to the people then you are directing them to a “no” answer. It is not about what the Committee wants it is about what the Community wants.
- Administration suggested taking the 2 boards of the recreational development that say “Only if” and the “survey start” can be removed from this board and print it out on a 11 x 17 page and have it as its own stand-alone board and put it on an easel on top of a table and then we can direct the people to the “table” to answer the recreational “question” and put it in the “survey box” on the table. This way there will be a table that separates it from all the other boards and they will see the surveys on the table so that they know there is something important about this table.
- It was strongly encouraged that if there is a particular slide or area that is of more concern to any member of the panel than the others, they you claim that slide and that is where you stand to make sure that you can record the comments of people. Be there for people, if there is confusion or not enough information, too much information, record that and bring it back to the Committee.

**Moved by: P. Johnson**

**That we would include in the advertisement that there will be a Q & A discussion session starting at the conclusion of the presentation.**

**Carried**

- Administration requested information on what has been heard in the Community as to what the concerns are so that we can be prepared for these types of questions.
- There may be questions as to why there are 3 policy areas, Red Deer River Corridor Area, Low Density & Environmental Area Overlay. How we arrived at this, why we arrived at this and what the purpose is?

- Questions may be asked as to why is this one so complicated when the other ASP was so simple?
- Question was asked as to how we will be gathering the information with respect to recreation? Will there be a questionnaire or survey? We want to make sure that those answering the survey understand what each policy means so that they are making an informed decision and that is why we want to answer those questions and concerns at the time of the Open House.
- Administration advised that they can see the potential of a third Open House through this process of an additional questions/answers survey document because now people are going to be asking and saying, "I don't understand this and I need more input on that". Our process is developed so that we can provide the clarity to the people through that one on one on a very immediate process in that evening and take it back to the Steering Committee at a later date for us to discuss as a group and debrief. If we are going to have all this additional information, there is concern that this is going to extend this process out even further.
- The Draft ASP and the Open House boards will be sent out ahead of time so that people have the chance to review all this information prior to attending the Open House. Then the people can be prepared with their questions once they come to the meeting.
- Copies of the Draft ASP are available at the County Office if some residents do not have access to a computer to pull the information off the website.

### 6.3 Motion to Postpone January 8, 2019 Open House

- A. Macklin advised that she has been contacted by some residents in the Eagle Valley area and they are not happy with the date of the Open House.
- Some residents have written letters complaining about the length of time they will have to review the Draft ASP prior to the January 8, 2019 and feel that one (1) month is not enough time to review the document.
- As a result of these letters, it was requested that the Open House be postponed to a date in February 2019.
- Administration advised that if the Open House was going to be postponed until February, we could not guarantee anything at this time as there is a Project Sheet going forward to Council for approval to review the MDP which will take priority over everything so we can't say if this will go ahead in February.
- Would like to advertise in the newspaper for 3 to 4 weeks to get as much feedback as possible. Suggestion would be to do it the last week of January 2019.

**Moved by: A Macklin**

**That the Open House be postponed from January 8, 2019 to a later date to allow greater community input.**

**Carried**

Recessed at 2:16 pm  
Reconvene at 2:26 pm

#### 6.4 Review of Open House Slides

- Request to shrink down the slides and possibly remove the first 3 slides as it is just repeating information already in the past.
- Comment made that the slide entitled, "Land Use Policy Areas" will generate a lot of questions as this may be a bit confusing to everyone.
- Use arrows on the "Land Use Policy" area slide and then whatever order the arrows are in should be the order of the next 3 slides

#### 6.5 Next Meeting:

- Open House at Eagle Hill Community Centre Tuesday, January 29, 2019 6:00 p.m. to 8:00 p.m. Presentation starting at 6:30 p.m.

### 7. CORRESPONDENCE

#### 7.1 Letter from Municipal Affairs

- The Chair read a letter received from the Minister of Municipal Affairs addressed to the Eagle Valley Steering Committee.
- Motion was put on the table by P. Johnson as follows: "That the letter from the Minister of Municipal Affairs be accepted as information. In addition, given the letter from the Minister, the Eagle Valley - Our Legacy Book be accepted as supporting information, for the Eagle Valley Area Structure Plan".
- Discussion took place among the Steering Committees as to whether the Eagle Valley - Our Legacy Book has already been referred to in the ASP. Administration advised that portions of this book were referred to but not the entire book. Information from the book was used as it was relevant within the ASP.
- Members of the Committee had concerns using the word "supporting" as the book was not used as "supporting" information. Certain references were used from the book such as the flood information but the entire document was not used as "supporting" information. The comment "supporting information" is ambiguous as we do not know what is meant by "supporting". Are we saying that this book is our only reference? Is it being used in case there is conflict between the ASP and the Eagle Valley - Our Legacy Book then the Eagle Valley - Our Legacy Book holds more weight than the ASP? The "supporting" comment has not been qualified to understand what it actual means. When you accept the Eagle Valley - Our Legacy Book as information then we have it on record that it was accepted as information. The Eagle Valley - Our Legacy Book has been used as a reference document in the ASP where required.
- Question was asked as to how the weight is decided if the Eagle Valley - Our Legacy Book is accepted as information? For example if 60% of the people at an Open House said this and that is only 23 people, that would not carry as much weight as the Eagle Valley - Our Legacy Book as there was 70% that answered it this way but from the point of view of the County the Open House is the official means of collecting information therefore, it has more weight. Where does the decision come from on which to rely on? Or which maps are you going to rely on as the maps in the Eagle Valley - Our Legacy Book are more accurate?

- Administration advised that it comes down to the collaboration between Administration and the Steering Committee because that is what the role of the Steering Committee is to help Council and Administration develop a document that reflects the Community and at that time when it is completed, the final draft is ready to go forward for Public Hearing then Council reviews it, confirms they are satisfied with the Policies contained in the document and goes to Public Hearing where everybody has input at the Public Hearing stage. The whole weight component it is not one or the other it is what Administration and the Steering Committee comes to that conclusion when the final draft ASP is done.
- Administration advised that things can happen, what was true a year ago might not be true tomorrow. These are instances where we cannot say just because something was true last year doesn't necessarily make it true continuing on to tomorrow so that is why we do Open Houses just to make sure that people still have the same feelings about how the policies are. If we see that there is some kind of change that is why we have another Steering Committee meeting after the Open House to de-brief as a group, communicate what was heard at the Open House and ask ourselves, "do we need to make changes to our draft document or is it good in this state to take to Council?" It is our job as Steering Committee members and Administration to make sure that we have the best information that reflects the Community and whether it aligns what we have done here and previous work that has been done by the Community, that is again the Steering Committee's determination.

Moved by: P. Johnson

To accept the letter from the Minister of Municipal Affairs as information. In addition, given the letter from the Minister, the Eagle Valley - Our Legacy Book be accepted as information for the Eagle Valley Area Structure Plan.

8. CONFIDENTIAL ITEMS Nil

Carried

9. ADJOURNMENT

Moved by: G. Harris

That the Eagle Valley ASP meeting be adjourned at: 3:32 pm.

Carried

Signed: Mar 7, 2019

  
Chair

I hereby certify these Minutes are correct.

  
Manager, Planning Services