

M I N U T E S

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, August 8, 2007, in the Council Chamber, 1408 Twp. Rd. 32.0, Didsbury, AB

PRESENT: Reeve A. Kemmere  
Councillor K. Blain  
Councillor G. Day  
Councillor D. Derksen  
Councillor L. Negroportes  
Councillor L. Yakimchuk

IN ATTENDANCE: D. Plamping, Chief Administrative Officer  
P. Waycott, Manager, Infrastructure Maintenance  
G. Wiens, Director, Corporate Services  
D. Hawryluk, Manager, Planning and Development  
J. Koch, Communications Coordinator  
S. Carrick, Municipal Intern  
J. King, Recording Secretary

CALL TO ORDER: Reeve Kemmere called the meeting to order at 6:00 p.m.

The meeting began with the recitation of the Lord's Prayer.

Reeve Kemmere introduced Council and staff.

AGENDA  
& MINUTES

Reeve Kemmere advised that the following be added to the agenda:  
(1.2(b)) Joint Special Council Meeting Minutes of Thursday, August 2, 2007  
(4.3) Bylaw 12/07 Carstairs IDP  
(6.3) Dust Treatment Twp. Rd. 32.4  
(6.4) Cremona-County Joint Water System  
(6.5) DTHR Health Symposium  
(6.6) NRCB Review  
(7.2) MVRESC 2006 Annual Report  
(7.3) Photos of the Little Red Deer River  
(8.2) Land Matter

Moved by Councillor Yakimchuk  
RC07-478 That Council adopt the agenda of the Regular Council Meeting of Wednesday, August 8, 2007 as amended.  
Carried.

Moved by Councillor Day  
RC07-479 That Council adopt the minutes of the Regular Council Meeting of Wednesday, July 25, 2007.  
Carried.

Moved by Councillor Negroportes  
RC07-480 That Council adopt the minutes of the Special Joint Council Meeting – Town of Olds of Thursday, August 2, 2007.  
Carried.

PUBLIC HEARINGS  
Bylaw #LU 27/07  
SE 29-32-1 W5M

Reeve Kemmere reconvened the public hearing regarding Bylaw #LU 27/07.

The Development and Community Services Department recommended that Bylaw #LU 27/07 be defeated at second reading as the applicant has withdrawn the redesignation application.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC07-481 Moved by Councillor Yakimchuk  
That Council give second reading to Bylaw No. LU 274/07 redesignating lands in the SE 29-32-1 W5M

Motion Defeated.

Bylaw #LU 29/07  
SW 30-31-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 29/07.

The application for redesignation of the SW 30-31-3 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 5.0 acres from Agricultural District "A" to Country Residential District "CR"
- Assessment Value of 30.0 %
- CLI rating 3

The Development and Community Services Department recommended that Bylaw #LU 29/07 be given second reading.

Ken Taylor, applicant, stated that approximately half of the 5.0 acres is in the lower elevations of the parcel but there is a good area on higher ground for a building site.

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

Mr. Taylor was provided the opportunity for closing remarks and declined.

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC07-482 Moved by Councillor Blain  
That Council give second reading to Bylaw No. LU 294/07 redesignating lands in the SW 30-31-3 W5M

Carried.

RC07-483 Moved by Councillor Derksen  
That Council give third reading to Bylaw No. LU 29/07 redesignating lands in the SW 30-31-3 W5M

Carried.

Bylaw #LU 31/07  
SE 30-31-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 31/07.

The application for redesignation of the SE 30-31-3 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 4.93 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 60.0 %
- CLI rating 3

The Development and Community Services Department recommended that Bylaw #LU 31/07 be given second reading.

Ken Taylor, applicant, advised that the landowner has to wait late in the season to go on the wetland of this parcel.

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

Council discussed the following:

- intensive livestock operation will be hindered if wanting expansion
- proposed access road
- enough space for a septic system

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

Mr. Taylor was provided the opportunity for closing remarks and declined.

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC07-484 Moved by Councillor Yakimchuk  
That Council give second reading to Bylaw NO. LU 31/07 redesignating lands within SE 30-31-3 W5M  
Carried

RC07-485 Moved by Councillor Blain  
That Council give third reading to Bylaw No. 31/07 redesignating lands within SE 30-31-3 W5M  
Carried.

Bylaw #LU 32/07  
NW 12-34-5 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 32/07.

The application for redesignation of the NW 12-34-5 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and

Community Services Department provided specific information to the application as follows:

- To redesignate 4.3 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 34.0 & 17.5 %
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 32/07 be given second reading.

Reeve Kemmere 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 Kemmere closed the Public Hearing.

RC07-486 Moved by Councillor Derksen  
That Council give second reading to Bylaw No. LU 32/07 redesignating lands within NW 12-34-5 W5M. Carried.

RC07-487 Moved by Councillor Day  
That Council give third reading to Bylaw No. LU 32/07 redesignating lands within NW 12-34-5 W5M. Carried.

Bylaw #LU 33/07  
SW 29-30-1 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 33/07.

The application for redesignation of the SW 29-30-1 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 5.3 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value off 79.9%
- CLI rating 1

The Development and Community Services Department recommended that Bylaw #LU 33/07 be defeated at second reading because it does not comply with MDP 3.2.7(b) or 3.2.7(f).

Rick Hoogenboom, owner, stated that the land is already taken out of production for three years now because the farmers in the area do not want to rent it because of the impracticality of the parcel. He stated that his future plan for to develop an area where people can park larger vehicles that cannot be parked in town. He advised that he has talked to adjacent landowners and they have no objection to his plans. He also went on to say that he hasn't any issues if the balance stays as farmland.

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

- Council discussed the following:
- future of the remaining land

- will the train track affect the future plans
- if it would be wise for a deferral so Planning and Development could get the complete report on the future plans.

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

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

The Planning and Development Department was provided the opportunity for closing remarks and stated that they are not in favour of this application because they do not want to see higher assessed land taken out.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

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| RC07-488 | Moved by Councillor Blain<br>That Council adopt the Outline Plan as submitted for the proposed redesignation of lands within SW 29-31-1 W5M. | Motion Defeated. |
| RC07-489 | Moved by Councillor Derksen<br>That Council give second reading to Bylaw No. LU 33/07 redesignating lands in the SW 29-30-1 W5M              | Motion Defeated. |

BYLAWS  
Bylaw No. LU 45/07  
NE 31-29-1 W5M

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| RC07-490 | Moved by Councillor Yakimchuk<br>That Council give first reading to Bylaw No. LU 45/07 redesignating lands within NE 31-29-1 W5M.   | Carried. |
| RC07-491 | Moved by Councillor Day<br>That Council set the Public Hearing for Bylaw No. LU 45/07 for August 29, 2007 at or after 1:00 p.m. to redesignate lands in the NE 31-29-1 W5M. | Carried. |

Bylaw No. LU 46/07  
SE 11-33-5 W5M

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| RC07-492 | Moved by Councillor Derksen<br>That Council give first reading to Bylaw No. LU 46/07 redesignating lands in the SE 11-33-5 W5M.   | Carried. |
| RC07-493 | Moved by Councillor Negropontes<br>That Council set the Public Hearing for Bylaw No. LU 46/07 for August 29, 2007 at or after 1:00 p.m. to redesignate lands in the SE 11-33-5 W5M. | Carried. |

IDP – Carstairs  
Bylaw 12/07

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| RC07-494 | Moved by Councillor Day<br>That Council approve the Memorandum of Agreement with the Town of Carstairs as presented. | Carried. |
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Councillor Day declared a pecuniary interest as she holds interest in land impacted by the Town of Carstairs Inter-Municipal Development Plan Bylaw No. 12/07 and left the room.

Councillor Day joined the gallery.

	RC07-495	Moved by Councillor Yakimchuk That Council give second reading to the Town of Carstairs Inter-Municipal Development Plan Bylaw No. 12/07.	No Vote.
Recess and Reconvene		Reeve Kemmere recessed the meeting at 7:20 p.m. and reconvened at 7:24 p.m.	
	RC07-496	Moved by Councillor Derksen That Council amend Bylaw 12/07 as presented.	Carried.
		Reeve Kemmere called the question on Resolution RC07-495.	Carried.
	RC07-497	Moved by Councillor Derksen That Council give third reading to the Town of Carstairs Inter-Municipal Development Plan Bylaw No. 12/07	Carried.
		Councillor Day returned to her seat at 7:40 p.m.	
OLD BUSINESS Agriculture Reserve Policy	RC07-498	Moved by Councillor Yakimchuk That Council amend the Reserve Policy to include the Agriculture Reserve as recommended by the Policy and Priorities Committee.	Carried.
	RC07-499	Moved by Councillor Blain That Council approve the one time transfer of the \$50,534.01 in additional Provincial grant funding to the Agriculture Reserve	Carried.
Area Structure Plan Amendments Policy	RC07-500	Moved by Councillor Day That Council approve Policy #6006 amending an Approved Area Structure Plan initiated by a Developer.	Carried.
Replacement of AS/400	RC07-501	Moved by Councillor Derksen That Council approve the replacement of the County's AS/400 computer system and purchase Webview 2.0 at a cost of \$40,000.	Carried.
	RC07-502	Moved by Councillor Yakimchuk That Council approve the replacement of the AS/400 be funded from the Office Equipment Reserve.	Carried.
Deferral of Paving of Range Road 2.0	RC07-503	Moved by Councillor Derksen That Council defer the paving of Range Road 2.0 South of Didsbury until 2008 and maintain funding.	Carried.
		Councillor Derksen left the table at 8:30 pm and returned at 8:32 pm.	
Municipal Development Plan Schedule	RC07-504	Moved by Councillor Yakimchuk That Council proceed with the Municipal Development Plan with first reading on August 22, 2007 and the Public Hearing on September 26, 2007.	Carried.
NEW BUSINESS P&P Meeting	RC07-505	Moved by Councillor Day That Council cancel the August 15, 2007 Policies and Priorities Committee Meeting.	Carried.

Mountain View Chipsealing Program	RC07-506	Moved by Councillor Derksen That Council authorize Administration to reduce some road maintenance programs to increase chipseal and road patching programs.	Carried.
	RC07-507	Moved by Councillor Blain That Council direct Administration to investigate the availability of contractors for chipseal work.	Carried.
Dust Treatment Twp Rd. 325	RC07-508	Moved by Councillor Negropontes That Council ask Administration to review the Development Agreement regarding dust control.	Carried.
Cremona-County Joint Water System	RC07-509	Moved by Councillor Yakimchuk That Council approve in principle the exploration of a Joint Cremona-County Water System, and request that the Chief Administrative Officer set up a meeting of both Councils following the October, 2007 municipal elections to discuss a Joint Cremona-County Water System and other common interests.	Carried.
DTHR Health Symposium	RC07-510	Moved by Councillor Yakimchuk That Council approve the attendance of Councillor Blain and Councillor Day at the September 20, 2007 DTHR Health Symposium at the Three Hills Community Hall.	Carried.
NRCB	RC07-511	Moved by Councillor Derksen That Council request a Board Review of the Natural Resources Conservation Board (NRCB) Notice of Decision approval on application no. RA06042 pursuant to Section 20(5) and 20(6) of the Agricultural Operation Practice Act, based on the density of populations in the area, the integrity of open manure storage facilities and the addition of synthetic liners to pits.	Carried.
INFORMATION ITEMS	RC07-512	Moved by Councillor Yakimchuk That Council receive the following items as information: a) Chief Administrative Officer Action List dated July 31, 2007 b) MVRWMC Meeting Minutes – June 28, 2007	Carried.
	RC07-513	Moved by Councillor Day That Council receive the Mountain View Regional Emergency Services Commission 2006 Annual Report as information.	Carried.
IN CAMERA	RC07-514	Moved by Councillor Negropontes That the Regular Council Meeting of August 8, 2007 go In Camera at 9:50 p.m.	Carried.
	RC07-515	Moved by Councillor Blain That the Regular Council Meeting of August 8, 2007 return to the open meeting at 10:52 pm	Carried.
	RC07-516	Moved by Councillor Yakimchuk That Council decline the request of Mr. Arnie Shea to rescind resolutions 04-304 and 04-305 of Council regarding the Molmac Subdivision.	

Carried.

RC07-517 Moved by Councillor Negropontes  
That Council request that the CAO prepare a package of information for all Molmac Subdivision property owners, and subsequently host an Information Meeting at the McDougall Hall.

Carried.

ADJOURN

RC07-518 Moved by Councillor Day  
That the Regular Council Meeting of Wednesday, August 8, 2007 be adjourned at 10:55 p.m.

Carried.

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Reeve Kemmere

I hereby certify these minutes are correct.

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Chief Administrative Officer