

M I N U T E S

SPECIAL COUNCIL MEETING

Mountain View County

Minutes of the Special Council Meeting held on Wednesday, August 29, 2007, in the Council Chamber, 1408 Twp. Rd. 32.0, Didsbury, AB

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

IN ATTENDANCE: S. McInnis, Acting Chief Administrative Officer  
D. Hawryluk, Manager, Planning & Development  
V. Lodermeier, Administrative Assistant

ABSENT Councillor D. Derksen  
D. Oldridge, Acting Director of Corporate Services  
J. Koch, Communications Coordinator

CALL TO ORDER: Reeve Kemmere called the meeting to order at 1:01 pm

AGENDA SC07-057 Moved by Councillor L Yakimchuk  
That Council adopt the agenda of the Special Council Meeting of Wednesday, August 29, 2007.  
Carried.

PUBLIC HEARINGS  
Bylaw #LU 43/07  
SW 6-33-5-W5M

Reeve Kemmere reopened the public hearing regarding Bylaw LU #43/07.

The application for redesignation of the SW 6-33-5-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 4.2 acres from Agricultural District "A" to Country Residential District "CR "
- Assessment Value of 43.0 %
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 43/07 be given second reading.

Ken Taylor, the applicant, stated that the size was 4.42 on proposed application not 4.2 acres, There is a swale, trees and a pipeline in the proposed area. To meet setbacks the area had to be more than the recommended 3 acres . This proposal is for family member.

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

Council discussed the following:

- Water Ways
- Location of Trees
- Surrounding Land Use Map

Ken 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.

SC07-058 Moved by Councillor K. Blain  
 That Council give second reading to Bylaw No. LU 43/07 redesignating the lands within SW 6-33-5 W5M. Carried.

SC07-059 Moved by Councillor G. Day  
 That Council give third reading to Bylaw No. LU 43/07 redesignating the lands within SW 6-33-5 W5M Carried.

Bylaw #LU 44/07  
SE 33-29-2 W5M

Reeve Kemmere reconvened the public hearing regarding Bylaw #LU 44/07.

The application for redesignation of the SE 33-29-2 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 2.34 acres from Agricultural District "A" to Country Residential (1) District "CR(1)"
- Assessment Value of 39.0 %
- CLI rating 2

The Development and Community Services Department recommended that Bylaw #LU 44/07 be given second reading.

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

Council discussed the following:

- Date on Original Subdivision
- Clarification on Policy area if two parcels are allowed
- Boundary adjustment

H. Evans, applicant and landowner, 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.

SC07-060 Moved by Councillor L. Negroportes  
 That Council give second reading to Bylaw No. LU 44/07 redesignating lands within SE 33-29-2 W5M  
 Carried.

SC07-061 Moved by Councillor G. Day  
 That Council give third reading to Bylaw No. LU 44/07 redesignating lands within SE 33-29-2 W5M.  
 Carried.

Bylaw #LU 45/07  
NE 31-29-1 W5M

Reeve Kemmere reconvened the public hearing regarding Bylaw #45/07

The application for redesignation of the NE 31-29-1 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 5.85 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 30.0 %
- CLI rating 60% - #5 & 40% - #3

The Development and Community Services Department recommended that Bylaw #LU 45/07 be given second reading.

Ken Taylor, applicant, stated they agreed to one parcel verses two after conversing with Planning and Development Services. Good land on top of hill for building site, septic tank, field system and water well. Approach entrance will line up with the one on the east side the approach is right on the quarter line and the other one will go right across from it on the farthest southerly point to give you the 400 feet site distance.

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

Council discussed the following:

- Amendment on acre size from first reading to Public Hearing
- Four approaches onto road all within a short distance
- The access be directly opposite to the approach on the east; no staggering of approaches.

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

Ken Taylor, applicant, 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.

SC07-062 Moved by Councillor L. Negropontes  
 That Council give second reading to Bylaw No. LU 45/07 redesignating the lands within NE 31-29-1-W5M.  
 Carried

SC07-063 Moved by Councillor K. Blain  
 That Council amend Bylaw No. LU 45/07 by replacing Schedule A with the amended Schedule A.  
 Carried

SC07-064 Moved by Councillor L. Yakimchuk  
 That Council give third reading to Bylaw No. 45/07 redesignating the lands within NE 31-29-1-W5M.  
 Carried.

Bylaw #LU 46/07  
SE 11-33-5-W5M

Reeve Kemmere reconvened the public hearing regarding Bylaw #LU 46/07.

The application for redesignation of the SE 11-33-5-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 26.0 acres from Agricultural District "A" to Agricultural (2) District "A(2)"  
Assessment Value of 45.2% & 9.0 %
- CLI rating 1

The Development and Community Services Department requested that the application be changed; due to the type of operation; horse operation, the applicant would like the automatic water system be included in the 26 acres.

The Development and Community Services Department recommended that Bylaw #LU 46/07 be given second reading, in light of the new information to adjust the boundary,

redo drawing and bring it back for second reading, Council may wish to close the Public Hearing then defer the application pending the new maps.

Victoria Taylor, applicant, stated automatic water system is already in place in a cement slab and to move them would be costly and time consuming. It would be more feasible move the property line, it could start further south move west across the tree line, then northwest of tree line and then west to the west boundary of the parcel. The hydro and watering system originally is from the five acres and could remain that way. If boundary line went straight across the current landowner would probably be opposed.

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

Council discussed the following:

- Boundary line to go strait across
- Adjacent Crown land
- Waterlines
- Access Agreement
- Development Permit Addressed

Victoria Taylor, applicant, was provided the opportunity for closing remarks and stated the 26 acres remains the same and amend the boundary.

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

	SC07-065	<p>Moved by Councillor K. Blain That Council give second reading to Bylaw No. LU 46/07 redesignating the lands within SE 11-33-5-W5M.</p>	Carried.
	SC07-066	<p>Moved by Councillor L. Negropontes That Council amend Bylaw No. LU 46/07 redesignating the lands within SE 11-33-5-W5M so that the boundary line be moved 50 feet south of the automatic water system and that the line be adjusted to follow easterly to the shelterbelt then northerly along the shelterbelt then westerly so that the final parcel size remain at 26 acres.</p>	Carried.
Bylaw #LU 48/07 NW 31-31-4-W5M	SC07-067	<p>Moved by Councillor K. Blain That Council give first reading to Bylaw No. LU 48/07 redesignating the lands within NW 31-31-4-W5M</p>	Carried.
	SC07-068	<p>Moved by Councillor L. Yakimchuk That Council set the Public Hearing for Bylaw No. LU 48/07 redesignating the lands within NW 31-31-4-W5M for September 26, 2007 at or after 1:00 p.m.</p>	Carried.
Bylaw #LU 49/07 NW 24-31-4-W5M	SC07-069	<p>Moved by Councillor L. Negropontes That Council give first reading to Bylaw No. LU 49/07 redesignating the lands within</p>	

NW 24-31-4-W5M

Carried.

SC07-070 Moved by Councillor G. Day  
That Council set the Public Hearing for Bylaw No. LU 49/07 redesignating the lands within NW 24-31-4-W5M for October 31, 2007 at or after 1:00 p.m.

Carried.

Bylaw #LU 51/07  
SE 28-30-3-W5M

SC07-071 Moved by Councillor L. Yakimchuk  
That Council give first reading to Bylaw No. LU 51/07 redesignating the lands within SE 28-30-3-W5M

Carried.

SC07-072 Moved by Councillor K. Blain  
That Council set the Public Hearing for Bylaw No. LU 51/07 redesignating the lands within SE 28-30-3-W5M for October 31, 2007 at or after 1:00 p.m.

Carried.

ADJOURN

SC07-073 Moved by Councillor L. Negropontes  
That the Special Council Meeting of Wednesday, August 29, 2007 be adjourned at 2:10 p.m.

Carried.

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Reeve Kemmere

I hereby certify these minutes are correct.

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Chief Administrative Officer